

November 12, 2020

7:30 – 9:30 AM, scheduled time

Minutes - Regular Meeting (held via teleconference due to Governor's Proclamation 20-28)

Attendance

S3R3 Solutions Members present via teleconference: Breean Beggs, Greg Birchell, William Butler, Al French, Gerry Gemmill, Larry Krauter, Scott Simmons

S3R3 Solutions Members absent: None

S3R3 Solutions Staff physically present: Todd Coleman; Executive Director, Sueann Herkel; Executive Assistant

S3R3 Solutions Staff present via teleconference: Taudd Hume; Legal Counsel

S3R3 Solutions Staff absent: None

Guests present: None

Guests present via teleconference: Barry Baker, Bob Cross, Paul Mueller, Galen Ribellia, Gary Schimmels, Mike Stancart

Meeting called to order 7:30 AM

Welcome and Introductions:

Board Chair Al French conducted roll call of Board, quorum present.

Public Comment/Courtesy of the Floor:

No Public Comments due to Governor's Proclamation.

Action Items Number 1-Consent Agenda

Board Chair Al French requested comment on Consent Agenda Action Items which included Minutes for the October 8, 2020 Regular Board Meeting and October 1 – 31, 2020 Financials. Hearing none, he called for a motion for approval of all items as presented in the Consent Agenda. Board Vice Chair Bill Butler motioned for approval, Board Member Gerry Gemmill seconded, motion passed unanimously.

Project Updates, Presentations and Briefings:

1. Barry Baker of Baker Construction presented to the Board his and his associates' (to include property owners and development groups) request that the current boundaries of the PDA be expanded to include 94 acres of northeast of the Medical Lake Interchange. The property is zone commercial and is in the Urban Growth Boundary. The concept is to build a "Gateway to Spokane" to include retail, sit-down restaurants, fast food restaurants, office space, light industrial space, hospitality and a truck stop. The benefits would include partnership, profitability for all involved, the possibility of TIF funding, positive economic impact and local rates for water. Board Chair Al French requested that Mr. Baker complete an application with S3R3 Solutions so it may be presented to the City and County. The idea is generally supported by the Board, however some concerns concerning use of TIF, extending water and sewer from the City and General Facilities Charge waivers were expressed.

From this conversation another began concerning an overall strategic plan for expansion opportunity considering the next five to ten years. That plan, as inclusive as possible, can then be presented to the City and County.

2. Executive Director Todd Coleman briefed that the Draft Strategic Plan has been revised based on comments from the October 8, 2020 Board Meeting and will be presented for adoption in the December 2020 Board Meeting along with the 2021 Draft Budget.
3. Executive Director Todd Colman reported there are several options regarding financing for a current project. More than likely, that will conclude in 45 – 60 days which will bring the design and build team on board mid-December for a projected project start of January 2022.

4. Regarding West Plains Transportation, Board Chair Al French advised that Albert Tripp (City Manager for Airway Heights), Todd Coleman, Larry Krauter and himself are in the process of developing a timeline and map for projects three to ten years out for Washington State Department of Transportation (WSDoT). WSDoT will respond with a transportation plan to meet the needs of the West Plains.
5. Executive Director Todd Coleman briefed that the current sublease S3R3 Solutions has with the West Plains Chamber of Commerce expires at the end of 2020. Mr. Coleman's recommends that the lease be continued however be altered to include only the back-office space and sharing of the Conference Room. Rent will be adjusted accordingly.

Other Business:

1. Unfinished Business

Executive Director Todd Coleman reported that the 6th/10th/12th Corridor Improvement Project has been submitted. If the project commences, it will mean 3000+ jobs, \$132 million in annual wages, land use development values of \$1.4 billion and \$15.5 million in property taxes annually.

2. New Business

None

Board Member Items:

None

Executive Session:

None

At 8:43 AM the November 12, 2020 Meeting was adjourned.