

**RICHLAND PUBLIC FACILITIES DISTRICT
REACH MUSEUM 1943 COLUMBIA PARK TRAIL, RICHLAND
WEDNESDAY MAY 15, 2024 MEETING TIME: 5:30 P.M.**

REGULAR MEETING: #05-24

MINUTES

CALL TO ORDER

President William King called the meeting to order at 5:32 p.m.

ROLL CALL

MEMBERS

William King, President	Present
Veronica Kenney, Vice President	Present
Miriam Kerzner, Secretary/Treasurer	Present
Steven Wiley	Present
Ted Miller	Present

LIAISONS

City Council Liaison: Jhoanna Jones	Present
Reach Foundation: Dan Boyd	Excused

STAFF

Rosanna Sharpe, Executive Director	Present
Sherri Fluaitte, Finance Manager	Present

APPROVAL OF AGENDA

Ms. Kenney moved, and Ms. Kerzner, seconded a motion to approve the May 15, 2024, Richland PFD Agenda as presented.

Motion Carried 5-0

APPROVAL OF CONSENT AGENDA

Ms. Kenney moved, and Ms. Kerzner seconded a motion to approve the May 15, 2024, consent agenda as presented.

Motion Carried 5-0

COMMITTEE/LIAISON COMMENTS

- City Council – Jhoanna Jones
Nothing to report.

- Reach Foundation – Dan Boyd
Ms. Sharpe provided a report from the Reach Foundation meeting. The majority of the agenda was the annual fundraiser. The Spring Mixer for the Foundation is Wednesday, May 22, from 5:00 to 7:00. Mr. Boyd will provide remarks for the Reach Foundation. The endowment did not perform well in April, but we hope it is recovering and will rebound by the end of the second quarter. Tere Thornhill's Phase 1: Programming and Preliminary Cost Analysis presented to the foundation board. The foundation is the fiscal sponsor for this phase.

PUBLIC COMMENTS

Blake Smith, Executive Director, ACTF and Richland Resident, stated that building a vibrant park for our community thrives and connects to the universal arts. ACTF has demonstrated cost and sustainability—with considerable spending to create a proposal. Feasible, self-support and the PFD in conjunction with act has the capacity. The residents are supportive and willing to go for the sales tax measures. Survey results show the community overwhelmingly supports the project. Mr. Smith is asking the PFD to advance the project and urging the board to put the ballot measure in place as soon as possible.

PRESENTATION

- Richland PFD Bond Refinance - New Money and Refunding Analysis – Stacey Lewis, Pacifica Law Group and Tyler Benson, Hilltop Securities

Tyler Benson, Hilltop Securities, presented Richland PFD New Money and Refunding Analysis: bonding Capacity Analysis, sales tax revenue, and expense projections related to the REACH Museum.

Refunding—Continue the tax for another 40 years, refinance the bonds, and push out the final maturity for another 15 years. The bonds must be refunded to capture the entire 40-year tax credit so that the money can continue to be received.

- 2025 Limited Sales Tax & Refunding Bonds

The PFD can refund its Bonds and issue new money backed by the 0.033% state tax credit. As early as July 2025.

Bonds: Refunding bonds can extend the state sales tax credit to 2043 and create excess bonding capacity to issue new money bonds.

- Proceeds projections and Assumptions

New Measure Analysis

- Sales tax revenue and expense projections for the new performing arts center.
- Proceeds from limited Sales Tax Bond sale

What happens in 2043? The Association of PFDs is working to further extend tax credits beyond 2043. Absent legislation change, the tax credit would end.

- Assumptions estimated – tax sales projected and O&M expenses.

Mr. Benson stated that the RPFd has plenty of capacity to refund 2025, continue receiving, generate new proceeds for the museum, and raise project proceeds to build an arts center.

REPORTS AND CORRESPONDENCE

- Executive Director's Report – Rosanna Sharpe

Ms. Sharpe shared highlights of the April REACH Museum Executive Director's Report.

- This month is exciting. The museum is busy with cruise boats and school tours.
- We received the Benton Co. set-aside funds. These funds will complete the maintenance projects on the proposal and replace the server. We will purchase an Owl and AV needs for the multipurpose room to have the ability to conduct hybrid meetings more efficiently.
- Ms. Sharpe and staff members have been working with Alan Landers on the Strategic Plan. The edited version will be presented at the next RPFd meeting.
- Ms. Sharpe introduced Britania Moreno (Bri), new Office Assistant. Ms. Moreno is amazing we are so pleased to have her on board as a team member.
- Ms. Fluaite reported that the yearly state audit report is due in May. She will submit the report next week. Those interested can view the report on the Washington State Auditor's website. Finalization of the recent audit was a good clean audit. The next audit is in three years instead of two years.

- Ms. Sharpe mentioned that in anticipation of Ms. Kerzner's departure from the board, on August 31, filling the Treasurer position.
- 10th Anniversary planning is in full swing. Invites for VIP reception sent. We have received sponsorships from City of Pasco, City of Richland, City of Kennewick, Benton Co. PFD, and City of West Richland.

NEW BUSINESS

None

OLD BUSINESS

- Process of Additional RPFD Projects

Mr. King shared the draft Process for Additional PFD Projects and asked board members comments.

- We should a good lawyer to advise members of what legal restrictions are on the RPFD.
- Until we know that the tax measure has passed we cannot do capital campaigns, or fundraising.
- The RPFD does not need to ask the city council, the city council has no authority.
- Taking the steps of looking at other potential projects, what other would fit any of the criteria we have other than the ACTF.
- Follow the appropriate steps and the order in which to do it.
- City Council is concerned about the long-term viability of the REACH and the REACH expansion.
- Figure out what is the RPFD IS going to do in the next couple of years.
- The RPFD will have to write and pay for the tax measure.
- What do we need to do to convince the city that the REACH Museum is in good hands and will not be distracted by another project?
- Strategic planning.
- The Reach Foundation and REACH will need to work hard to show that we are sustainable in the long term. Focus on getting the reach in good shape.
- Miriam taking on a new project, the RPFD is structured and we are trained into being the board of directors of the REACH. If we move to a more structured RPFD, and to understand how our job is going to shift.
- Coordinated training with the foundation.
- Community engagement is essential
- Part of the expansion plan with the rotating gallery exhibits is not a wrong approach and fulfills a community need. Trusting those locals to come back, the tactile parts not entirely there, a balance needs to be maintained. The space is necessary to bring in the large exhibits.
- We need to make sure we are expanding primarily the needs of Tri-Cities citizens.
- Work with partners, listening, to find out how we grow, bring in partners for suggestions on what the building needs to be to service.
- Foundation engagement

NEXT MEETING

The next Richland PFD meeting is June 20, 2024. Mr. King will not be present, Ms. Kenney will preside.

ADJOURNMENT

President King adjourned the Regular Meeting at 6:55 pm

Prepared by: Dianna Millsap

Reviewed by