

**August 11, 2022, Regular Board Meeting**

7:30 – 9:00 AM

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

### Attendance

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

**S3R3 Solutions Members present via teleconference:** Greg Birchell

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

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

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

**Guests physically present:** None

**Guests present via teleconference:** Sloane Stinson, Tom Tilford

**Meeting called to order 7:42 AM.**

Delay of meeting start time due to lack of quorum and audio issues.

### Welcome and Introductions:

Acting Board Chair Larry Krauter requested roll call of Board, quorum present.

### Public Comment/Courtesy of the Floor:

Public Comment was requested by Acting Board Chair Larry Krauter, no comments were made.

### Action Item No. 1 – Consent Agenda

Acting Board Chair Larry Krauter stated the Chair is open to a motion to approve the Consent Agenda Action Item No. 1 which included minutes for the July 14, 2022 Board Meeting, Special Meeting Minutes from July 29, 2022, and financials for July 1-31, 2022. Board Treasurer Al French motioned for approval, Board Member Scott Simmons seconded, motion passed unanimously.

### Action Item No. 2 – Resolution 2022-03: Establishing a Reserve Account for \$600,000

Executive Director Todd Coleman provided a briefing (See Slide). Discussion occurred. Acting Board Chair Larry Krauter asked legal counsel if there were any concerns. Legal Counsel Taudd Hume stated that it was a good idea to have. It was mentioned in the discussion that the loan is a 10-year loan amortized over 30 years and there is no prepayment penalty. Also, there is no benefit to prepay a portion of the loan since that wouldn't decrease the monthly payments and this would go to the call rather than a prepayment. The Acting Chair entertained a motion to approve resolution 2022-03. Board Treasurer Al French motioned for approval, Board Member Scott Simmons seconded, motion passed unanimously.

### Action Item No. 3- Authorize an Amendment to the TO Engineers Contract for Support of the Mitigation Bank

Project Manager Karen Corkins and Executive Director Todd Coleman briefed the board on the need for this action item (See Slide). Through due diligence, it was determined that there was a mobile home on the property that was purchased. Additional surveys and Certificates of Exemptions will need to be performed to transfer this portion of the property off the intended wetland mitigation bank boundary. There will also be additional costs to create one record of survey that can be filed with the County.

The Acting Chair Larry Krauter stated the Chair is open to a motion to authorize the Executive Director to execute an amendment with T-O Engineers to increase the contract by \$40,365.00. Board Treasurer Al French motioned for approval, Board Member Scott Simmons seconded, motion passed unanimously.

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

#### **Work Session- Staffing**

It was determined that this would be moved to the end of the meeting and into an Executive Session.

### **Other Business**

1. Unfinished:  
Nothing reported
  
2. New Business:  
Nothing reported

### **Board Member Items**

Board Treasurer Al French shared that he, Board Member Scott Simmons, and Acting Chair Larry Krauter received an email from a previous board member regarding an opportunity to connect with a rail industry consultant to learn about how to work effectively with railroads. This opportunity would include other agencies such as Spokane County, Spokane International Airport, and the City of Spokane. The cost would be around \$5000 for each of the contributing entities and he would like to see if the Board is interested in participating in this opportunity. Board Member Scott Simmons stated how difficult it has been to work with the railroads in the past and know that this would be valuable and that the county engineers would appreciate this opportunity. Acting Chair Larry Krauter stated that the airport would be interested as well. Board Treasurer Al French stated that it would benefit that PDA since the airport is working on the transload facility and the County owns Geiger Spur which is all within our boundaries. We could get help negotiating with the railroads as well as help potential tenants, which is a direct link to economic development. Acting Board Chair Larry Krauter stated that there was a consensus to participate and that it is well within the executive director's authority to do so.

### **Executive Session**

An Executive Session was called for the purpose of evaluating the qualifications of a candidate for employment. Discussion occurred as to the need for the Board to come back after Executive Session. Board Treasurer Al French stated that the Board of County Commissioners state prior to the Executive Session as to whether or not the Board expects to take action or have a need to resume the meeting after Executive Session. If not, then they end the meeting at the same time the Executive Session is ended. Taud Hume, Legal Counsel stated that he would investigate this for future meeting.

No intended actions are expected after executive session. They are expected to be done with Executive Session at 8:40 am and when it is done, we can adjourn. Executive Session was extended for five (5) minutes to 8:45 am.

At 8:50 AM the August 11, 2022 Board Meeting was adjourned.