

**February 10, 2022, Regular Board Meeting**

**7:30 – 9:00 AM**

## **Minutes – Annual Board Meeting** (held via teleconference)

### **Attendance**

**S3R3 Solutions Members physically present:** None

**S3R3 Solutions Members present via teleconference:** Breean Beggs, Bill Butler, Al French, Larry Krauter, Johnnie Perkins, Scott Simmons

**S3R3 Solutions Members absent:** Greg Birchell

**S3R3 Solutions Staff physically present:** None

**2019S3R3 Solutions Staff present via teleconference:** Todd Coleman, Executive Director; Karen Corkins, Project Manager; Sueann Herkel, Executive Assistant; Taudd Hume, Legal Counsel

**Guests physically present:** None

**Guests present via teleconference:** Larry Matson, Jacobs; Galen Ribellia, Budinger; Bill White, T-O Engineers

**Meeting called to order 7:32 AM.**

### **Welcome and Introductions:**

Board Chair Bill Butler requested 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 Bill Butler requested comment on Consent Agenda Action Item Number 1 which included minutes for the January 13, 2022 Annual Board Meeting and financials for January 1-31, 2022. Hearing none, Board chair Bill Butler called for a motion, Board Treasurer Al French motioned for approval, Board Vice Chair Larry Krauter seconded, motion passed unanimously.

### **Action Item Number 2 – Wetland Mitigation Bank Contract**

Executive Director Todd Coleman offered comment on Action Item 2 to include as follows. Currently, there are 100 plus acres of wetlands in the PDA area. Because encountering wetlands within the PDA results in long delays for construction, in October of 2010, the S3R3 Board approved a contract with T-O Engineers (TO) to support the efforts of finding property outside the PDA that could be developed into a wetland mitigation bank. Under the current contract, which has a value of \$99,998.18, T-O has worked with S3R3 to evaluate three potential sites. For T-O to continue their work on the proposed site, the contract needs to be amended in the additional amount not to exceed \$74,707.12. Board Chair Bill Butler asked for clarification and Executive Director Todd Coleman verified that funds are being paid to T-O and their subcontractors and not the landowners. Board Chair Bill Butler requested further comment, after hearing none, Board Treasurer Al French motioned for approval, and Board Secretary Breean Beggs seconded, motion passed unanimously.

### **Executive Session**

None held

### **Project Updates, Presentations and Briefings**

Before discussing overall updates, Executive Director Todd Coleman recommended the potential for a future retreat to discuss several items critical to S3R3 success. Some of those included items like capital infrastructure needs and partnering, revenue sharing and collection, PDA Interlocal Agreement amendments, grant funding, etc. Board Secretary Breean Beggs commented that, since he needed to leave the meeting, he would like it to be known that he sees very positive things coming from forming S3R3 and would like to have an open discussion as to how we can maintain the positive momentum of the West Plains...

Air Cargo Warehouse – Board Vice Chair and CEO of Spokane International Airport confirmed that an Operating Agreement with Amazon has been executed.

Revenue Sharing – Executive Director Todd Coleman commented that negotiations with a previous County employee to work on behalf of the PDAs have been discontinued. Board Member and Chief Executive Officer for Spokane County Scott Simmons remarked that the County is engaging with decision makers within the Department of Revenue (DOR) to help secure the information needed to finalize a system that would close the loop on creating an accurate calculation to determine retail sales tax due to S3R3 Solutions as well as other public development authorities within Spokane County. He also requested members of the Board to engage with anyone they might know with DOR to help expediate the process.

Postponement of the Joint City Council Study Session (JCCSS) Meeting – Board Chair Bill Butler suggested that the planned meeting with the JCCSS to discuss the current Interlocal Agreement (ILA) be postponed until the Board has an opportunity to discuss what amendments should be considered.

State Auditor’s Office Audit Report – Executive Director Todd Coleman commented that there is good news; the audit was clean with no comments. Board Chair Bill Butler further commented that an exception mentioned in a previous audit has been successfully cleared.

Hangar Project – There is internal movement with the client as the project continues to move forward.

Project Updates as reported by Karen Corkins, Project Manager:

Dark Fiber in the West Plains – It is a long process working with the many different entities and also having to consider sovereign immunity. Any substantial changes will be brought before the Board for discussion.

Mitigation Bank – researching adjusting the boundaries to encompass areas of wetlands.

Stormwater – currently attempting to get on the agenda for PIES and Commissioners to update on the stormwater study. The next step is to ensure projects are included into the six-year plan to be eligible for funding.

West Plains Transportation Network Study- there is an Executive Meeting scheduled for February 18<sup>th</sup> at 10:00 AM. At that meeting the plan is to present the methods and assumptions for review, comment and approval.

**Other Business**

1. Unfinished:  
Nothing reported
  
2. New Business  
Board Treasurer Al French discussed a truck washing company possibly coming north of the Medical Lake interchange and that there are currently discussions happening with three grocery store chains to open a store in the West Terrace area.

**Board Member Items**

None

**Executive Session:**

None

At 8:33 AM the February 10, 2022 Annual Board Meeting was adjourned.