

November 10, 2022, Regular Board Meeting

7:30 AM – 12:30 PM

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

Attendance

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

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

S3R3 Solutions Members absent: None

S3R3 Solutions Staff physically present: Karen Corkins, Project Manager, Gerry Gemmill, Interim Executive Director, Sueann Herkel, Executive Assistant,

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

Guests physically present: Vince Barthels, Mark Brewer, JE McHugh

Guests present via teleconference: Marcia Davis, Stacy Engstrom-Glubrecht, Steve McDonald, Sloane Stinson

Meeting called to order 7:33 AM

Welcome and Introductions:

Board Chair Larry Krauter requested a roll call, quorum present.

Public Comment/Courtesy of the Floor:

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

Action Item No. 1 – Consent Agenda

Board Chair Larry Krauter stated he was open to a motion to approve the Consent Agenda Action Item No. 1 which included minutes for the October 13, 2022 Board Meeting, and financials for October 1 - 31, 2022. Public comment was requested, none made. Board vice Chair Al French motioned for approval, Board Member Greg Birchell seconded, motion passed unanimously.

Project Updates, Presentations and Briefings

The budget for 2023 was reviewed by Interim Executive Director Gerry Gemmill by proposing an increase of 10-15% of the budget due to the current inflation rate. The Stormwater implementation was specifically mentioned due to the dollar amount needed to complete the study. Project Manager Karen Corkins mentioned that S3R3 applied for an ARP Grant for \$4M to complete the study and then proceed with action. Board vice Chair and County Commissioner Al French verified the receipt of the application and stated that there is a chance that S3R3 could receive \$2.5M. He also spoke of concerned citizens, specifically citizens of the Palisades region. Two citizens of that region were present spoke of their concern about contaminated water expanding into their personally owned wells. Further discussion regarding the budget ensued concluding that the Board of S3R3 can continue to guide the budget of S3R3.

Sloane Stinson of Big Sky Public Relations gave a presentation regarding the marketing plan for S3R3 specifically targeting brand awareness, social media and earned media. Vice Chair Al French questioned the difference between Big's Sky approach as opposed to Greater Spokane Incorporated's campaign to create awareness about this region. Ms. Stinson explained that the current approach for S3R3 is to be in control of our story and promote not only S3R3 but the West Plains in general. Board Treasurer Breean Beggs asked if it would be a challenge to monitor the postings. At this point, the Big Sky Relations will post, monitor and refresh content.

From this point forward, the discussion tied in with Priorities and Strategic Discussion, Other Business and Unfinished Business, specifically discussing priorities and the job description and moving forward with the hiring of an Executive Director. Priorities, as determined by S3R3 staff and the S3R3 Board will look as follows but can certainly be readdressed given circumstances:

1. Water
2. Transportation Study
3. City of Spokane Sanitary Pump Station
4. Dark Fiber
5. Wetland Mitigation
6. Stormwater Implementation Plan
7. 6/10/12 Avenue Project

Discussion continued with a specific look at the Executive Director Position Description. It was widely agreed that the skill set needs to include the following:

1. Ability to build and maintain a team
2. Credible spokesperson for S3R3
3. Able to execute real estate transactions
4. Construction knowledge
5. Private and public sector knowledge
6. Can drive growth with outbound marketing skills

The Board continued to discuss how to locate and hire such a person with the suggestions that we canvas the local area as well as make a wide sweep possible using multiple recruitment firms. With the connections and knowledge of public development, some board members would like to reach out for possible recruits. It was felt that a competitive compensation package would evolve to fit the current job market after consulting with professional partners and consulting firms. This item as well as a discussion regarding a new board member were left open to be discussed at a time yet to be determined.

At 9:23, an Executive Session was called to discuss a real estate matter. The discussion could result in action being taken. The Board will reconvene at 10AM. At 10AM, the executive session was extended 10 minutes to 10:10AM. At 10:10AM, the Executive Session was extended five minutes. At 10:15AM, the Board came out of Executive Session. After a short recess, the Board Meeting resumed at 10:20AM.

Discussion resumed concerning S3R3 Solutions' priorities and whether the original Interlocal Agreement written to establish S3R3 Solutions as well as the Bi-Laws should be reviewed. It was agreed that review should take place after a new Executive Director is hired. Discussion also took place regarding whether S3R3 Solutions should take a different role by building spec warehouses near the new Transload Facility. Board Chair Larry Krauter mentioned that SIA no longer needs to own buildings and thought that S3R3 could purchase the building wherein they currently pay an office lease as it would be revenue. Additionally, since the mid-term elections and the political climate as somewhat changed, the staff of S3R3 is encouraged to establish introductory meetings with new County Commissioners and City of Spokane leadership.

Other Business

See **Project Updates, Presentations and Briefings**

New Business

None

Unfinished Business

See **Project Updates, Presentations and Briefings**

Board Member Items

None

At 12:12 PM it was decided that the November 10, 2022 Board Meeting will be continued to a date yet to be determined specifically to discuss hiring of an Executive Director and replace a board member.