

West Plains/Airport Area

Public Development Authority

July 18, 2019

11:30 AM – 1:00 PM

Minutes - Regular Meeting

Attendance

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

WP-AA PDA Members absent: None

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

WP-AA Staff absent: None

Staff/Guests present: Chad Coles, Nancy Collins, Brandi Colyar, Scott Simmons, Alex Sylvain, Julie VanWormer, Todd Woodard

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:

None

Action Item No. 1: Approval of Minutes: June Work Session.

Board Vice Chair Al French motioned to approve June 13, 2019 work session minutes. Board Member Theresa Sanders seconded. Motion passed unanimously.

Action Item No. 2: Approval of Minutes: June Regular Board Meeting.

Board Vice Chair Al French motioned to approve June 20, 2019 minutes. Board member Gerry Gemmill seconded. Motion passed unanimously.

Action Item No. 3: Approval of the June 11, 2019 – July 10, 2019 Financials.

Executive Director Todd Coleman reported that the PDA is at 75% of the projected revenue and 27% of expense budget. Board Member Bill Butler questioned the variance noted in Professional & Personal Services. Mr. Coleman responded that the variance can be attributed to the Stormwater Study. The Phase 2 Scope of Work will be before the Board for consideration in August. The projected invoice rate is \$50,000 per month for the remainder of the year. Board Member Theresa Sanders made a motion to approve the June 11, 2019 – July 10, 2019 Financials. Board Member Bill Butler seconded. Motion passed unanimously.

Project Updates, Presentations and Briefings

1. Paris Air Show Briefing – Before briefing the Paris Air Show, Todd Woodard, a representative of the Spokane International Airport, reported on the completion of the Geiger Spur. The completion has already prompted four new business inquiries. The Spokane International Airport has submitted a FY 2019 BUILD Grant Application for the build out of the transload facility. The PDA, Mullen Technologies, West Plains Chamber

of Commerce and others submitted letters of support. Mr. Woodard provided an updated map of the West Plains (attached). From the Paris Air Show, Mr. Woodard had 16 meetings with European and Asian firms that do not have a current presence in North America. Board Chair commented that Mr. Woodard is an outstanding representative of this region. Board Member Theresa Sanders acknowledged the Spokane International Airport and their Board for their investment in our region.

2. Geiger Boulevard Construction Project – Chad Coles and Brandi Colyar from Spokane County and Scott Simmons from the City of Spokane briefed the Board on the status of the project. The project is being constructed in two phases. Phase 1 includes Geiger Boulevard from the Medical Lake interchange to Soda Road. Phase 2 will be constructed next year and will include Geiger Boulevard from Soda Road to the Grove interchange. Mr. Coles concluded the presentation acknowledging the joint work of the City and County and will continue to work together to accomplish report and adherence to federal funding guidelines.
3. Comments from Executive Director Todd Coleman:
 - a. Preliminary 2020 Budget – Executive Director requested the City, County and Airport consider including match funds in their respective annual budgets.
 - i. \$33,000 each to develop a vision for the PDA as an Innovation Zone. This would include an analysis of opportunities for industrial symbiosis. The final product would be a prospectus used to market the properties within the PDA for advanced manufacturing and aerospace companies.
 - ii. \$25,000 each match for development of a wetland mitigation bank for properties within the PDA and Spokane County. Each of the entities would be entitled to mitigation credits for their own projects.
 - b. The presentation to an aerospace company in the Seattle area looking for a 60,000 sq ft facility went well. The company is asking for proposals from several municipalities. Mr. Coleman perceives a visit from the company in upcoming weeks. The company's key issue is their goal for 75% of their work force to relocate.
 - c. Two requests to be included in the PDA Boundary have been received. Discussion held resulted in the following:
 - i. Where is a reasonable place to stop?
 - ii. An assessment from the PDA is needed regarding the impact of broadening the boundaries
 - iii. Interested parties should not expect to develop residential
 - iv. The PDA Board's role is to make a recommendation to the City and County

Other Business

1. **Unfinished Business:** None
2. **New Business:** None

Board Member Items

1. Board Vice Chair and County Commissioner Al French requested the PDA evaluate injecting treated stormwater back into the aquifer. The August work session will be focused on the Phase 2 Stormwater study.

At 1:15 PM , the meeting was adjourned.