

May 13, 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: Greg Birchell, Bill Butler, Al French, Scott Simmons

S3R3 Solutions Members present via teleconference: Breean Beggs, Larry Krauter, Johnnie Perkins

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: Mark Burrus, Patrick Lundstrum, Katherine Miller, Ryan Smith, Tom Tillford

Meeting called to order 7:34 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 April 8, 2021 Regular Board Meeting and April 1 - 30, 2021 Financials. Hearing none, Board Chair Al French called for a motion for approval of all items as presented in the Consent Agenda. Board Secretary Greg Birchell motioned for approval, Board Member Scott Simmons seconded, motion passed unanimously.

Action Item Number 2 – Authorization to Enter into a Contract with Washington State Department of Transportation (WSDOT)

Board Chair Al French requested comment for which several Board Members stated their approval so that Goal No. 4 of the Strategic Plan for S3R3 Solutions can move forward to support the rate of development on the West Plains. Taudd Hume, S3R3 Solutions' legal counsel, made edits to the WSDOT contract which are currently being discussed and reviewed so the final contract will be revised. Board Member Scott Simmons commented he is aware WSDOT is open to practical solutions provided by stakeholders and Board Chair Al French further commented that WSDOT does want funds to go directly to the West Plains PDA to facilitate the plan. Board Vice Chair Bill Butler commented we should have a share agreement for cost overruns specifically mentioning if extra funds are needed, the stakeholders and S3R3 can contribute, noting the 2021 S3R3 budget includes \$50,000 for transportation. Executive Director Todd Coleman expressed the provision to have an oversight committee of the West Plains Transportation Network Plan. The intent is to have the Request for Qualifications published by June 30, 2021. Board Chair Al French called for additional comment; after hearing none, he called for a motion for approval. Board Secretary Greg Birchell motioned, Board Member Scott Simmons seconded. Board Vice Chair Bill Butler abstained, all others approved and motion passed.

Action Item Number 3 – Authorization to Enter into a Letter of Intent with the Kalispel Tribe of Indians for Design and Construction of Dark Fiber

Executive Director Todd Coleman explained that this nonbinding Letter of Intent, which will also go before the Kalispel Tribal Council, will provide the opportunity for West Plains businesses to obtain reliable fiber by providing infrastructure needed to design and construct new dark fiber. If the Letter of Intent is approved by the S3R3 Board and Kalispel Council, the parties will draft a contract for future approval.

Project Updates, Presentations and Briefings:

1. GEG Air Cargo Warehouse – All permits except the building permit have been received and the foundation is being formed for concrete pour. Natural gas and electric lines have been relocated. The City is requiring S3R3 replace a 1944 water line under the future parking lot and add double check valves and vaults to the fire hydrants behind the security fence. Board Treasurer Larry Krauter mentioned that he feels as though the water lines are the responsibility of the City of Spokane (City). Because of his prior employment with the City, Board Member Scott Simmons said that service lines are not infrastructure and the current Interlocal Agreement (ILA) with the City probably only covers infrastructure. Having heard that, Mr. Krauter wants to have a discussion with the City and review the ILA. Board Member Johnnie Perkins (City Manager) committed research to ascertain challenges and pledged to move forward.
2. Revenue Sharing – Board Treasurer Larry Krauter is asking the City and County of Spokane (County) to bring closure to this issue. Board Member and Chief Executive Officer of Spokane County Scott Simmons reported that the chief financial executives of the City and County are developing a model that would provide repeatable, predictable and reliable information. Board Secretary Greg Birchell and Larry Krauter expressed their appreciation of the work from the City and County to resolve this issue.
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) which could generate 58-76 credits.
4. Traffic Impact Fee Waiver – Board Member and President of Spokane City Council reported the proposed waiver ranking matrix is currently before the Council for consideration.
5. Board Retreat – Executive Director Todd Coleman discussed a Board Retreat to be held in June or July and asked for suggestions regarding topics. The following were mentioned:
 - a. Creating a decision-making matrix for the evaluation of PDA projects,
 - b. Reviewing the S3R3 marketing campaign,
 - c. Provide a briefing to onboard new members, Johnnie Perkins and Scott Simmons,
 - d. S3R3 Solutions staffing,
 - e. Reiterate the Strategic Plan,
 - f. Presentations from the City and County related to PDA development,
 - g. Revenue sharing
6. Transload Facility - Board Treasurer and CEO of Spokane International Airport Larry Krauter updated the Board it is going out for bid next week. Board Chair Al French has a firm commitment to the Transload Facility and feels as though it should be treated as a key piece of infrastructure to attract new business.

Other Business:

1. New Business
None
2. Other Business
None

Board Member Items:

Board Treasurer Larry Krauter reported the Spokane International Airport Board, the City and County approved the sale of 20 acres to King Beverage and 4.66 acres to Wear Tek so they have room to expand manufacturing.

Board Chair Al French reported that Selkirk Pharma is projected to be open by the 1st quarter of 2021 providing 300 jobs with an average income of \$80,000.

Executive Session:

None

At 9:15 AM the May 13, 2021 Board Meeting was adjourned.