

County Administrator's Briefing NOTES

10:00 AM Monday – May 4th, 2009

Port Blakely Conference Room

*What are we asking for?
Why is it important?
Is it realistic?*

Draft Number: 1 (Subject to Change)

ATTENDANCE: Commissioners Bauer, Brown and Garrido, Nancy B. Grennon, County Administrator; Pat Lawson, Commissioners.

10:00

1. APPROVE NOTES FROM THE AM BRIEF OF 04/20/2009

Action: MINUTES APPROVED AS WRITTEN

10:10

2. REVIEW OF AGENDA FOR 05/04/2009 MEETING

Action: *Commissioner Bauer suggested that a one day retreat was needed. He will help organize the questions.*

Commissioner Garrido said she was already working on the Sustainability items because of the Stimulus Package.

Commissioner Brown stated that he also had some items he would like to discuss.

Commissioner Bauer indicated that he felt there was a need for a county outreach program. He wants this year to be the year that the County stands up and takes charge.

Nancy B. Grennon, County Administrator was asked to schedule the retreat, she will get back to the Commissioners on Wednesday with the date and time...

Possible format:

Commissioner Bauer – Budget process

Commissioner Brown – Annexation

Commissioner Garrido – Sustainability

Nancy stated that she has been looking at other Counties Budget proceedings. Some Counties have 3 Public Hearings, and are televised. This is a topic that can be discussed at the retreat.

3-A on BOCC Agenda 5-4-09- YMCA

Nancy stated that there was a lengthy meeting last night with the “Y”-they will be coming today at 12:15 for a working lunch to talk about changes. The “Y” attorney is

working on updating the Facilities Agreement. The "Y's" focus is that you will actually approve the Facilities Agreement tonight rather than the resolution authorizing the negotiations.

Commissioner Garrido asked if there was something in writing-the attorney is working on it today and should bring it to the 12:15 working lunch to go over.

Nancy stated that an alternative could be that a resolution be done authorizing the Chair to execute the Facilities Agreement in accordance with the following major terms??????

Commissioner Garrido asked why the Board would not do a resolution-

Commissioner Brown and Bob Ecklund, CEO Tacoma/Pierce County "Y" were concerned about doing a resolution because things could get stalled or an agreement can't be met – Bob is looking at this as part of the public process of going out and raising money and wants to be able to go to the public and state that there is a county agreement and now it's on to the next step. Bob has had some contact with the public and states that until there is a signed agreement with the county they (public/private) would not be interested in talking about how we can partner. The Board would not execute the agreement for 5 days in order to correct typos and/or other errors.

Commissioner Garrido asked what the deal points were.

Nancy pointed to the term sheet in the resolution-it states that after execution a meeting would be set for no later than November 15, 2009 to determine whether we should go forward or not. The County can terminate by December 15, 2009, following that December 15th date; there is no unilateral termination date. The funding sources: there would be 1 million from the county; there are other public funding sources and there is the funding from the YMCA. The county is limited to 1 million from the real estate excise tax from the 2010 capital facilities budget; other public money would be an additional 4 million; the "Y" is 10 million plus. Phase I Campus improvement encompasses, everything but the Village Green, it includes parking, landscaping, and landscaping all around the "Y". These are all center improvements.

Commissioner Brown stated that he thought that because we would possibly have so much infield development over the years that part of Phase I of Village Greens would have sod. He stated that he has been talking to the Port of Silverdale and how they might take that project on because it's right up their alley in terms of doing civic improvements. We just have to be creative as to how we doing that. Doing something permanent is not realistic during the first phase of development. For Village Greens, the Community Council has done a great job in naming the connector roads and also with coming up with some other recommendations.

Commissioner Bauer asked if the name of Village Greens could be changed so that it can not be confused with the project in Kingston. The architects use that name-maybe it could be changed to Village Commons. Commissioner Bauer was concerned about speaking about the issues, the public could get confused. He appreciated all the work that went into the week-end.

Commissioner Bauer indicated that after talking to Bob Ecklund, he still does not have clarity on the cost of the building. Bob was thinking that the entire 15 million was available for the building. Is it for the building and parking?? So when the million was for the building-or is this an earlier agreement? If so, the Board should not spend a lot of time looking at this agreement and then become confused.

Nancy stated that yes; this is an earlier agreement and that starting with #4 is when there is a change. The 1 million is being put towards the center. Clarity was given. The center consists of the building, the parking and the landscape.

The "Y" agreed that they would be the construction manager of Phase I improvements-that is post demolition, the county is reasonable for getting the demolition done ahead of time. The cost of overruns, the "Y" is going bare the risk except for the Village Commons. The "Y" is agreeable with the 10% of the gross revenues, similar to the Gig Harbor "Y".

Commissioner Bauer indicated that he would like an annual report and Commissioner Brown assured the Board that this would be done and that it is written in the agreement.

Termination and reversion-initial term of 35 years, three additional options for extension of 25 years each, the county would have the option to buy at the fair market value at the 85th year, then at the end of the term-the county to buy with a three year notice.

The Board discussed how the decision today could affect other county plans in the future.

Submitted by Pat Lawson

10:40

The Commissioners will recess into executive session to discuss potential litigation

ADJOURN