

PFD Snohomish County  
Public Facility District Meeting Minutes  
Jackson Board Room  
February 15, 2002  
3:30 P.M.

Attendance:

**Board Members Present**

Liz Loomis, District #5  
Boyd McPherson, District #1  
Travis Snider, District #4

**Staff Present**

Dan Clements, Finance Department  
Sylvia DeZordo, Finance Department  
Wanda Johnson, Finance Department

**Others Present**

Kathy Archer, Edmonds Arts Committee  
Edwina Baxter, PFD Fund Raising Committee  
Bud Brummel, Everett Chamber of Commerce  
Stephen Clifton, City of Edmonds  
Bob Colegrove, Resident of Edmonds  
Jan Conner, Edmonds PFD  
Warren Cornwall, Hearld  
Cindi Cruz, City of Edmonds  
John DeVento, Classic Cascade  
Greg Easton, Edmonds PFD  
Doug Ferguson, Anderson Hunter  
Roger Hertrick, Edmonds Historic Preservation  
Peggy Hetzler, City of Edmonds  
Marcia Isenberg, Snohomish County Council  
Russ Keyes, Paine Field Community Council  
Bill Lewallen, Paine Field Airport  
Roberta McBride, Classic Cascade  
John McGibbon, Edmonds PFD  
Darlene McLellan, Edmonds Arts Festival Foundation  
Joanne Nelson, Resident of Edmonds  
Bob Ormsby, Museum of Flight  
Joy Perry, Classic Cascade  
Barry Smith, NFIC  
Susan Southwick, Edmonds Arts Festival  
Gary Toothaker, Mukilteo School District  
Bill Trenkamp, Resident of Edmonds  
Dick VanHollebeke, Resident of Edmonds  
Dave Waggoner, Paine Field Airport  
Sandy Ward, Snohomish County Tourism  
John Wilkus, Olympic Ballet Theater

## **Call to Order**

Travis Snider, President, called the meeting to order at 3:45 P.M.

## **Minutes**

Minutes for the February 8, 2002 meeting would be approved at the March 1st meeting.

## **New Business**

Travis Snider, President, stated that at the PFD meeting today, public testimony would be offered. Each person would be allowed three minutes to speak on issues relating to the Paine Field/Museum of Flight and Edmonds PFD projects.

Travis stated that the Board has been reviewing the projects for viability. He discussed the timeframe to begin construction by February 1, 2003; and, the PFD Board's report would be submitted to County Council by April 30, 2002.

Travis stated that each project needs to meet the County's Ordinance in regards to viability and the commencement of construction deadline. The PFD has also requested that the projects meet the business criteria.

### *Financial Parameters*

Travis stated that money has been allocated and committed to the City of Everett, City of Lynnwood and the County Parking Garage. There is approximately \$2,700,000 now available to allocate to Edmonds and Paine Field/Museum of Flight projects.

The PFD Board discussed whether to split the money between the two projects or to choose one project. Boyd McPherson felt the Board should choose one project. Liz Loomis would prefer to split the money between the two projects. The discussion would be continued at the March 1<sup>st</sup> meeting. Travis asked the applicants to speak on the issue at the next meeting.

### *Business Plans Criteria Review*

PFD Board has required that the applicants meet the Business Criteria. This issue would be discussed in detail at the meeting on March 1, 2002.

## **Project Up-Dates**

Edmonds

### *Public Testimony*

Terry Vehrs, Chair for Edmonds PFD Board, discussed two options which included full renovation of the existing facility and to utilize monies from a voted increase of sales and use tax; or, the applicant would have to scale down the proposed project and construct the facility in phases.

Edwina Baxter, representing the Edmonds PFD Fund Raising Committee, stated that the proposed facility would meet the needs of South Snohomish County. The project would include a convention and events center.

Kathy Archer, resident of Edmonds, stated that the community of Edmonds holds the arts in great esteem. The profits from the arts creates creativity and provides scholarships for students.

Susan Southwick, President of the Arts Festival, conveyed support for the project.

Darlene McLellan, President of Edmonds Arts Festival Foundation, discussed the values of the project, conservation of the building and economic growth for the Edmonds community.

John DelVento, representing Classic Cascade Sympathy Orchestra, stated that the orchestra now performs at the Christian College. He mentioned that there is a great possibility that site preservation funds might be available for the proposed project.

Joy Perry, resident of Everett, for the last 40 years has been the Concert Master for Classic Cascade Sympathy. He stated that the existing facility provides cultural activities for South Snohomish County.

John Walkus stated the project is extremely viable which has been demonstrated through their existing uses. He also stated that the citizens of Edmonds and Lynnwood would support the project.

Roger Hertrick, representing Edmonds Historical Preservation, are very interested in the site and preserving historical buildings in Edmonds. This would be the opportunity to provide continued cultural arts for the community. Edmonds Historical Preservation would make every effort to provide parking facilities so that the residents in the area of the facility would not be impacted.

Dick Van Hollebeke is a member of the Choir of Sound. The Choir is looking for an adequate facility within Snohomish County. He encouraged the Board to support the project.

Joanne Nelson, resident of Edmonds and a member of the Choir of Sound, lives one-half block from the Christian College auditorium. Joanne supports the project.

Bill Trenkamp, resident of Edmonds, was opposed to the project. He stated the City of Edmonds is operating in a deficit, there has been no seismic tests completed on the Christian College building, and no current traffic analysis has been done on the proposed parking facilities. Bill's personally opinion was that the proposed tax increase would not be approved by the voters.

Roberta McBride, representing Classic Cascade, stated that other activities could be held in the Christian College performance hall which would include the Jazz Festival, schools and regional citizen activities. Roberta stated it would be difficult to locate a new facility and new audiences in the Edmonds area.

Bob Colegrove, resident of Edmonds, supports the arts but was not sure if this is the correct time and location for the proposed facility. He spoke on the issues of unknown costs for renovation and that it would be difficult to provide parking for 900 people attending each event.

Jan Conner, resident of Edmonds, felt the project has viability and that it would compliment the South Snohomish County area. Jan felt the project would preserve the cultural resources of South Snohomish County.

#### *Board Discussion*

Travis and Greg Easton discussed the feasibility study. Greg stated acquisition and renovation for the project would cost approximately \$11 million. A new facility would be more costly than renovating the existing structure.

Terry Vehrs, discussed the two proposed sites, but after reviewing the constraints of viability, the Christian College site would be more feasible.

Boyd and Terry discussed saving the existing building. The project would cost \$10 million (which included the debt service). The third match would come from private funds. Terry stated that over a five-year period Edmonds could do a capital campaign of \$5 million or \$90,000 match per year. Stephen Clifton stated that operating costs could be included in the 1/3 match.

Liz Loomis and Terry discussed the proposed parking facility that would provide 130 parking stalls on site.

Terry stated that within seven days the developer would be discussing the 1/3 match with the Mayor of Edmonds. On April 23rd the proposed tax increase would be taken to the voters of Edmonds.

Stephen Clifton, City of Edmonds, stated that if the PFD Board had additional questions for the applicant, they could present those questions to Cindi Cruz or himself prior to the March 1<sup>st</sup> meeting.

#### **Paine Field/Museum of Flight**

##### *Public Testimony*

Bud Brummel, Board Member for the Everett Chamber of Commerce, felt the project would be a valuable asset to the community. In the first year tourism would increase; therefore, increasing economic growth.

Russ Keyes, Chairman of Paine Field Community Council, supported the project and has been briefed on the design and use of the project. He stated that it is difficult to find conference and meeting rooms available in the area and supports the educational opportunities for students.

Gary Toothaker, Superintendent of Mukilteo School District, stated the programs the project would offer could benefit the students in Snohomish County.

Dave Waggoner, Paine Field Airport Director, has been working hard to reduce uncertainties and build partnerships. Boeing continues to support the project. Dave stated that the Museum of Flight would provide \$2.6 million upfront once we go forward to sign the documents. Dave also stated that from a construction standpoint, it is straightforward. There is proper access and

adequate parking. The applicant would provide a letter by an attorney to meet the commence construction deadline.

### *Board Discussion*

Liz Loomis and Dave discussed that the Paine Field/Museum of Flight project needs the total amount rather than splitting the money so the project could meet the financial proforma.

Dave stated that a market feasibility study has not been done for the project. Barry Smith stated that they have ten years of data which would provide hard numbers based on the activity now occurring at the Museum of Flight in Seattle. Bill Lewallen stated that the attendance numbers would go up based on the existing attendance.

Travis asked the applicant to provide the ten-year historical data to the PFD Board for the existing museum and Boeing Tour Center.

Barry stated that the ticket prices, concessions, conferences, and special functions would provide revenue based on historical data.

Boeing would be signing a 25-year lease for the facility and if the proposed revenue does not happen, Boeing would continue to ensure the project is a success.

Doug Ferguson and Dave discussed how the project qualified as a Regional Center. Dave stated that there would be defined areas for meetings and conferences except for the exhibit area.

Doug stated that the PFD Board would need a letter from each applicant certifying they meet the criteria of a regional center. Doug also stated that the Board would need an interlocal agreement with a provision that they commenced construction with indemnity provisions.

### **Correspondence**

Correspondence reviewed by the PFD Board.

### **Old Business**

None discussed.

### **Pending/Follow-up Items**

None discussed.

### **Adjournment**

Meeting adjourned at 5:45 P.M.

### **Discussion Issues:**

See Next Page.

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PFD Board has required that the applicants meet the Business Criteria. This issue would be discussed in detail at the meeting on March 1, 2002.

A handwritten signature in blue ink, appearing to read "Tom Jander". The signature is written in a cursive style with a large initial "T" and a long, sweeping underline.