
SNOHOMISH COUNTY PUBLIC FACILITIES DISTRICT
PUBLIC FACILITY DISTRICT MEETING MINUTES
JACKSON BOARD ROOM
SEPTEMBER 6, 2002
3:00 P.M.

Roll Call:

Board:

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

Staff:

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

Interested Parties:

Stephen Clifton, Edmonds PFD
Dixie Coggins, Netzel & Assoc.
Jay Conner, Edmonds PFD
Dave Earling, Edmonds Council
Zia Gipson, Atelier Zia
Kjris Lund, Lund and Assoc.
Kay Mahaffey, Edmonds PFD
John McGibbon, Edmonds PFD
Lanie McMullin, Kymera Indus.
James Monroe, Edmonds PFD
Sherrill Myers, LMN Architects
Tom C. Purdy, Netzel & Assoc.
Terry Vehrs, Edmonds PFD

Call to Order:

Travis Snider, President, called the meeting to order at 3:00 P.M.

New Business:

Minutes. Doug Ferguson stated that he had absented himself during the Executive Session. Liz Loomis moved the minutes of August 30, 2002 be approved with change, seconded by Steve Juntwait. Motion carried unanimously.

Project Update:

Edmonds. Kjris Lund submitted letters of support and the draft form of the business plan with the attached list of contingencies. The capital budget numbers are not available due to negotiations continuing with the seller. Kjris introduced the consultants who presented the Edmonds PFD project.

Sherrill Myers discussed the architectural plans which would include a sound system, lighting, lobby space, electrical system, and a support system in back of the stage for staff. The upper floor for office space would be updated. Parking would be provided on the north side of the building.

Lanie McMillin presented the final operating *pro forma* for Phase I showing two models – stand alone facility and a management role model of an existing facility with a five-year projection. Lanie recommended the management role model. The project would be successful due to an anchor tenant agreement, the possibility of partnerships, and the flexibility of the building.

Sherrill explained that Phase II of the project would essentially put a parking structure on the top level of the building, a meeting room seating 500, and a rooftop terrace. Lanie explained that this is an excellent opportunity within Phase II to sell a cultural market that already exists in the City of Edmonds. Lanie could not find a flaw in the operating *pro forma* for Phase II.

Tom Purdy stated that a committee has been formed for the Fund Raising Feasibility Study. He has received a very positive response to preserve the building and that the project would be an asset to the Edmonds community. Tom Purdy and Dixie Coggins are planning a public funding raising campaign of \$4 million. Tom would update the PFD Board on a regular basis.

Kjris stated that in addition to private contributions, the Edmonds PFD has submitted a letter to the Governor asking to approve funding within the capital budget. Edmonds is also applying for state grants.

Kjris stated that all contingency requirements have been met with the exception of the binding agreement with the seller. Kjris would like the PFD Board to approve an extension date on the binding agreement. Edmonds PFD would send a letter to the Snohomish County PFD Board requesting a two-week extension.

Doug Ferguson stated that the Purchase Agreement is an important portion of the project. Once the agreement is signed, Doug would like the Edmonds PFD to provide a formal and detailed statement of sources and uses of funds showing on the capital side that Edmonds PFD has a viable plan.

Liz Loomis stated that she would like to approve the requested two-week extension once the Snohomish County PFD Board receives the letter. Erik seconded the approval. Unanimously approved by the PFD Board.

Travis stated that the Snohomish County PFD Board would like to partner with the Edmonds PFD pending the negotiations with the seller.

Terry Vehrs stated that Edmonds PFD would update the PFD Board during the next couple of weeks through communications with Dan Clements. Terry would also contact the Board once negotiations have been met with the seller.

Old Business:

Lynnwood Four-Party Interlocal. Doug stated that he did not foresee any problems with the interlocal moving forward.

The PFD Board agreed that Travis would sign the Lynnwood Interlocal on behalf of the Board once the interlocal was finalized.

Paine Field Museum. PFD Board discussed the need to have the project become a future agenda item.

Adjournment: Meeting adjourned at 4:45 p.m.

Next Meeting: September 27, 2002 at 3:00 P.M.

Follow-up Item:

- 1) Edmonds PFD - Once Purchase Agreement signed, provide formal and detailed statement of sources and uses of funds demonstrating a viable plan.
- 2) Lynnwood PFD – Travis would sign Four-Party Interlocal on behalf of PFD Board.
- 3) Paine Field Museum Project – Place on agenda in near future.



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