

**MINUTES**  
**Spokane Public Facilities District**  
**Board of Directors – Spokane Veterans Memorial Arena Board Room & Via Webinar**  
**Wednesday, July 28<sup>th</sup>, 2021 at 12:30 PM**

**ITEM #1 TO ORDER**

Board Chair Larry Soehren convened 806<sup>th</sup> Meeting of the Spokane Public Facilities District at 12:30 PM.

**ITEM #2 ATTENDANCE**

In attendance was Board Chair Larry Soehren along with board members, Marty Dickinson, Nate Greene, and Mick McDowell. Travis Tramp attended virtually. District personnel in-person included, CEO Stephanie Curran, Monte Koch, Brittany Garwood, Ryan Wilson, Mike Gaffaney, Jessica Deri, Matt Meyer, Brittany Garwood, Andrew Dolan and Nic Lawrence. District staff attending virtually included, Jeni Daniel, Stephanie Huff, and Kay Riplinger. Guests attending in-person included Stanley Schwartz with Witherspoon-Kelley, Andrew Brenner with Lydig, and Roy Koegan with Kutak Rock. Guests attending virtually included Colin Anderson with Integrus, Ryan Nackers with Levy, Intisar Surur from McBride Public Affairs, Dusty Kurtz with West Coast Entertainment, Justin Kobluk with West Coast Entertainment, Matt Lashoff with Oak View Group, Tom Stebbins with Vision Marketing, and Toby Hatley with Hatley and Associates.

**ITEM #3 CONSENT AGENDA**

Board Chair Soehren presented the Consent Agenda items.

- **Approval of Minutes from July 14, 2021**
- **Approval of Expenditures for June 2021**  
PAYROLL VOUCHERS: #4155-4159, #4161-4163, #4166, #4168-4172, #4174-4175, #4179 + 2 WIRE TRANSFERS; ACCOUNTS PAYABLE VOUCHERS: #109804-109805, #109807-109823, #109827-109880, #109882-109971, #109975-109977, #109979-109996, #109998
- **Approval of Witherspoon-Kelley Invoices for June 2021**

Ms. Dickinson inquired about the Spokane Arts Fund line item in Expenditures. Ms. Garwood replied this is an established monthly occurrence for the District.

Mr. Greene moved to approve the Consent Agenda as presented, Ms. Dickinson seconded and the motion was approved unanimously.

**ITEM #4 DISTRICT BUSINESS**

**Finance Committee**

Mr. Greene introduced Financials for June 2021.

Ms. Garwood communicated the District is (-) \$ 1.7 million YTD and added that at the same point in 2020 the District was (-) 1.6 million YTD, and in 2019 at this point was (+) \$ 800k YTD.

The District has completed its first interim agreement period with Levy.

Mr. Greene noted cash status is in good shape due to bond re-financing, and this fall and winter look strong for business.

**Operations Committee**

No report.

**Project Committee/Sportsplex/The Podium:**

**UDRC/Upper Deck Reduction Curtain:** This project will reduce the Arena house for certain events, was approved by the board at a previous meeting, and is 65% complete. Project is scheduled to wrap up August 6, is ahead of schedule, and is on budget.

**Arena Roof:** Vendor is working on the high roof and expected to wrap up by September.

**Lydig Pay App #33 - June 2021:** Mr. Koch reviewed Lydig Pay App #33 for June 2021 in the amount of \$ 1,986,989 .82 which represents approximately 95% of project completion and has been reviewed and approved by the Project Committee. The remaining balance to Lydig is approximately \$ 2.3 million.

Mr. McDowell moved to approve Lydig Pay App #33 for June 2021 as presented. Ms. Dickinson seconded and the motion was approved unanimously.

Project Update:

Mr. Brenner presented a slideshow of ongoing work at The Podium starting with a day and night aerial views  
Parking lot on east side is complete and landscaping is coming along,  
Dean Avenue has re-opened including a crosswalk at the north entrance with solar pedestrian indicators. Additional work on Dean has included sidewalks, tree wells, and areas for art placement making it more pedestrian friendly.  
Interior art is being placed, and outer signage is installing.  
The lower level warm-up track is finishing up with striping lane line work to occur in August.  
In-field and out-field final layers are in place.  
Tentatively looking to wrap up the end of September.  
The project is ahead of schedule and on budget.

Oak View Group:

Mr. Meyer had reviewed the intent and major details of the Oak View Group partnership at a prior board meeting and is presenting the agreement today. It is a five-year deal that can be renewed, with a threshold of \$ 2.1 million which may likely be negotiated at renewal. Mr. Schwartz remarked that this is a fair, creative partnership with great potential for the District.

Ms. Dickinson moved to authorize the CEO to execute the Oak View Group Agreement.

Mr. Greene seconded and the motion was approved unanimously.

CEO Update/Ms. Curran:

Stadium: There have been several meetings to work out details with multiple partners. An Interlocal Agreement with SPS is expected next month, followed by an agreement with the USL.

Re-Opening Campaign: Campaign is in final planning stages and will be presented by Ms. Deri and Mr. Meyer at a future meeting.

CDC Mask Announcement/Governor Inslee : CDC recommendation is for all to wear masks indoors in high risk areas/counties. It is not a mandate by CDC or the Governor at this time.

**ITEM #5 PUBLIC COMMENTS**

Mr. Soehren opened the Board Meeting for Public Discussion.

Mr. Greene asked about the status of Canada/Canadian players and Chiefs. Mr. Meyer replied the plan is for the border to open the end of August; we are awaiting further details or revisions.

The next SPFD Board of Directors Meeting is scheduled Wednesday, August 11 at 12:30 PM.

**ITEM #6 ADJOURNMENT**

The Board adjourned to Executive Session at 12:52 PM per RCW 42.30.110 (i) Personnel and Real Estate for approximately 20 minutes. Action on Real Estate is expected.

The board returned to the board room at 1:14 PM with the following action regarding Real Estate.

Mr. McDowell moved that in order to facilitate the Stadium project and long term needs of the Public Facilities District, we the Board authorize the CEO to move forward with the purchase of the land parcels on Dean Avenue, known as the Diamond Lot, the Provisional Staffing property, and a strip of vacant land owned by the Boy Scouts, with combined purchase price totaling approximately \$ 2.4 million. Final approval will occur with presentation of final contract documents. Ms. Dickinson seconded and the motion was approved.

There being no further business the Board adjourned at 1:16 pm.

Michelle McIntyre, Clerk of the Board

Approved by the Board of Directors