

# West Plains/Airport Area Public Development Authority

February 21, 2019

11:30 AM – 12:58 PM

## Minutes - Regular Meeting

### Attendance

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

**WP-AA PDA Members absent:** None

**WP-AA Staff present:** Sueann Herkel; Executive Assistant Taud Hume; Legal Counsel,

**WP-AA Staff absent:** Todd Coleman, Executive Director

**Staff/Guests present:** Guy Byrd, Cliff Collier, John Hillier, Terry Horne, Gerd Scheller, Craig Ulleland, Todd Woodard, Peter Zimm

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**Meeting called to order 11:30 am**

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### Welcome and Introductions:

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

### Public Comment/Courtesy of the Floor:

Terry Horne reported that as of February 16, 2019, a high-risk drainage area has been recorded. There are close to 1,000 complaints of flooding in the West Plains area. Ms. Horne would like the WP-AA PDA (PDA) to be aware of flooding.

### Action Item No. 1: Approval of Minutes: January 17, 2019 Board Meeting.

Gerry Gemmill made a motion to approve the January 17, 2019 minutes. Ben Stuckart seconded. Motion passed unanimously.

### Action Item No. 2: Approval of the January 11, 2019 – February 10, 2019 Financials.

This Action Item was held over until the March 21, 2019 Board Meeting because Executive Director Todd Coleman was not available to answer inquiries.

### Project Updates, Presentations and Briefings

1. Cara Coon of Greater Spokane Incorporated discussed Senate Bill (SB) 5899, the bill to re-authorize the sales tax credit to rural counties for economic development and extend it to border counties. The bill has passed through the floor and on its way to the Senate Ways and Means Committee. Ms. Sanders wanted to clarify that this is not a new tax and asked who decides how dollars get spent. The RCW (Revised Code of Washington) is the governing authority. Mr. Krauter

acknowledged this is a positive development and Mr. French and Mr. Stuckart both stated that the County and City are on board respectively. Mr. Stuckart asked if the PDA has a specific role, as in, should the PDA go on record as supporting? The Board noted that this is a potential action item and could require a Resolution. Ben Stuckart made a motion to support current SB 5899. Bill Butler seconded, and motion carried unanimously. Attached are the documents brought by Ms. Coon:

- a. Sustainable Economic Development Funding Strategy
  - b. SB 5899
  - c. Committee Members of the Senate Ways and Means Committee
  - d. Example letter in support of SB 5899
2. Guy Byrd of SVN Cornerstone brought a discussion regarding 94 acres of property just outside of the PDA's boundary. Mr. Krauter asked if a written request was made and the answer was no except to note that Mr. Byrd did have a meeting with Todd Coleman. Ms. Sanders suggested developing criteria for considering changes to the PDA boundary. Mr. Byrd was thanked for seeing the value of belonging to the PDA. There are legal and administrative ramifications and this request will be taken under advisement. It was decided that Mr. Hume will work with Mr. Coleman to develop a draft policy and make a presentation to the board.
  3. Regarding the Geiger Spur Transload Facility, the County is suggesting \$6M request from the State's Transportation budget. Mr. French asked the PDA and the airport to support the project with a \$2M match (\$1M from each entity). Mr. Stuckart questioned the PDA's financial capacity and requested a return on investment. Ms. Sanders requested a business plan that supports the request. Mr. Krauter stated that the property within the PDA will increase in value. Mr. Gemmill questioned how the PDA will provide their share; Mr. Krauter answered with general operating funds and possibly over a two-year period. Ms. Horne expressed a concern for additional development and noted that she was at a meeting for the Geiger Boulevard traffic study and Amazon was not included in the traffic study. Mr. French offered that a traffic study was prepared in full compliance. Mr. French advised the board that more information is to follow.
  4. Budget to Actual discussion will be at the next board meeting due to Mr. Coleman's absence.
  5. Revenue Tracking discussion will be at the next board meeting due to Mr. Coleman's absence.
  6. Ms. Sanders reported a productive meeting with the City and the County. Both are working to make available shovel ready land. Thanks to the BUILD Grant, infrastructure will be constructed at 86.5% funded by the Grant and 13.5% by the private developers. Ms. Sanders reported that thanks to the PDA the City and County are working well together.
  7. Ms. Sanders reported that North 40 Outfitters construction will begin in April and the store should be ready to open before the 2019 holiday season. The City of Spokane is contributing \$1.5M in capital to the Deer Heights Road and Highway 2 round-a-bout.
  8. Ms. Herkel reported that the wetlands consultant will need to wait until the snow melts. Mr. French advised that the consultant needs to investigate the wetlands before April 30<sup>th</sup>.
  9. Land use discussion will take place at the next Board meeting.
  10. Mr. Birchell followed up with the branding/logo/renaming committee results. After reviewing a variety of names, the committee landed on S3R3 Solutions. A full presentation will be made at the next board meeting. To summarize, S3 stands for Spokane City, Spokane County and Spokane International Airport and R3 stands for rail, road and runway, and Solutions is an aspirational

term. A positioning statement will likely be “Business Starts Here”. Mr. Tran has been instructed to move forward. The Board reacted with favor.

11. Todd Woodard from the Spokane International Airport, Peter Zimm from the Charles Edward Management Consultant and Cliff Collier also from the Charles Edward Management Consultant made a presentation focusing on the Boeing New Midsize Aircraft (NMA) opportunity.

#### **Other Business**

1. **Unfinished Business:** Fire District 3: Taudd Hume reported that the agreement is still with Fire District 3. Mr. Krauter requested additional language to ensure the agreement does not affect the jurisdictional boundaries of FD#3.
2. **New Business:** Motion made by Ms. Sanders and seconded by Mr. French to sign the bank authorization documents adding the Executive Assistant to the PDA accounts. Approved, motion carried.

#### **Board Member Items:**

Amazon developer agreement has been completed and should be before the board within 30-60 days. There is no change in the language.

At 12:58 PM the February 21, 2019 meeting was adjourned.