

June 10, 2021

7:30 – 9:00 AM, scheduled time

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

### Attendance

**S3R3 Solutions Members physically present:** Al French, Scott Simmons

**S3R3 Solutions Members present via teleconference:** Greg Birchell, Bill Butler, Larry Krauter

**S3R3 Solutions Members absent:** Breean Beggs, Johnnie Perkins

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

**S3R3 Solutions Staff present via teleconference:** None

**S3R3 Solutions Staff absent:** Taud Hume; Legal Counsel

**Guests present:** None

**Guests present via teleconference:** Larry Mattson, Katherine Miller, Ryan Smith

**Meeting called to order 7:39 AM**

### Welcome and Introductions:

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

### Public Comment/Courtesy of the Floor:

No public comment taken due to Governor's Proclamation.

### Action Item Number 1 - Consent Agenda

Board Chair Al French requested comment on Consent Agenda Action Items which included Minutes for the May 13, 2021 Regular Board Meeting and May 1 - 31, 2021 Financials. Executive Director Todd Coleman briefed that sales tax on construction is ahead of projections and reviewed the Wheatland accounts listed on the financials. Board Member Scott Simmons commented that bi-weekly meetings are taking place to discuss how to compute and report non-construction retail sales tax. Board President Al French also commented that the retail sales tax conversation continues to evolve. He suggested that S3R3 become a member of the International Council of Shopping Centers (ICSC) an organization for industry advancement, which promotes and elevates the marketplaces and spaces where people shop, dine, work, play. As a member S3R3 would have access to industry data on retail sales tax that could be helpful in estimating retail sales tax. After hearing no further comments, Board Chair Al French called for a motion for approval of all items as presented in the Consent Agenda. Board Member Scott Simmons motioned for approval, Board Treasurer Larry Krauter seconded, motion passed unanimously.

### Action Item Number 2 – Resolution 2021-03 Concerning Authorization for Certain Individuals to Issue Checks and Make Payments

Executive Director Todd Coleman remarked that because the Board Officers are elected annually, staff is proposing to designate the individuals with authority to issue checks and make payments by position rather than by name. Board Chair Al French called for additional comment; after hearing none, he called for a motion for approval. Board Treasurer Larry Krauter motioned, Board Member Scott Simmons seconded, motion passed unanimously.

### Project Updates, Presentations and Briefings:

1. GEG Air Cargo Warehouse – Executive Director reports that truckloads of steel are on site and columns are being installed.
2. Revenue Sharing – this item was discussed during the conversation regarding the May financials.
3. Mitigation Bank – Executive Director Todd Coleman reported that S3R3 is moving forward with a Letter of Intent with Cheney for land (close to Fish Lake Trail). The site is on tap for \$1.8M in improvements and opens up development for the West Plains. The site will likely take up to three years to generate credits due to the process with the agencies but there is an alternative site that is ready for any immediate projects if any development requires a mitigation site.

4. Board Retreat – Board Chair Al French reiterated the need for a one-to-three-year marketing plan for future projects. Board Member Scott Simmons would like to discuss circular economy and the future of Extended Producer Responsibility (EPR) within Spokane. EPR is a policy approach under which producers are given a significant responsibility for the treatment or disposal of post-consumer products.
5. Letters of Support – Two letters of support were provided to Senator Maria Cantwell regarding West Plains Roadway Improvement Projects and the Transload Facility and one was provided to Senator Patty Murray regarding improvements at Spokane International Airport, specifically Terminal C. Board Chair Al French asked that S3R3 Solutions be supportive of partners and Board Treasurer Larry Krauter asked that support be provided for any project within the PDA boundaries relying on the Executive Director’s trusted discretion. Executive Director Todd Coleman asked the Board if they would like visibility on future letters of support. Board Secretary Greg Birchell asked that an email be sent to the Board when support letters are presented. That request was confirmed.
6. S3R3 Marketing Updates –
  - a. Executive Director Todd Coleman is in discussion with a group manufacturing lasers for the medical field and a second business working for the Department of Defense. They are looking for up to 1600 square feet of interim space until they can build a dedicated facility. It is anticipated that Mr. Coleman will be traveling to Los Angeles for further discussions.
  - b. Board Chair Al French reported that there is a large facility (Project Gray) planned for west of the current Amazon facility. It is anticipated that the construction will begin by September and the facility will employ 400-500 people.

**Other Business:**

1. New Business

Board Chair Al French commented that this is the one-year anniversary of the Amazon Distribution Center opening. He was able to do a walk-through with Representative Cathy McMorris Rodgers. The Center is hiring 500 per week and is being used as a training center for other facilities.

2. Other Business

Executive Director Todd Coleman mentioned that the WSDOT agreement is still being worked but needs to be completed by June 30, 2021.

**Board Member Items:**

None

**Executive Session:**

None

At 8:22 AM the June 10, 2021 Board Meeting was adjourned.