

October 12, 2023, Regular Board Meeting

7:30 – 9:00 AM

Minutes – Board Meeting

Attendance

S3R3 Solutions Board Members present: Greg Birchell, Larry Krauter

S3R3 Solutions Board Members present via Zoom: Al French, Paul Katovich, Lori Kinnear, Scott Simmons

S3R3 Solutions Board Members absent: Garrett Jones

S3R3 Solutions Staff present: Karen Corkins, Project Manager; Sueann Herkel, Executive Assistant; Chris Pengra, Executive Director

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

S3R3 Solutions Staff absent: None

Guests physically present: Mark Brewster (Citizen of Palisades Neighborhood), Julia McHugh (Citizen of Palisades Neighborhood)

Guests present via teleconference: Marcia Davis (City of Spokane), Stacy Engstrom-Glubrecht (Anastasia/Moore/Martin CPA)

Meeting called to order 7:35 AM

Welcome and Introductions:

Board Chair Al French requested that since he is remote that Vice Chair Larry Krauter conduct the meeting. A roll call was conducted, and it was determined that there is a quorum.

Public Comment/Courtesy of the Floor:

Public Comment was requested by Vice Chair Larry Krauter. He advised that there will be a three-minute limit. Attendee Julia McHugh reminded the board regarding the contaminated wells in the Palisades Neighborhood (demonstrated by a map she was displaying). She would like the board of S3R3 Solutions to consider the development within S3R3 boundaries, how it affects outlying 4000 neighbors and to be good neighbors. She continues to ask that S3R3 keep the public well informed of any pending projects and to keep their private wells clean of poisons. Attendee Mark Brewster echoed the concerns of the previous comments made by Julia McHugh and further added that there is a cost to filter water into individuals' wells.

Action Item No. 1 – Consent Agenda

Board Vice Chair Larry Krauter called for a motion to approve the Consent Agenda Action Item No. 1 which includes minutes for the September 13, 2023 regular Board Meeting and financials for August of 2023. A brief comment was made by Executive Director Chris Pengra concerning the collection of new construction sales tax which he would like to discuss later in this meeting. Board Secretary Greg Birchell motioned for approval, Board Chair Al French seconded, motion passed unanimously.

Project Updates, Presentations

Executive Director Chris Pengra briefly discussed the overall timeline with the ARPA funds in that we are in alignment with the Spokane International Airport (SIA) and the City of Spokane (City) and feel as though there are no concerns with the timeline. He will update the board as needed. Board Chair Al French further discussed the ARPA Funds noting the \$2M total reward with \$1M being dedicated to water and \$1M to the sewer lift station. He also noted that the City is the lead on both. In addition, he suggested that S3R3 should consider supporting SIA and the City with letters of support.

Project Manager Karen Corkins briefed and then updated the Board regarding the Wetland Mitigation Bank (WMB). The timeline of the WMB was reviewed beginning in 2019 to present. Presently, the final prospectus is being reviewed. Once that has been completed, a 30-day public comment period begins. Then Interagency Review Team that will convene the Department of Ecology, Army Corps of Engineers with other jurisdictions within Spokane County for review.

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Executive Director Chris Pengra reviewed a 30-day report to include approximately 60 meetings that were concluded with several affirmations of support. Concerning Operational Assessment, he is specifically focusing on the method of calculating, reporting and receiving new construction sales tax as per our Interlocal Agreement. Currently, the County and City are in arrears with payments for this sales tax.

He soon plans to shift focus to development ready sites with an emphasis on value proposition and competitive realities. A SWOT analysis revealed that our current Strengths include community excitement about the growth in the West Plains and that S3R3 can play a pivotal role as a convener of regional interests. Board Chair Al French commented that strengths also include the region's alignment around development and the common goal of employment on the West Plains. Those sentiments were echoed in the Opportunities section of the SWOT analysis. Further comment concerning the SWOT analysis revealed that the Weaknesses and Threats are not dire. Looking forward, Executive Director Chris Pengra would like to develop a deeper understanding of our natural industry strengths within the Spokane region and develop marketing profiles for different industries. He went on to discuss planning the budget with goals in mind and to continue to look forward.

Board Chair Al French commented on the Tech Hub Application and that we should hear within the next two weeks but is confident Spokane will make it to the second round. Continuing, he suggested that we garner a list of partners that will agree that Spokane is the right place and this is the right time.

Executive Director Chris Pengra asked if the S3R3 Board would be available for a half day budget workshop with the end result being goal setting with strategic objectives. December 15th seemed to be an agreeable date.

Unfinished Business

None

New Business

None

Board Member Items

None

Executive Session

At 8:23 AM Executive Director Chris Pengra asked for Executive Session to be called to discuss the performance of a public employee (RCW 42.30.110(1)(g)). The Executive Session was scheduled to end at 8:28 AM and it was determined that no action or a decision would be made after Executive Session. At 8:28 AM Executive Session was ended, no decision was made and the October 12, 2023 Board Meeting was adjourned.