

**WSSC Addition Committee Meeting**  
**May 22, 2018**  
**10:30 a.m.**  
**The Conference Center (TCC) – Chelan 4**

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WSSC Board Attendance:

Frank Finneran, Chair - WSSC Board Addition Committee  
Deryl Brown-Archie, WSSC Board Addition Committee  
Bob Flowers, WSSC Board Addition Committee  
Jerry Hillis, WSSC Board Addition Committee  
Craig Schafer, WSSC Board Addition Committee  
Nicole Grant, WSSC Board Addition Committee

WSSC Staff / Consultants in Attendance:

Jeff Blosser, WSSC President / CEO  
Linda Willanger, WSSC VP Administration  
Chip Firth, WSSC Chief Financial Officer  
Michael McQuade, WSSC Director of Sales  
Krista Daniel, WSSC Director of Event Services  
Daniel Johnson, WSSC Administrative Services Manager  
Michael Murphy, WSSC Project Coordinator  
Matt Hendricks, General Counsel  
Fred Eoff, Public Financial Management  
Matt Griffin, Pine Street Group  
Matt Rosauer, Pine Street Group  
Jane Lewis, Pine Street Group  
Sam Russell, Pine Street Group  
Gary Smith, Clark | Lewis  
Chris Raftery, Raftery CRE (by phone)  
Tim Rattigan, Citibank  
Paul Bloom, Goldman Sachs  
Brendon Vinnicombe, Goldman Sachs  
Susan Stead, Parker Smith & Feek  
Shelley Cardiel, Parker Smith & Feek

Finneran called the meeting to order 10:30 a.m. After the consent agenda was unanimously approved, Finneran turned the meeting over to the PSG team to review the project.

PFM Financial Advisors, Goldman Sachs, and Citibank reviewed the financing plan which was included in the Board packet. Finneran explained that the plan had been reviewed in depth at the Finance Committee earlier that day and that Committee recommended that the Addition Committee advance it to the Board for approval. Griffin added that it fit with the Project's funding requirements. The Committee unanimously recommended approval by the Board. There will be a special board meeting in late June to approve the bond resolution, and the financing team will come back to the Board in June or July with a possible recommendation about purchasing an interest rate cap, if appropriate, and the use of a surety for debt service reserves.

In a related matter, PSG reviewed the updated financial plan dated 5/16/18, which updated the costs for the project and integrated the source recommendations from the financing team. The Committee unanimously approved this plan and will recommend it to the Board for approval.

Snead and Cardiel explained the process for establishing the insurance program which had been reviewed in detail at the April 24<sup>th</sup> Finance Committee meeting and was summarized in the information distributed in advance for the Addition Committee. After asking about how the amount was established for earthquake, the Addition Committee unanimously approved the insurance plan. PSG will put it in place to cover the early construction work.

Blosser said the representatives of the Department of Commerce will present the summary of their report to the full Board at the Board meeting later this same day before its expected distribution later in the week.

Griffin explained that the next step in the entitlement process was the issuance of the MUPs, which is scheduled for 6/11/18. There will be a 14-day appeal period before they become effective. While this is a critical path issue, PSG is dealing with another 5-10 items, which should be solvable and thus stay off the critical path, but they all aren't solved yet.

Griffin also stated that the updated appraisal was being completed for the WSDOT property and that WSDOT was more engaged.

Rosauer reviewed the status of the drawings and bidding process with Clark|Lewis. PSG hopes to have 70% of the costs tied down when WSCC gives the Notice to Proceed for the contractor in early July, provided the permitting stays on schedule.

Lewis reviewed the last meeting of the Outreach Committee. She informed the Committee that today the Outreach Committee would make a recommendation to the Board to adopt the \$80 MM WMBE goal and approve the amendment to the Project Labor agreement including priority hire goals.

She also explained that we were hiring 4Culture to assist in the Public Benefit art program and was expected to hire them for addition management of the art program.

Griffin explained that the contracts were in good shape, and that the number would increase as we approved pieces of construction.

Being no further business, Finneran adjourned the meeting at 11:25 a.m.