

July 14, 2022, Regular Board Meeting

7:30 – 9:00 AM

Minutes – Board Meeting (held via teleconference and in person)

Attendance

S3R3 Solutions Members physically present: Greg Birchell, Bill Butler, Al French, Scott Simmons

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

S3R3 Solutions Members absent: Johnnie Perkins

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

S3R3 Solutions Staff present via teleconference: None

Guests physically present: None

Guests present via teleconference: Amy Aiello, Marcia Davis, Katherine Miller, Sloane Stinson

Meeting called to order 7:31 AM.

Welcome and Introductions:

Board Chair Bill Butler requested roll call of Board, quorum present.

Public Comment/Courtesy of the Floor:

Public Comment was requested by Board Chair Bill Butler three times, no comments were made.

Action Item No. 1 – Consent Agenda

Board Chair Bill Butler requested comment three times on Consent Agenda Action Item No. 1 which included minutes for the June 2, 2022 Board Meeting and financials for June 1-30, 2022. Hearing none, Board Chair Bill Butler called for a motion, regarding the June Board Minutes and Financials. Board Treasurer Al French motioned for approval, Board Member Scott Simmons seconded, motion passed unanimously.

Action Item No. 2 – Resolution 2022-1 Human Resources Manual

Executive Assistant Sueann Herkel quickly briefed on the recommended changes to the current Human Resources Manual to include new cyber security procedures. Board Member Scott Simmons remarked that the changes seem typical, and the remainder of the Board agreed. Board Chair Bill Butler requested comment on Action Item No. 2 three times, hearing none, he called for a motion. Board Member Scott Simmons motioned, Board Treasurer Al French seconded, motion passed unanimously.

Action Item No. 3- Resolution 2022-2 Property Purchase for a Mitigation Bank

Executive Director Todd Coleman reviewed the new parcel configuration, discussed the boundary line with the adjoining properties and informed that each involved agency (Department of Ecology and Army Corps of Engineers) are supportive of the mitigation bank. Additionally, Mr. Coleman thoroughly reviewed the Mitigation Bank Revenue Sharing Concept as it involves potential partners. Board Member Scott Simmons questioned if we could adjust the amount of investment to change the return to which Mr. Coleman responded that if we increased our contribution, we would receive a larger return. Board Treasurer Al French asked how large the service area is to which Project Manager Karen Corkins responded it will serve several counties and Mr. Coleman confirmed current discussions suggest it could include all of Eastern Washington. At that point, Mr. Coleman continued to explain the items listed in the Action Item to include the background, Lease Agreement, License Agreement, First Right of Refusal, and the Contract. He further discussed the financial aspect of the Contract and commented that S3R3 Solutions has the needed funds to cover this transaction. Board Secretary Breean Beggs asked if a penalty is involved for early payoff to which the answer is no. Board Member Scott Simmons commented that this is a great job done by the S3R3 Solutions team and that it has been fascinating and fun to be a part of the Board and witness the progression. Board Chair Bill Butler further commented that this is a big step toward one of the original concepts of property in the PDA, that it be shovel ready. At that point, Board Chair Bill Butler asked for public comment

three times, hearing none, he requested a motion to approve the recommendation that the S3R3 Solutions Board adopt Resolution 2022-02 to authorize the Executive Director to execute all documents required to complete the transaction of 414 acres in the amount of \$1,656,000.00 from Catlin Dix. Board Treasurer Al French motioned, Board Member Scott Simmons seconded and the motion passed unanimously.

Project Updates, Presentations and Briefings

2nd Quarter Financial Update – Executive Director Todd Coleman briefed the 2nd Quarter Financials specifically discussing Sales Tax on New Construction and that it seems we are getting close to a resolution. Board Member and Chief Executive Officer for Spokane County Scott Simmons further commented that the County has completed a methodology which the City of Spokane will duplicate. The base year has been established as 2018 and the City and County will identify incremental growth for each year and apply accordingly.

Mitigation Bank- Project Manager, Karen Corkins informed the Board that the draft prospectus should be completed by the end of July. The Corps of Engineers will be out on the site September 14th to review the wetland delineation. They are also scheduled to go to the Cheney site on that day as well.

Stormwater – The Board was updated on the RFQ process and that we are reviewing the proposals for a firm to assist with the implementation of the Stormwater project. Board Treasurer Al French asked if this would include outreach to stakeholders. Discussion about the purpose occurred which included, but not limited to, implementation, design, and outreach.

After each discussion point, Board Chair Bill Butler asked for public comment three times and none were given.

Other Business

1. Unfinished:
Nothing reported

2. New Business:
Board Chair Bill Butler informed the Board that Executive Director, Todd Coleman tendered his resignation on July 11, 2022 to be effective September 12, 2022. Mr. Coleman stated that it was for personal reasons and he has mixed emotions. Board Treasurer Al French asked if he was aware of any potential candidates, Mr. Coleman mentioned there are possibilities, however no one else was aware of any at this time. Board Chair Bill Butler stated that he would be reaching out to some Board Members about participating on an advisory committee to review the job posting, candidate requirement process, and provide candidates for board review. No further discussion occurred.

Board Member Items

None

Executive Session

None

Board Chair Bill Butler asked for a motion to adjourn, Vice Chair Larry Krauter motioned and Board Member Greg Birchell seconded the motion. Board Chair Bill Butler called for any public comment three times, none was given. The motion passed unanimously, and the meeting was adjourned.

At 8:20 AM the July 14, 2022, Annual Board Meeting was adjourned.