

January 12, 2023 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, Al French, Johnnie Perkins, Scott Simmons

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

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: Taudd Hume, Legal Counsel

Guests physically present: Vince Barthels, Mark Brewster, JE McHugh, Craig Volosing

Guests present via teleconference: Dick Edwards, Paul Fendt (Parametrix), Becca Mclean (Big Sky PR), Alex Sylvain (Parametrix), Pete Thompson

Meeting called to order 7:35 AM

Welcome and Introductions:

In Board Chair Larry Krauter's physical absence, he requested that Vice Chair Al French chair the meeting. Vice Chair Al French requested a roll call, quorum present. Additionally, each guest (as mentioned above) was introduced.

Public Comment/Courtesy of the Floor:

Public Comment was requested by Board Vice Chair Al French. He advised that there will be a three-minute limit. Attendee Mark Brewster commented on the airport. Board Chair and Spokane International Airport CEO, Larry Krauter, asked Mr. Brewster to contact him directly.

Action Item No. 1 – Consent Agenda

Board Vice Chair Al French stated he was open to a motion to approve the Consent Agenda Action Item No. 1 which included minutes for the December 8, 2022 Board Meeting, and financials for December 1 - 31, 2022. Board Secretary Scott Simmons motioned for approval, Board Member Johnnie Perkins seconded, motion passed unanimously.

Action Item No. 2 – Election of Board Officers

Interim Executive Director Gerry Gemmill suggested that the stipulation regarding the terms of officers should be reviewed and possibly refined. He is directly referencing that currently, a board member can serve two terms in the same capacity. Taudd Hume, legal counsel, stated that could be amended after a notice for action stated next month. It was agreed by the Board and under the advice of counsel that the election will be pushed until next month after the bylaw is reformed. Board Vice Chair Al French stated he was open to a motion to continue the election of board officers until the next board meeting. Board Member Johnnie Perkins motions and Board Secretary Scott seconded, motion passed unanimously.

Project Updates, Presentations and

Project Manager (PM) Karen Corkins provided an update concerning the Cheney PRM site. She explained that this is a stop gap until our mitigation bank is ready. Fortunately, we have four to five credits at Meadowcraft. The next step for the Cheney PRM is to develop an interlocal agreement (ILA) with Cheney which the Interim Executive Director will negotiate specifically mentioning the responsibilities of each entity. Interim Executive Director Gerry Gemmill stated that S3R3 is focused on economic development and is not staffed to work a mitigation bank. Therefore, it is recommended that S3R3 Solutions work the ILA and then let the City of Cheney take over. All of the Board agreed in moving forward as stated by Mr. Gemmill.

The PM provided a brief on the Fiber project and explained that, despite due diligence to validate funding by the Kalispel Tribe, they were informed they are out of time with CERB. It is the recommendation of Interim Executive Director Gerry

Gemmill that all efforts toward fiber in Spokane County, specifically the area of responsibility (AOR) for S3R3, be directed to Spokane County. In the discussion with the Board, it was mentioned that part of the fiber in S3R3's AOR was the possibility of revenue. Discussion ensued regarding revenue sharing with the County regarding fiber. It was agreed that the County will evaluate as this project moves forward and evaluate as progression takes place. Board Vice Chair Al French asked if the board agrees to turn over the broadband project to the County, all in favor.

PM briefed the board regarding the stormwater project specifically mentioning the contract with Parametrix, Inc. It was discussed and later decided that a Master Services Agreement (MSA) would be drafted with an overall description of services and be presented to the board in stages. Legal Counsel Taud Hume advised that although a vendor template has been used historically which included all scopes of work, all scopes of work with this contract would be a different phase that would be presented to the board individually. In essence, the MSA streamlines our current contract. The ARP funds have been approved and we are currently working with the County to complete the contract. Board Vice Chair mentioned that there should be a hard date to dispense in the MSA and Board Treasurer Breean Beggs suggested it be 90 days prior to the end day to accommodate for the accounting procedures for the ARP Funding. Board Vice Chair Al French asked that no action be taken today and that the board revisits in February with a preliminary budget and a formal plan. In moving forward, the question was asked whether Interim Executive Director Gerry Gemmill be given authorization to sign the ARP contract, the entire board agrees that he has said authorization. Interim Executive Director Gerry Gemmill stated that the funds granted by ARP could be used to leverage additional funding.

PM advised the board that Catlin Dix has made a verbal request for funds but has not yet requested in writing, which is required by the contract we have with her. If she makes the request in writing, funds are available in S3R3's investment account.

An overview was provided regarding the partnership agreement for the wetland mitigation bank including information that this process could take 18-24 months but it is moving forward. The partnership agreement and the possibility of property acquisition will be discussed in Executive Session.

At 8:30 AM, Board Vice Chair Al French called an Executive Session to discuss acquisition of real estate and action regarding qualifications for public employment. The Executive Session will last 30 minutes and there is a possibility that action will be taken afterward.

At 9:03 AM the board meeting resumed, and no action was taken.

Unfinished Business

Executive Director (ED) search continues as Board Chair Larry Krauter discusses the Request for Proposal regarding an agency to commence with the search for an ED.

Other Business

None

New Business

None

Board Member Items

None

The January 12, 2023 Board Meeting was adjourned at 9:05 AM.