

MINUTES
Spokane Public Facilities District
Board of Directors
Spokane Veterans Memorial Arena Board Room
Wednesday, January 22, 2020
12:30 PM

ITEM #1 TO ORDER

Board Chair Larry Soehren convened the 774th Meeting of the Spokane Public Facilities District at 12:30 PM.

ITEM #2 ATTENDANCE

In attendance was Board Chair Larry Soehren along with members Mick McDowell, and Travis Tramp. Marty Dickinson and Nate Greene were excused. District personnel included Mike Gaffaney, Matt Meyer, Monte Koch, Brittany Garwood, Stephanie Huff, Ryan Wilson, Jessica Deri, Stanley Schwartz from Witherspoon-Kelley, Tony Corigliano from Lydig, Paul Christianson (check spelling on this) from the Sports Commission, Toby Hatley from Washington Hospitality Association, and Stuart Boylin from Lilac City Decorators.

ITEM #3 CONSENT AGENDA

Mr. Tramp moved to approve the consent agenda, Mr. McDowell seconded and the motion was approved unanimously, including the following:

- Approval of Minutes from December 18
- Approval of December Expenditures
- Approval of Witherspoon-Kelley Invoices-November
- Approval of Hoffman Pro Systems Invoice

In discussion, Mr. Tramp had an inquiry as to the nature of the Hoffman equipment. Mr. Koch explained it is two audio consoles in FICA, one in back and one in front.

Mr. McDowell made inquiry of the window expense and if it is well past warranty. Mr. Koch replied that the warranty had expired.

ITEM #4 DISTRICT BUSINESS

Art Committee

No Report.

Finance Committee

Ms. Garwood provided a report of the District's November and December Financials and Revenues. Mr. Soehren commented 2019 has been a very the successful year and it is very impressive.

Operations Committee

No report.

Project Committee

Ground Lease Agreement

Mr. Schwartz reviewed the proposed Sportsplex Land Lease with City Parks. This document went through technical revisions since last meeting. It is a (30) thirty year lease.

Exhibit C, the Declaration of Reciprocal Easements and Covenants and Restrictions Affecting Land is written in the nature of an HOA, and will operate Cataldo in various easements. The document provides for maintenance and penalties to parties for failure to maintain. A Common Administrator will manage the property maintenance. This document was approved by the Park Board January 9, 2020.

The original documents are in the Mayor's office awaiting her signature.

Mr. McDowell moved to approve the Land Lease and authorize the CEO to execute the documents on behalf of the District. Mr. Tramp seconded and the motion was approved unanimously.

Lydig December Application for Payment #15

Mr. McDowell reported this has been previously approved by the Project Committee.

Mr. McDowell moved to approve the Lydig December Pay Application #15, Mr. Tramp seconded and the motion was approved unanimously.

Interlocal Joint Use Agreement

Interlocal Joint Use Agreement is summarized by Stanley Schwartz.

The intention is to provide priority use to the PFD/Sports Commission with secondary use by the Park Board for community programs, and not to compete with the Sports Commission.

Exhibit A explains how the Sportsplex will be jointly used and scheduled.

Exhibit B reviews the Spokane Parks & Recreation Department and SPFD August Meeting Agenda. Meetings are to be held no later than the first week of August.

Mr. Tramp moved to approve the Interlocal Joint Use Agreement and authorize the CEO to execute the documents on behalf of the District. Mr. McDowell seconded and the motion was approved unanimously.

Overhang Easement

Mr. Schwartz briefly explained the process of developing an Overhang Easement for portions of the Sportsplex that will extend over the south property line.

Title Insurance

Mr. Schwartz stated that the City has produced and is paying for a Title Report. Mr. Schwartz discussed the value of the project and what ultimately would be the insured value for the title policy. Mr. Schwartz recommends the District require the City to procure \$2,000,000 in Title Insurance, which would be sufficient to cover the costs of any action necessary to defend title.

Mr. McDowell moved to approve \$2,000,000 in Title Insurance, Mr. Tramp seconded and the motion was approved unanimously.

Lydig Overview

Mr. Corigliano with Lydig presented an overview of ongoing Sportsplex construction.

Currently the Sportsplex buyout is 55% complete.

Projected GMP: \$45,795,000

The concrete placement start date is January 31, 2020.

The steel start date is May 15, 2020.

The completion of the Track is July 1, 2020
Substantial completion is August 2021.

ITEM #5 MISCELLANEOUS.

The next Spokane Public Facilities Board Meeting will be the 775th Meeting of the PFD Board.

ITEM #6 PUBLIC DISCUSSION

ITEM #7 ADJOURNMENT

There being no further business the Board adjourned at 1:27p.m.

Michelle McIntyre
Clerk of the Board

Approved by the
Board of Directors

The SPFD Board's minutes are intended to be a reasonable summary of the Board's deliberations and actions. The minutes are not a verbatim record of everything said at the meeting. The minutes include all actions taken by the Board.