

MINUTES
Spokane Public Facilities District
Board of Directors – Via Webinar
Tuesday, November 16, 2021 at 12pm

ITEM #1 TO ORDER

Board Marty Dickinson convened 814th Meeting of the Spokane Public Facilities District at 12 PM.

ITEM #2 ATTENDANCE

In attendance was Board Chair Marty Dickinson and Board Members Nate Greene, Paul Read and Ed Bruya. District personnel attending in-person included CEO Stephanie Curran, Brittany Garwood, Jessica Deri, Mike Gaffaney, Matt Meyer, Paul Christiansen, and Jeni Daniel. District Personnel attending virtually included Kay Riplinger, Nic Lawrence, Andrew Dolan, Jamie Gwinn, and Sue Stoll. Guests attending virtually included Colin Anderson from Integrus Architecture, Freddie Mercer with TicketsWest, Dave Pier with Brett Sports and Entertainment, Intisar Surur from McBride Public Affairs, Scott Taylor from The Car Park, Toby Hatley with Hatley and Associates, and Thomas Reese with MGAC.

ITEM #3 CONSENT AGENDA

Board Chair Dickinson presented the Consent Agenda items.

- **Approval of Minutes from November 10, 2021**

Mr Greene moved approve the November 10 Minutes, Mr. Bruya seconded and the motion was approved unanimously.

Discussion revealed a needed correction to ‘Item 2 – Attendance’. Minutes are amended to read the PFD Board Chair and Board were present, and not virtual.

- **Approval of Axiom Division 7 – Arena Main Roof**

Mr. Gaffaney reviewed the Arena Main Roof project which was budgeted for the current year. The October 2021 invoice is in the amount \$93,740. Two more Pay Apps are expected totaling \$59,379.76 + tax.

Mr. Bruya moved to approve the Axiom Division 7 – Arena Main Roof invoice as presented, Mr. Greene seconded and the motion was approved unanimously.

- **Approval of Axiom Division 7 – Arena Warehouse Roof**

Mr. Gaffaney reviewed the Arena Warehouse Roof project which was budgeted for the current year. The October 2021 invoice is in the amount of \$63,834.95. Additional Pay Apps are expected in the amount of \$67,747.93 + retainage.

Mr. Greene moved to approve the Axiom Division 7 – Arena Warehouse Roof invoice as presented, Mr. Bruya seconded and the motion was approved unanimously.

- **Approval of Nickerson Corp. – Arena Upper Deck Reduction Curtain**

Mr. Gaffaney and Mr. Meyer provided an explanation of the purpose and operation of the Arena Upper Deck Reduction Curtain. Work has been completed by Nickerson Corporation and was budgeted for the current year. The September 2021 Pay App #3 is in the amount of \$11,596.31 and one more Pay App is expected once Nickerson finishes close out paperwork for the state.

Mr. Greene moved to approve the Nickerson Corporation Pay App #3 as presented, Mr. Read seconded and the motion was approved unanimously.

ITEM #4 DISTRICT BUSINESS

Stadium Development Agreement:

Ms. Curran provided an overview of the agreements forthcoming between the (SPS) Spokane Public Schools and the PFD along with the agreement presented today. Areas covered in the agreement reviewed today are parking, ground lease, operating, quit claim deed; all of which will act like addendums to this agreement. The term is (50) years with an additional (49) as agreed upon.

The Stadium groundbreaking is Tuesday, November 30 at 3pm with ceremony likely in The Podium and official groundbreaking on the Stadium site following.

Mr. Read moved to approve the Stadium Development Agreement as presented, Mr. Greene seconded and the motion was approved unanimously.

Spokane Shock Agreement

Ms. Curran and Mr. Meyer presented the Spokane Shock Agreement for 2022-2023. The Shock has agreed to the terms of this agreement.

Mr. Greene moved to approve the Stadium Development Agreement as presented, Mr. Bruya seconded and the motion was approved unanimously.

Finance Committee

Ms. Garwood provided an overview of the three main areas of PFD Finances: 1) Operating, 2) Tax Revenues and Debt Services, and 3) Profit. Each District Manager was met with to review their department and then the budget reviewed as a team.

Ms. Garwood presented the First Reading of the 2022 PFD Budget. Categories include Multi-Year Operating Summary, Operating Budget Summary, R&R/CIP/FF&E Summary, and 2022 Budget Summary.

Staff allocation for The Podium will be revised and reflected in the Second Reading of the 2022 PFD Budget.

Mr. Greene stated the Washington State Auditors are at the Arena for the next few weeks performing the annual audit and noted the AWSPFD (Association of Washington State Public Facilities Districts) Board voted to approve \$250 to update the website.

Operations Committee

No report.

Project Committee:

No report.

CEO Update/Ms. Curran:

Stadium: STA and SPS meeting next week; the Shuttle program is moving to Lot B.

Properties: Closing on Dean Property November 24, 2021. Value Village scheduled to close in January upon seller finding a property.

Sustainability: Met with Levy yesterday on creating future sustainability plans.

SVOG (Shuttered Venues Operators Grant): SVOG re-asked for 2019 Financials (which was included in the original submission in April 2021). And, SVOG asked for 2020 Audited Financials, however, the audit is currently underway and not ready until March 3, 2022.

Public Comment from November 10 Board Meeting: Scott Taylor from The Car Park asked about an RFP for Parking. Ms. Curran had answered the PFD had been in an interim agreement and are now back to original agreement; now without snow-plowing.

ITEM #5 PUBLIC COMMENTS

Board Chair Dickinson opened the Board Meeting for Public Discussion.

The next SPFD Board of Directors Meeting is scheduled Wednesday, December 8 at 12:30 PM.

ITEM #6 ADJOURNMENT

There being no further business the Board adjourned at 1:48pm.

Michelle McIntyre, Clerk of the Board

Approved by the Board of Directors