



**Committee Members:**

Chairperson – Quigley, Jim   

Apple, Bob   x

Cameron, Randy   x

Santorsola, Jim   x

Wright, Chris   x

Alternate – Traver, Susan   x

Alternate – Van Voorhis, Ken   x

Also Present: Park Board – Samuel Selinger;

Staff – Craig Butz, Leroy Eadie, Garrett Jones, Rebecca Madany,  
Pamela McKinzie-Lewis, Cheryl Miller and Project Manager – Harvey Morrison

**Riverfront Park Committee of the Spokane Park Board**

**October 3, 2011 8:00 a.m. 9:30a.m.**

**City Council Briefing Center, Lower Level – City Hall**

**808 W. Spokane Falls Boulevard, Spokane Washington**

**Craig Butz, Recreation / Entertainment Division Manager**

**Summary**

- Contract Change Order #5 with Rob's Demolition for the YMCA Restoration was approved.
- Contract Addendum with DIVCO for rebuilding of compressor and installation of hot water boiler for the Ice Palace was approved.
- The encumbrance increase for the license agreement with IMAX Corporation for 'Born to be Wild' was approved.
- The one-year IMAX projection system amended lease agreement with IMAX Corporation for 2012 was approved.
- An update report for the Riverfront Park Master Plan was given and discussed.
- The Spokane Tribal Cultural Center Ground Lease was discussed. Areas of concern were identified and changes were suggested.
- Brief updates were given for the Sister Cities Garden and Courtyard, and Merkel Concessions.
- The Monthly Revenue / Expense report was distributed and questions were answered.

## Minutes

The meeting was called to order at 8:00 a.m. by Acting Chairperson, Jim Santorsola.

### Action Items:

#### 1. YMCA Restoration Contract Change Order #5 – Rob's Demolition

As previously discussed, this work is already included in the project budget, though it was not included in the original contract with Rob's Demolition. The work has been completed. The expenditure totals \$46,768.78.

**MOTION #1:** Bob Apple moved to approve. Samuel Selinger seconded. Motion carried.

#### 2. Contract Addendum w/ DIVCO for rebuilding of compressor and installation of hot water boiler for the Ice Palace

The addendum totals \$16,169.13, including tax. The work is necessary in order to lay the ice for the upcoming Ice Palace Season. Opening day is scheduled for October 19, 2011. The Ice Palace nets about \$80,000.

**MOTION #2:** Bob Apple moved to approve. Susan Traver seconded. Motion carried.

#### 3. Film Lease Agreement Encumbrance Increase – IMAX "Born To Be Wild"

The requested increase of \$7,750.00 will cover the remainder of 2011 and a portion of 2012. The new contract total is \$49,750.00. Revenue has already been received for the film, but payment obligation to the film distributor needs to be met. This is the result of attendance being higher than expected.

**MOTION #3:** Susan Traver moved to approve. Samuel Selinger seconded. Motion carried.

#### 4. IMAX Theatre Report / Projection System Lease

A PowerPoint presentation was given showing how the IMAX Theatre aligns with The Road Map to the Future. Options identified for IMAX include upgrading to a digital system (which staff advocates), changing to some newer type of technology such as a full dome screen theatre, or discontinuing operations. It was noted that IMAX draws many people to the park, who then make other purchases. Closing IMAX may have significant negative impact to other areas of the Park. Other attractions were identified as low quality and considering upgrading to more desirable ones was suggested. Consensus was that study sessions to explore the issue (including figures, projections, attendance and options) should be held before deciding the fate of the Theatre. If closing the IMAX is likely to occur in 2012 it should not be included as an attraction for 2012 season passes. The current projection system lease agreement expires December 31, 2011. Continuing the lease agreement for a year allows time to adequately consider the options. A sixty (60) day notice of termination clause is included.

**MOTION #4:** Chris Wright moved to approve the lease. Randy Cameron seconded. Motion carried with 'yes' votes from Chris Wright, Susan Traver and Randy Cameron; a 'no' vote from Bob Apple; and Samuel Selinger and Ken Van Voorhis abstaining.

### Discussion Items:

#### 5. Riverfront Park master Plan Update

Craig reviewed the revised timeline for the Master Plan process covering: the project description; Master Plan amendment; assumptions; and identified stakeholders and the amendment team. Garrett Jones distributed and reviewed Design Category Descriptions, three Conceptual Design Bubble Diagram Alternatives, charts, and drawings that have

been developed for Riverfront Park layout. The intent is to present the information at public open houses, possibly October 26<sup>th</sup> and November 2<sup>nd</sup>, to collect public comment. It was suggested that parking locations and photos be incorporated into the presentation. Comment was made that Park Board should choose which option to present at public meetings. The condition of several bridges, not under Parks control, needs to be considered when planning the Park layout since use of them could abruptly cease due to safety issues. An appropriate name will be given to the proposed new building to house a Rotary Fountain utility room, restroom facilities and a concessions room. The exact location of the building has not yet been decided.

#### 6. Spokane Tribe Cultural Center

A copy of the response to the Bosch Lot request for proposal is available for viewing. An overview and a time line were submitted and discussed. Parks Representatives have been meeting with Tribal Representatives, Glen Ford and David Ernst. Comments made included that: Parks shall not be involved in fundraising efforts; the Tribe shall be required to meet milestone deadlines as specified; Parks use of the area will not be restricted while plans are developed; Parks will continue to receive parking revenue with an escalator clause; rent shall not apply during actual construction; insurance limit should be \$1,000,000 or as advised by Legal Council; Center activities shall not be in direct competition with Parks; subletting shall be subject to Parks approval; the majority of Center activities should have a cultural nature; environmental remediation information should be known before an agreement is signed; any federal restrictions associated with the property need to be known before any agreement is finalized; Tribal options for purchase of the property need to be clarified before signing any agreement; the Tribe shall develop a business plan within six (6) months, and complete construction and opening within one and a half (1.5) years; Parks will approve the business plan within sixty (60) days; and progress of the Center will impact implementation of the Riverfront Park Master Plan.

#### **Standing Report items:**

1. YMCA / Demolition/Restoration – Covered in Action Item #1.
2. Sister Cities Garden & Courtyard – It was reported there are Shoreline Act issues.
3. Riverfront Master Plan Process – Covered in Discussion Item #5.
4. Roadmap to the Future – Covered in Discussion Item #5.
5. Monthly Revenue / Expense Report – Written report was submitted and briefly reviewed by Rebecca. December is expected to be very tight.
6. Merkel Concessions Update – Concessions has made \$82,000, but is unlikely to reach the budgeted \$110,000.
7. Hoopfest / Parking Lot Update - No update was given.
8. Spokane Tribe Cultural Center / Bosch Lot Update – Covered in Discussion Item #6.

Meeting adjourned at 10:58 a.m.

Next regularly scheduled meeting is October 31, 2011, at 8:00 a.m. in the Council Briefing Center, lower level, Spokane City Hall.