

West Plains/Airport Area Public Development Authority

January 17, 2019

11:30 AM – 1:24 PM

Minutes - Regular Meeting

Attendance

WP-AA PDA Members present: Larry Krauter, Ben Stuckart, Theresa Sanders, William Butler, Greg Birchell, Gerry Gemmill

WP-AA PDA Members absent: Al French

WP-AA Staff present: Todd Coleman, Executive Director

Staff/Guests present: Taudd Hume, KJ Hanley, Alex Sylvan, Pete Thompson, Gerd Scheller, Todd Mielke, Tom Tilford

Meeting called to order 11:30 am

Welcome and Introductions:

Board Chair Larry Krauter conducted roll call of Board. Quorum present.

Public Comment/Courtesy of the Floor:

No members of the public wished to comment.

Action Item No. 1: Approval of Minutes: 12/20/2018 Annual Meeting.

Ben Stuckart made a motion to approve the December 20, 2018 minutes. Bill Butler seconded. **Motion passed unanimously.**

Action Item No. 2: Approval of the December 11, 2018 to January 10, 2019 Financials.

Ben Stuckart, Board Treasurer reported he reviewed the financials and finds everything in order. Gerd Scheller requested and received a copy of the financials. Theresa Sanders made a motion to approve the financials. Bill Butler seconded. **Motion passed unanimously.**

Project Updates, Presentations and Briefings

Tom Tilford made a presentation to the Board on the challenges they have been facing with determining wetland jurisdiction and mitigation. His property has a wetland which is associated with a stormwater pond receiving runoff from roadways, particularly I-90. They have conducted significant research and believe the area was formally a livestock watering hole and now a stormwater pond which by definition would be a non-jurisdictional wetland. However, the Department of Ecology believes the origin of the stormwater pond is unclear and therefore, Ecology is determining it is a jurisdictional wetland. Wetlands in the PDA will continue to be an impediment to development and a risk to aviation. An effort

to mitigate in advance of impacts is critical to providing future PDA businesses certainty as they consider where to locate.

Action Item No. 3: Resolution 2019-01 Authorization to Invest in the Spokane County Investment Pool.

Todd Coleman presented the Action Item as presented in the packet.

Ben Stuckart made a motion adopt Resolution 2019-01 authorizing the PDA to invest in the Spokane County Investment Pool and sign a Pooling Agreement with Spokane County. Greg Birchell seconded the motion. **Motion passed, Gerry Gemmill abstained.**

Project Updates, Presentations and Briefings - Continued

- Branding and Logo Development: Ben Tran of Tran Creative facilitated a discussion on the role of the PDA. The Board agreed the existing name is too long. A “Does Business As” name should:
 - Have meaning to the outside world
 - Be descriptive of our land assets and location
 - Reflect the PDA Mission:
 - Regional municipal player
 - Catalyze economic development in the airport area
 - Create well-paying jobs
 - Reinvest revenues into the area
 - Communicate the power of the three partnering jurisdictions
 - Ability to make capital investment
 - Ability and speed to remove barriers
 - Leadership
 - Regional effort
 - Competes across the nation
 - Already assembled infrastructure, property, and partnerships.
- CEDS: The regional partners are directing Greater Spokane Inc to completely update the Comprehensive Economic Development Strategy document with the goal of utilizing the document to successfully apply for a specific amount of grant dollars for the region. A rewrite would be best completed by a professional and independent third party.
- Wetlands: Todd Coleman discussed the potential of bringing in a consultant to advise on wetlands and a mitigation bank for the PDA. Specifically, the consultant would investigate existing wetlands on the ground, suggest appropriate management practices and recommend a process for a mitigation bank.
- Legislative Update: The PDA will not have its own formal agenda for this session. We will work with the Highway 2 Corridor Study, the outcome of the Stormwater Study and the development partners to develop an agenda to 2020.
- Transload Funding: Al French has identified a \$4.5 million request for funding of a transload facility. The estimated total cost of the project is \$9 million.
- Innovation Industrial Center: The PDA is working with the City to support an Industrial Resource Innovation Park bill for funding innovation centers like the area around the Waste to Energy Plant. This bill could assist the PDA with planning the development of district heat, use of secondary resources, and development of innovative centers.

- WEDA/AWB: Discussed the benefits of joining these organizations to support PDA activities.
- Fire District 3: Taudd Hume has been contacted by the Fire District legal counsel to complete the agreement from June 2018. The document is in the Fire District's possession for comment.
- Stormwater: Taudd Hume informed the Board he has been contacted by Tom Tilford to discuss wetlands and stormwater. The Board believes these are issues the PDA also face and should be a collective effort.

Other Business

- **Unfinished Business:** None
- **New Business:** None

Board Member Items:

- None

At 1:24 PM the January 17, 2019 meeting was adjourned.