

West Plains/Airport Area Public Development Authority

May 16, 2019

11:30 AM – 12:55 PM

Minutes - Regular Meeting

Attendance

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

WP-AA PDA Members absent: Larry Krauter

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

WP-AA Staff absent: None

Staff/Guests present: Mark Aronson, Matt Chapman, Nancy Collins, Lauren Knickrehm, Aimee Navickis-Brasch, Jonathan Rudders, Drew Ulrick

Meeting called to order 11:30 am

Welcome and Introductions:

Board Vice Chair Al French conducted roll call of Board. Quorum present.

Public Comment/Courtesy of the Floor:

None

Action Item No. 1: Approval of Minutes: April Regular Board Meeting.

Board Member Theresa Sanders motioned to approve April 18, 2019 minutes. Board Member Gerry Gemmill seconded. Motion passed unanimously.

Action Item No. 2: Approval of Minutes: April Special Board Meeting.

Board Treasurer Ben Stuckart motioned to approve April 22, 2019 minutes. Board Secretary Bill Butler seconded. Motion passed unanimously.

Action Item No. 3: Approval of the April 11, 2019 – May 10, 2019 Financials.

Board Secretary Bill Butler made a motion to approve the April 11, 2019 – May 10, 2019 Financials. Board Member Gerry Gemmill seconded. Motion passed unanimously.

Action Item No. 4: Authorize Stormwater Contract with Osborn Consulting.

WP-AAPDA selected HDR Engineering after solicitation for consultants. Selection was based upon primarily the skills and experience of the project manager Aimee Navickis-Brasch. Ms. Navickis-Brasch has since moved to Osborn Consulting, Inc. Since her move, HDR Engineering has not provided a solution that retains the experience and skills of Ms. Navickis-Brasch while avoiding costly duplication of efforts in the five weeks since her move to Osborn Consulting. Recommendation is for the West Plains/Airport PDA Board to authorize the Executive Director to execute an agreement for stormwater services for the West Plains Airport Area PDA with Osborn Consulting Inc. for the remaining Phase 1 effort in the amount not to exceed \$55,183. Key to contract is to maintain the schedule to get in front of 2020 construction projects. Board Member Theresa Sanders motioned to approve the

execution of the stormwater services agreement. Board Treasurer Ben Stuckart seconded. Motion passed unanimously.

Aimee Navickis-Brasch of Osborn Consulting, Inc. and Jonathan Rudders of GeoEngineers, Inc. made a presentation which outlined the project goals:

- Develop Actionable Stormwater Management Plan
- Update surface water modeling
- Develop a Plan for regional stormwater infiltration facilities (RSIF) & conveyance systems
- Evaluate capacity of Paleochannels to receive stormwater
- Evaluate potential options for stormwater discharges to confined aquifer for beneficial reuse
- Create stormwater management solutions for developers
- Determine stormwater facilities ownership & maintenance responsibilities
- Develop Capital Improvement Plan (CIP)
- Identify CIP funding options
- Support the creation of a stormwater utility if justified through a cost/benefit analysis

Project Updates, Presentations and Briefings

May 28 Geiger Blvd Event will be held at the SE corner of Amazon parking lot. Guests include Senator Maria Cantwell, Senator Patty Murray, Representative Cathy McMorris Rodgers and a representative from Amazon, Inc.

1. Strategic Planning was discussed, particularly the current Mission Statement which is “The West Plains Airport Area Public Development Authority was created in July 2017 through a joint partnership with City of Spokane, Spokane County and Spokane International Airport for the purpose of growing economic prosperity in the region.” Board Member Theresa Sanders mentioned that the current statement is internally focused. Additional comments were made concerning the Strategic Planning, specifically Goals. Mention was made that the goals should not change often, maybe every 5-10 years. Board Vice Chair French stated that Infrastructure should not be a goal, rather a tool to reach other goals.
2. Broker Commission Policy was discussed. There should be a proposed schedule of commissions. It is the desire of the WP-AAPDA to work with the broker community to bring in clients. Item needs to be discussed further and will be added to the agenda for next month’s Board meeting.
3. Marketing Request for Proposals will be posted on Sharepoint for Board Members to review and score. A logo, website and marketing firm need to be in place by late summer.
4. Project updates began with an update on Mullen Technologies. Currently, they are looking for investors. Mullen team would like to come to Spokane. It is Mullen’s plan to send a letter to the Governor’s office to inquire as to whether the Governor would come to Spokane at the same time. Would also like to meet with higher education and work force development. Updates continued with conversation regarding industrial buildings. SkyOne Aerospace is requesting 50,000 sq ft and will couple with another business for 125,000 sq ft building. Regarding hangar space, AeroFlight is reducing their concept from three to two buildings.

Other Business

1. **Unfinished Business:** NW corner of WP-AAPDA boundary is being requested by a certain company to be included in the PDA boundary. Said company has sent letters to several WP-AAPD Board, County Commissioners and City Council Members for support. Executive Director Todd Coleman will circulate a survey regarding information on the boundary request, to support an informed business decision.
2. **New Business:** None

Board Member Items:

At 12:25 PM Vice Chair French announced the Board would take a short break and then recess into Executive Session at 12:30 PM for the purpose of discussing legal risks of a proposed action or current practice that the agency has identified when public discussion of the litigation or legal risks is likely to result in an adverse legal or financial consequence to the agency in accordance with RCW 42.30.110(1)(i)(iii). The Board will reconvene back into public session at 12:50 PM and will take no action.

At 12:50 PM the Board reconvened public session and Board Member Theresa Sanders motioned to adjourn the Board Meeting. Motion was seconded by Board Member Greg Birchell. Motion passed unanimously.