



MINUTES OF SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

November 12, 2021

Pursuant to RCW 42.30.080 and proper notice, the meeting was called to order at 9:00 a.m. by Board President Patricia Hale. The meeting was held in a hybrid format. Commissioners and staff had the option to attend in person or by call in. Members of the public were invited to attend via conference call.

Commissioners Participating

Commissioner Patricia Hale, President
Commissioner Ron Ricker, Vice President
Commissioner Charlotte Haines, Secretary

Staff Participating

Diane Pottinger, District Manager
Denny Clouse, Director of Operations/Engineering
Max Woody, Director of Operations/Engineering
Kern Maresca, Director of Finance
Theresa Harrington, Executive Assistant
Joe Bennett, District Attorney – Via Phone

PUBLIC COMMENT

Members of the public were invited to participate by telephone conference call. The dial-in number was posted at the drive-up window at the District administrative offices and posted with the agenda on the District website. The District's real estate counsel, David Johnston of Peterson Russell Kelly Livengood PLLC, was on the phone for the discussion.

APPROVAL AND/OR ADJUSTMENTS TO AGENDA

Commissioner Haines moved to approve the agenda as presented. Commissioner Ricker seconded the motion. The motion passed unanimously.

NEW BUSINESS

a. Real Estate Discussion and Possible Decision

In July, the Board signed resolution 2021.07.20 authorizing the sale of real property located at 16906 15th Avenue NE. The District's real estate broker shared an amendment to that purchase and sale agreement for the Board's consideration. The amendment allows for the purchase to be made on contract with the District and includes a Promissory Note, Deed of Trust, Assignment of Rents and Leases and Security Agreement, and Guarantee Agreement.

Mr. Johnston reviewed the documents with the Board and answered questions. To ensure due diligence, the Board instructed staff review the personal financial statements and tax returns of the individual guarantors and the audited financial statements and cash balances of the business entities that wish to purchase the property.

Assuming a satisfactory review of the guarantors' financial documents, the District's management and legal team will finalize the amendment to the PSA for Board consideration. Due to the time sensitive nature of this process, the Board President may call a special meeting if needed to consider final approval.

Commissioner Hale concluded the meeting at 9:41 a.m.

The next regular meeting of the Board will be on Tuesday, November 16, 2021, at 3:00 p.m. in a hybrid remote/in-person format.

Patricia M. Hale

Ron Ricker

Charlotte Haines