

MINUTES
Spokane Public Facilities District - Board of Directors Meeting Via Webinar
& at Spokane Veterans Memorial Arena Board Room | Wednesday, October 25, 2023 at 12:30pm

ITEM #1 TO ORDER

Board Chair Dickinson convened 848th 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 Ed Bruya and Cami Eakins. Board Member Harry Sladich was excused. District personnel attending in-person included, CEO Stephanie Curran, Jessica Deri, Matt Meyer, Mike Gaffaney, Paul Christiansen, Steve Marsh, Melissa Coulter, and Ryan Gallagher. District personnel attending virtually included Jennifer Kletke, Nic Lawrence, Kay Riplinger, Andrew Dolan, Kamie Gylling, Chris Weathers, Holly Williams, Jose Angel, and Tina Gallegos. Guests attending in person included Chris Varallo with Hawley-Troxell, Scott Taylor with The Car Park, and Dave Pier with Brett Sports and Entertainment. Guests attending virtual included Ryan Nackers with Levy.

ITEM #3 CONSENT AGENDA

Board Chair Dickinson presented the Consent Agenda items.

- **Approval of Minutes for September 25, 2023**

Mr. Bruya moved to approve the September 25 minutes as presented, Mr. Read seconded and the motion was approved unanimously.

Discussion resulted in an edit to the September 25 minutes noting Ms. Eakins has worked with Career Path Services for 20 years rather than 30 as stated in minutes.

ITEM #4 DISTRICT BUSINESS

Committees:

Finance:

Mr. Marsh provided a report for August month end stating the PFD is expecting to be flat or 0 by the end of 2023.

PFD 2024 First Budget Reading:

Chair Dickinson stated the PFD budget process is different than in years past as the board and PFD have made an intentional effort to partner Direct Budgeted Revenues & the Direct Expenses and Operating Budget. There will be challenges in this new path, however, the long term will provide accuracy and clarity.

Mr. Marsh explained the process of changing how the budget is prepared and reviewed.

Stadium: The Stadium has had a major impact. SPS reported they would save approximately \$500k the first year; this is the amount the PFD expects to invest to operate. Marketing has focus to generate revenue in concerts.

Arena: Anticipated shut-down for a few months for Phase 2 of retractable seating, remodel of Suites and Club, Ribbon Board, back of house restrooms/showers, (all these projects delayed for some years in part due to Covid, and the Arena requires a shut-down for the retractable seating installation, so other projects were added on as shut-down is a one-time occurrence).

Convention Center: \$3m new ballroom carpeting, and also ceiling projects in Exhibit Halls.

Use of cash is expected at \$37m derived from tax revenues and reserves.

Vice Chair Read expressed appreciation for the work of Mr. Marsh and guidance to staff and believes we are on the right path. He noted he views 2024 as a level set year and there are some items/projects needing immediate attention. For 2nd Budget Reading Vice Chair has requested a draft of budget principals, and implement a six-year plan (later board stated 5-year plan). And, what an appropriate amount of reserves?

Is it realistic to get projects done with \$17.5m? Look closely at marketing and narrative and how it relates to revenue generation.

Ms. Curran explained that one reason the maintenance is substantial is that ideally projects would be taken on in a longer timeline and spread out over time, and now a great deal needs to be done all at once.

Excited to roll out the PFD Strategic Plan which is in final stages.

Board Chair Dickinson reviewed items to implement for Second Budget Reading; marketing overview, project schedule for the project \$17.5m, a draft of budgeting principles, narrative of labor, and forecast of 5-year plan indicating a balanced budget.

Operations:

No report.

Project:

No report.

ITEM #6 MISCELLANEOUS

CEO Update:

Budget 2024: Second Reading scheduled for November 29.

WA Clean Buildings Act: Mr. Gaffaney has been working with a EEI since 12.2021 to assist with this Act, and EEI will attend a manager meeting next week to assist the PFD with the process. There are steep fines for non-compliance and as the PFD works to resolve would be facing \$750k in fines if the Act was implemented today (\$1 per square foot; \$750k+).

Ms. Curran has reached out to our lobbyist about requesting funds of the capital budget. The PFD is ahead of several entities in starting the efforts.

Police/City: There was a news report that parking was a not optimal in early October when that was not the narrative. Parking totals of Stadium/Podium/Chiefs is less than a sold-out Arena event which has been managed for years. PFD is working with police on a documented traffic plan.

ITEM #7 PUBLIC COMMENTS

Board Chair Dickinson opened the Board Meeting for Public Discussion.

No Discussion.

ITEM #8 EXECUTIVE SESSION

Board Chair Dickinson adjourned the Board to an Executive Session at 01:24PM per RCW 42.30.110 (i) regarding Real Estate for approximately (40) minutes with no action expected. The board returned to the board room at 1:58PM with no action taken.

ITEM #9 ADJOURNMENT

There being no further business the Board adjourned at 1:59PM.

Michelle McIntyre, Clerk of the Board

Approved by the Board of Directors at following meeting.

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.