

**MINUTES**  
**Spokane Public Facilities District**  
**Board of Directors – Via Webinar**  
**Wednesday, June 22, 2022 at 12:30pm**

**ITEM #1 TO ORDER**

Board Marty Dickinson convened 824<sup>th</sup> Meeting of the Spokane Public Facilities District at 12:30 PM.

**ITEM #2 ATTENDANCE**

In attendance was Board Chair Marty Dickinson, Vice Chair Paul Read, and Board Members Nate Greene, Ed Bruya, and Harry Sladich. District personnel attending in-person included CEO Stephanie Curran, Mike Gaffaney, Paul Christiansen, Matt Meyer, Jessica Deri, Jennifer Kletke, Jeni Daniel, Andrew Dolan, and Ryan Gallagher. Guests attending in-person included Dusty Kurtz with TicketsWest, Greg Forsyth with Spokane Public Schools, and Jofil Borja, Christina Bray and Marianne Bornhoft from Bluedot Energies. District Personnel attending virtually included Jene Iceberg, Nic Lawrence, and Tina Gallegos. Guests attending virtually included Ryan Nackers with Levy, Tom McBride and Intisar Surur with McBride Public Affairs, Dave Pier with Brett Sports and Entertainment, and Tom Stebbins with Vision Marketing.

**ITEM #3 Dusty Kurtz - TicketsWest**

Mr. Kurtz with TicketsWest thanked the board for inviting him to attend the PFD board meeting. He provided a slide presentation including review of TicketsWest and industry ticketing processes, explanation of secondary/unauthorized markets, and ticketing history. He described how unauthorized and secondary ticketing has occurred prior (with paper tickets) to now when all is digital, and how it is within all ticketing agents, and among many industries. He further explained that often the District/TicketsWest announces an event and it is not yet on-sale but is selling in secondary markets. The key is to look for red flags such as ‘not affiliated with venue or TicketsWest’, vague locations offered (not specific seats), ‘tickets not owned by seller’ (this means they do not have tickets but are willing to purchase for a guest; thus not a guarantee). Mr. Kurtz detailed items to look for when purchasing tickets, how to navigate the ticketing system, and how to purchase from an authorized ticketing agent. TicketsWest does partner with Stub Hub to allow guest to sell/transfer tickets easily. This option is in the menu bar on the guest TicketsWest account page and allows for a smooth and secure process. TicketsWest also keeps track of where all tickets are transferred which additionally ensures ticket integrity.

**ITEM #4 CONSENT AGENDA**

Board Chair Dickinson presented the Consent Agenda items.

- **Approval of Minutes from May 25, 2022**
- **Approval of Expenditures for May 2022**

**PAYROLL VOUCHERS: #4451-4459 + 2 WIRE TRANSFERS;**

**Accounts Payable Vouchers: # 118830, 119071-119074, 119078, 119093, 119109-11911, 119113, 119133, 119140, 119143, 119146, 119148, 119161, 119172, 119176-119177, 119190-119194, 119196, 119198, 119208, 119216, 119219-119222, 119487-119519, 119525-119533, 119535-119539, 119541-119547, 119549-119556, 119562-119571, 119573-119582, 119588-119660**

Mr. Read moved approve the Minutes from May 25 and Expenditures from May 2022, Mr. Greene seconded and the motion was approved unanimously.

- **Approval of Witherspoon-Kelley Invoices for April 2022**

Mr. Sladich moved approve Witherspoon-Kelley invoices for April 2022, Mr. Read seconded and the motion was approved unanimously.

- **Approval of Dew Drop Sprinklers and Landscaping Pay App #1 for the Howard and Boone Tree Replacement Project**

Mr. Gaffaney provided an overview the Howard and Boone Street Tree Replacement Project explaining that Avista approached the District in spring of 2021 communicating the trees along Howard and Boone were encroaching on power lines and uprooting sidewalks. In addition, some of the trees died as a result of the city cutting into watering lines; they have assisted with the project. The District hired consultant Anne Hanenburg from SPVV Landscape Architects to assist with the detailed RFP and bid process. Dew Drop Sprinklers and Landscaping was awarded the bid and provided

services. Mr. Gaffaney presented slides of the work that is now completed. One additional pay app is expected from Dew Drop for closing costs, all fees to SPVV have been paid, and the total project was on time and under budget (including the expected upcoming pay app). Mr. Gaffaney added that the timing of acquiring a new electrician to the District staff resulted in a large cost savings.

Mr. Read moved approve of Dew Drop Sprinklers and Landscape Pay #1 in the amount of \$ 129,155.96 before tax, Mr. Bruya seconded and the motion was approved unanimously.

## **ITEM #5 DISTRICT BUSINESS**

### **Finance Committee**

Mr. Greene and Vice-Chair Read, presented Financials for May 2022 noting the FICA had a fabulous month with Hamilton and YTD is +991k. Mr. Greene reported YTD the District is +1.5m, with the Convention Center -360k and Podium +74k.

Board Chair Dickinson inquired to Podium projections. Ms. Curran stated the Podium was projected to be -275k/year. The summer months are not heavily booked with events, however, a concert has already been added for October.

### **Operations Committee**

No Report

### **Project Committee:**

No report

### **Stadium:**

Ms. Curran stated there have been ongoing Stadium Project Meetings including District staff, SPS, Garco, ALSC, and partners. She added special thanks to Greg Forsyth with SPS for his and the SPS partnership, noting his expertise has been integral to planning and forecasting building needs. Within these meetings, it has been determined that there are some items/areas that the District will need to absorb in order to host events outside of soccer and high school sports (ie concerts). Mr. Greene discussed financials that were reviewed in the Finance Committee along with Vice Chair Read, Ms. Curran, and Mr. Meyer. These events will be held during the soccer/high school off-season of July-September as well as provide another venue for events that cannot play in Arena and FICA. The PFD will need \$3m in which SPS has agreed payment over (3) years. The District purchased the land but has not contributed financially to the Stadium. Mr. Meyer provided a detailed list and explanation of needed equipment/electrical/areas that if not done now will increase significantly in cost. (These include electrical, extended concessions for events, prep kitchen, hospitality areas, elevator, fiber/wiring/security controls, efficient cleaning areas/systems, flooring under stage-but looking at logistics of sharing with floor with the Podium). Ms. Curran added the USL has verbally agreed to financial commitments.

Mr. Read reported that these items were in the original budget, however, as costs have increased, SPS does not now have the budget for these items. The School District is discussing in their board meeting tonight.

Ms. Curran reviewed the budget and where monies will be distributed from, explaining a similar process for equipment and areas was added to the Podium in order to host events outside of schools and sports. This has resulted in a concert booking and others interested/near booking/announcing. 2022 YTD the District is +1.5m, and YTD at this time 2019/+253k, 2018/-299k, 2017/+242k.

Mr. Sladich expressed the need for financial forecasting business best practices and another meeting to break down the forecasting and reporting.

Mr. Read stated that the two questions are: Is this good business for the long term; (30) years out, and can we afford it now. Board Chair Dickinson stated that financial forecasting be presented to the board prior to other financial asks coming forth. Ms. Curran acknowledged the board statements and added with building (2) buildings, and being shut down for two years, there has been a great deal of equipment to repair, replace, procure, and maintain.

Mr. Read moved approve \$3m for the PFD investment in the Stadium to be paid over (3) years, Mr. Greene seconded and the motion was approved with a nay vote from Mr. Sladich.

**Value Village:**

Ms. Curran stated this property has been purchased, however, Value Village has plans to move location that is now not ready. They asked for an extension until November 30, 2022; it was previously this summer. Demo will delay until March 2023 in order for Value Village to remain in business, keep their staff, and during this time they will pay the District \$20k/mo in rent. Within the new agreement, Value Village will vacate the parking lot/close the business prior to door opening of Arena/Podium events.

**Bluedot Energies:**

Mr. Borja, Ms. Bray, and Ms. Bornhoft reviewed a slide presentation, explained their product for electric vehicle parking, reviewed how their services work, and how a partnership with the District may look.

Ms. Curran, thanked Bluedot for the presentation and noted looking into logistics/costs, maneuvering as a public entity, and following the RFP process.

**ITEM #6 PUBLIC COMMENTS**

Board Chair Dickinson opened the Board Meeting for Public Discussion.

The next SPFD Board of Directors Meeting is scheduled Wednesday, July 13, 2022 at 12:30PM at the Spokane Veterans Memorial Arena.

**ITEM #7 ADJOURNMENT**

There being no further business the Board adjourned at 2:06 PM.

Michelle McIntyre, Clerk of the Board

Approved by the Board of Directors

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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.