

April 13, 2023 Regular Board Meeting

7:30 – 9:00 AM

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

Attendance

S3R3 Solutions Members physically present: Breean Beggs, Scott Simmons

S3R3 Solutions Members present via teleconference: Greg Birchell, Al French, Larry Krauter

S3R3 Solutions Members absent: Johnnie Perkins

S3R3 Solutions Staff physically present: Karen Corkins, Project Manager; Sueann Herkel, Executive Assistant; Rick Romero, Interim Executive Director

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

Guests physically present: T Horne, Julia McHugh

Guests present via teleconference: None

Meeting called to order 7:33 AM

Welcome and Introductions:

Board Chair Breean Beggs requested a roll call, quorum present.

Public Comment/Courtesy of the Floor:

Public Comment was requested by Board Chair Breean Beggs. He advised that there will be a three-minute limit. Attendee Julia McHugh stated she would like public meetings held concerning the stormwater project. Board Chair Breean Beggs addressed Julia directly stating he would take time after the board meeting to discuss her concerns. An additional public comment was made by T. Horne asking for a meeting between S3R3, Osborne Consulting and citizens again, concerning the stormwater study.

Action Item No. 1 – Consent Agenda

Board Chair Breean Beggs called for a motion to approve the Consent Agenda Action Item No. 1 which included minutes for the March 9, 2023 Board Meeting, and financials for March of 2023. Board Vice Chair Al French motioned for approval for the minutes, Board Treasurer Larry Krauter seconded, motion passed unanimously. Board Treasurer Larry Krauter motioned for approval for the financials, Board Secretary Scott Simmons seconded, motion passed unanimously.

Action Item No. 2 – Amendment to T-O Engineers (now Ardurra) Contract

S3R3 currently has a contract with T-O Engineers for the Transportation Network Study. This contract needs to be extended to align with the extension we received from WSDOT for funding of this study. Request is also to extend authorization to the Interim Executive Director to sign said extension. Board Chair Breean Beggs called for a motion to approve the contract extension. Board Member Greg Birchell motioned to approve, Board Treasurer Larry Krauter seconded, motion passed unanimously. Board Chair Breean Beggs called for a motion to authorize Interim Executive Director Rick Romero to sign said extension. Board Member Greg Birchell motioned to approve, Board Vice Chair Al French seconded, motion passed unanimously.

Project Updates, Presentations

Interim Executive Director Rick Romero began to review subjects as mentioned in the agenda specifically briefing the Public Development Authority (PDA) and its origin. Highlighted was the success of the PDA over the past six years and that a visual of said success should be developed to tell the story. Board Chair Breean Beggs suggested that the visual include the status of the PDA in 2017, how it looks now and what projects are proposed. The plan is to create the visual and present it at a future board meeting. Citing the objective to create a 3-5 year financial projection, the board requested that the plan be no longer than three years specifically because there is a potential in 2026 to adjust the Urban Growth Boundary.

Interim Executive Director Rick Romero continued the discussion to include that he would like to solve the General Facilities Charges (GFC) issue before the new Executive Director is brought on board. Common agreement held by the board states that the GFCs collected within the PDA boundary should be spent within the PDA. Regarding the current Interlocal Agreement (ILA), it is suggested that any adjustments made be done within the calendar year with current elected officials who all are aware and extremely familiar with the original intent of establishing the PDA. The board suggested that small group meetings be held between the City, County and Spokane International Airport to address any changes that should or need to be made to the current ILA.

Reviewing the long-term objectives brought about discussion on the 'why' and 'what' of the PDA. The 'why' was defined by Board Secretary Scott Simmons as targeted, driven economic development, Board Vice Chair Al French said the intent was to have the City and County stop competing against each other and to speak with one voice and one goal. Board Chair Breen Beggs defined the 'why' as growing the West Plains and moving the community forward. Threats and obstacles were then discussed to include, but are not limited to, water, fiber and workforce housing. Board Chair Breen Beggs states that the PDA does not have direct control on any of the issues mentioned, however, it can be involved in the collaborative effort to resolve said issues.

Stormwater was specifically addressed mentioning that the PDA is working with information from a study that is now two years old and the cost of construction and borrowing money is greater. Also, is there another creative way that the stormwater issue could be solved? Board Vice Chair Al French mentioned that continuing with this project may not be a worthwhile pursuit while other needs such as water and sewer infrastructure are more pressing. It seems a reasonable solution is to leave stormwater to the private sector. Board Secretary Scott Simmons agrees and feels as though developers should be a part of the solution. Additionally, Board Chair Breen Beggs echoed those opinions to include that developers typically have innovative solutions, and that the government should be seen as a catalyst to providing room for those solutions. In addition, delaying this project would address citizens' concerns. It is the recommendation by the board that the issue be reviewed for a month and brought back with suggestions on how best to proceed.

Unfinished Business

Board Chair Breen Beggs posed the question as to whether movement should be made regarding the open board seat. He stated that he is not comfortable continuing to wait, however, polled the board specifically mentioning the board is missing an additional private sector opinion. The majority of the board would like to wait until the new Executive Director is hired. During the waiting period, Board Chair Breen Beggs requested that the board list what they are looking for to fill the vacant seat and strategies in casting a wider net to the broader community.

Board Chair Breen Beggs updated the board on the Executive Director search specifically mentioning that the agency hired is doing a fabulous job, a statement that was echoed by Board Treasurer Larry Krauter. It is the speculation, based upon the impressive qualities of the candidates currently being considered, the hiring committee will bring names to the board that are all very strong candidates.

Other Business

None

New Business

None

Board Member Items

None

The April 13, 2023 Board Meeting was adjourned at 8:54 AM.