

June 2, 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: None

S3R3 Solutions Members absent: Breean Beggs, Larry Krauter, Johnnie Perkins

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

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

Guests physically present: None

Guests present via teleconference: Larry Mattson, Galen Ribelia, Jake Saxon, Josh Van Wie, Matt Zarecor

Meeting called to order 7:36 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, no comments were made.

Action Item No 1 – Consent Agenda

Board Chair Bill Butler requested comment on Consent Agenda Action Item No 1 which included minutes for the May 12, 2022, Board Meeting and financials for May, 2022. Hearing none, Board Chair Bill Butler called for a motion, regarding the May Board Minutes. Board Member Greg Birchell motioned for approval, Board Treasurer Al French seconded, motion passed unanimously. Board Chair Bill Butler called for a motion regarding the May Financials; Board Member Scott Simmons motioned for approval, Board Treasurer Al French seconded, motion passed unanimously.

Action Item No 2 – Authorize a Reimbursement Agreement with Kalispel Tribe for Dark Fiber

Executive Director Todd Coleman remarked two significant changes were made during the approval process to include the addition of a termination clause and the Kalispel Tribe is no longer waiving their Sovereign Immunity. Board Chair Bill Butler called for a motion regarding authorizing the Executive Director to execute the revised reimbursement agreement with the Kalispel Tribe for the development of a dark fiber network. Board Treasurer Al French motioned for approval, Board Member Scott Simmons seconded, motion passed unanimously with Board Chair Bill Butler abstaining due to a conflict of interest.

Action Item No 3 – Authorize the Exercise of the Option for the Dix Property for a Wetland Mitigation Bank

Executive Director Todd Coleman briefed that the project is moving forward with partners for the development of approximately 416 acres for the development of a wetland mitigation bank. It is estimated this will produce 75 – 80 credits. According to the purchase of an Option, S3R3 must give written notice of its intent to move forward, this action will assist in moving forward to a closing in July of 2022. Board Chair Bill Butler called for a motion regarding authorizing the Executive Director to give written notice of its intent to exercise the Option. Board Member Scott Simmons motioned for approval, Board member Greg Birchell seconded, motion passed unanimously.

Project Updates, Presentations and Briefings

Craig Road Realignment – Jake Saxon, a Project Engineer for Spokane County briefed on the realignment specifically referring to the intersection of Craig/Thorpe, SR 902 and McFarland Road. A fall construction start time is optimistic with the ultimate goal to expand to three lanes with the help of federal funding which is currently being requested. Project

Manager Karen Corkins commented Mr. Saxon's briefing is intended to provide a wider view of projects in the West Plains to give a broader perspective so projects can move forward in conjunction and with coordination.

Wetland Mitigation – The tour for the Army Corp of Engineers and Department of Ecology went well with no major red flags being identified. Now being referred to as Harris Homestead, survey for boundaries should begin immediately. There is a possibility of adding adjacent land to gain more credits.

12th Avenue – Three options were discussed regarding 12th Avenue to which the Board responded that instead of discussing this matter at the Board level, could there be a meeting of interested parties to bring about a resolution as this does not directly affect S3R3 Solutions staff or Board Members.

Fiber – The Kalispel Tribe executed the agreement with CERB and are currently drafting the RFP for design. Spokane County received a CERB grant and for South Spokane County and the West Plains.

ARP (American Rescue Plan) Funds – Currently, there are three (3) new RFPs created by Spokane County for ARP funds. Board Chair Bill Butler asked of S3R3 Solutions is applying to which Board Member and Chief Executive Officer for the County Scott Simmons responded that if there is a project that meets the criteria, then S3R3 should apply.

Other Business

1. Unfinished:

Nothing reported

2. New Business

A question concerning a new TIF (Tax Increment Financing) was directed to Board Treasurer and County Commissioner Al French. This is not a new TIF but a continuation to possibly develop Soda Road. The TIF does not change anything with regard to the West Plains Airport Area Public Development Authority, the original terms (\$30M dedicated through 2037) remain the same thus leaving the boundaries and Interlocal Agreement intact.

Board Chair Bill Butler questioned the dollar amount paid to OAC Services for their professional assistance with the Airport Hangar project. As of this Board Meeting, \$28,000 has been paid to OAC for their professional services as an owner's representative. Since it has been determined that S3R3 will not construct the hangar but instead the client will do so and lease the land from Spokane International Airport, can S3R3 be reimbursed for expenses? It was determined that this matter will be discussed at the next Board Meeting.

Board Member Items

None

Executive Session:

Board Treasurer Al French requested an Executive Session be called to (1) discuss with legal counsel the potential of litigation and/or legal risks (RCW 42.30.110(1)(i)). The Board recessed at 8:53 for Executive Session which ended at 9:03AM. No further business was conducted with the exception of closing the meeting.

At 9:11 AM the May 12, 2022, Annual Board Meeting was adjourned.