
SNOHOMISH COUNTY PUBLIC FACILITIES DISTRICT
PUBLIC FACILITY DISTRICT MEETING MINUTES
JACKSON BOARD ROOM
APRIL 19, 2002
3:00 P.M.

Roll Call:

Board:

Steve Juntwait, District # 2
Liz Loomis, District #5
Boyd McPherson, District #1
Erik Nelson #3
Travis Snider, District #4

Staff

Doug Ferguson, Anderson Hunter
Sylvia DeZordo, Finance
Wanda Johnson, Finance
Rachel Solemsaas, Finance

Interested Parties:

Edwina Baxter, Edmonds
Frances Chapin, City of Edmonds
Jayeanna Chaudesie, Edmonds
Stephen Clifton, City of Edmonds
Bob Colegrove, Edmonds
MaryAnn Colegrove, Edmonds
Cindi Cruz, City of Edmonds
Deanna Dawson, City Edmonds
Greg Easton, Property Consulting
Sharie Freemantle, Cty Council
Ed Goetter, Edmonds
Peggy Hetzler, City of Edmonds
Brent Lambert, Snohomish Cty
Roberta McBride, Edmonds
John McGibbon, Edmonds PF
Darlene McLillan, Edmonds
Barry Smith, NFIC
Terry Vehrs, Edmonds PFD

Call to Order:

Travis Snider, President, called the meeting to order at 3:05 P.M.

New Business:

Minutes. It was moved by Boyd McPherson, seconded by Liz Loomis, to approve the minutes of the March 15, 2002 meeting. Motion carried unanimously.

Vouchers. Travis reviewed the voucher packet with the PFD Board for approval. Motion was made by Liz Loomis, seconded by Boyd McPherson, to approve vouchers dated March 1 through April 15, 2002 in the amount of \$1,178,380. Motion carried unanimously.

Lynnwood Interlocal Agreement. Peter Lieurance, introduced himself as the interim Director for the Lynnwood PFD.

Doug Ferguson presented the redlined draft First Amended and Restated Interlocal Agreement. Doug stated that for most part, Carol Weibel, Hugh Spitzer, as well as himself are in agreement with changes as proposed. The one area of disagreement with the City of Lynnwood is Section F which is on page 11 of the interlocal and; therefore, discussion is continuing on the indemnification language.

The PFD Board and Peter discussed the need for mutual agreement before including the indemnification language within the interlocal agreement. Doug stated that Snohomish County PFD liability is very limited, and that the City of Lynnwood should be responsible for claims relating to its acts and omissions. Peter suggested that Snohomish County PFD accept limited risk that the indemnification could provide.

Travis was concerned that the City of Lynnwood would take some risks, and Snohomish County PFD would then be pulled into the situation. Travis asked Doug if we could provide an agreement which would be a minimal risk to the county. Doug could provide a draft to the PFD Board before the next meeting and come up with a compromise for both parties.

Peter asked that the interlocal agreement be adopted by May, 2002. Doug stated the PFD Board could review the agreement and discuss at the April 29th meeting.

Project Updates:

Edmonds Project Viability. Terry Vehrs, representing the City of Edmonds, provided the PFD Board with a revised business plan. Terry requested a contingent agreement by Snohomish County.

Travis stated that the PFD Board is committed to present a final report to Snohomish County Council by April 30, 2002. Doug stated that in December, 2001 the PFD Board had requested a business plan and had provided business plan guidelines to each applicant. Travis reviewed the criteria with the applicant that would make the project viable. Travis stated that the Edmonds PFD needs to provide a project that is viable which the PFD Board could go forward with.

Greg Easton, Property Consulting, presented the Edmonds PFD revised business plan. He described the Edmonds Event Center as a multipurpose public facility designed and programmed to meet the needs of various events in the region. Parking would be provided underground on the north portion of the site. Senior Housing would be constructed above a parking garage.

Greg discussed operating projections to year 2006 which included events, revenue, expenses and required grants gifts and contributions. He also discussed the total estimated development costs of \$7,500,000.

Greg stated the project would be a rental facility and as a result staff could be reduced to four employees.

Travis and Stephen discussed the need to provide a traffic analysis to mitigate the vehicle impacts. The proposed structure and amount of parking would not change after a traffic analysis was completed.

Travis and Greg discussed that the market analysis was completed within the feasibility study last Fall. Greg stated that there is a strong interest in groups within the region for the proposed facility.

Greg stated that the following funding sources are available for the development of the project: City of Edmonds sale and use tax rebate, \$2.7 million contribution from Snohomish County PFD, and the capital contribution approved by Edmonds City Council for \$2 million.

Greg also stated that the City of Edmonds does have a realistic schedule that meets the needs of legislation.

Travis stated that the PFD Board would need some time to review the proposed project and still meet the deadline of April 30, 2002. The PFD Board decided to meet next Thursday at 3:00 P.M. for further discussion on the Edmonds Business Plan. On Monday, April 29 the Board would have a meeting at 4:00 P.M. to approve the final report to County Council. The PFD Board also scheduled a discussion of Lynnwood Interlocal Agreement for April 29.

Doug Ferguson stated that specific issues of concern by the PFD regarding the plan should be addressed by the applicant at the next meeting, but also the applicant needs to address the conditions specified in the letter from the City of Edmonds dated April 17, 2002. Erik also would like the applicant to breakdown the cost of the property acquisition and renovation which equals the \$4.8 million.

Peter Lieurance requested the Edmonds PFD take the recent facility study conducted by Lynnwood PFD last November and line up a side by side target event market comparison on current projected events. The Lynnwood PFD expressed concern regarding the issue of competition.

Travis mentioned that if the Snohomish County PFD Board Members have additional questions for the Edmonds PFD, to forward those questions to Dan Clements.

At 5:15 P.M. Travis continued the meeting to April 25, 2002.

Future Meetings:

April 25, 2002 at 3:00 P.M. to further discuss the Edmonds Business Plan.

April 29, 2002 at 4:00 P.M. to discuss the Lynnwood Interlocal Agreement; and, approval of the final Snohomish County PFD Board Report to be submitted to Snohomish County Council.

Meeting Continued: April 25, 2002 at 3:00 P.M.

Follow-up Items:

- 1.) County Service Contract
- 2.) Approval of PFD Annual Budget

Items for Discussion for continued meeting:

Edmonds Business Plan

Address the conditions specified in the City of Edmonds letter dated April 17, 2002.
Provide cost breakdown on the property acquisition and renovation equally \$4.8 million.
Side by side target event market comparison on current project events.
Snohomish County PFD Board Members have additional questions for the Edmonds PFD, to forward those questions to Dan Clements.
Scheduled a discussion of the Lynnwood Interlocal Agreement for April 29th.
Doug Ferguson would provide a draft indemnification clause within the Lynnwood PFD Interlocal Agreement.

A handwritten signature in blue ink, appearing to read "Tom Sander", is centered on the page. The signature is fluid and cursive, with a large initial 'T' and 'S'.