

Public Facilities Districts in the State of Washington: A History Updated April 30, 2004

Bellingham/Whatcom County:

Bellingham-Whatcom County PFD created July 2002.

Contact: Don Keenan, PFD Team Leader or Alison Henshaw, Administrative Assistant, (360) 676-6979 – dkeenan@cob.org or ahenshaw@cob.org

Web-site: www.bwpfd.org

The project is a cultural center, including Phase I of the renovation of the Mount Baker Theatre, and one or more of the following components: Construction of all or a portion of the streetscape; design and renovation of existing space for Museum purposes; design and construction of new Museum facilities; acquisition of additional property for other components of the Regional Center; construction of Phases II and/or III of the Theatre; design and construction of one or more performing arts facilities; and related parking facilities.

12/31/02: The PFD purchased Unit 5 of the Mount Baker Theatre building. The purchase price was \$365,000. The property will be used as additional space for the Mount Baker Theatre.

5/9/03: LMN Architects of Seattle has been hired to provide a scope of work and initial cost estimates for renovation of the Mount Baker Theatre. The PFD has hired The Alford Group to conduct a fundraising feasibility study. The results of this study will assist the PFD in determining where its funds will be best spent.

5/19/03: The PFD entered into an interlocal operating agreement with the City of Bellingham specifying that the Regional Center would be located in the downtown civic center.

7/03: Hired LMN Architects to provide professional consulting services from schematic design through construction of Phase I of the Mount Baker Theatre renovations. Phase I of the project includes a multi-purpose room, dressing rooms and other stage support spaces. LMN will also provide schematic design services for Phase II (mechanical and electrical upgrades) and Phase III (stage house expansion).

7/10/03: Purchased Unit 8 of the Mount Baker building for \$90,000.

8/12/03: Purchased the parking lot located at the northwest corner of Unity and Flora Streets for \$144,000.

9/8/03: Purchased Unit 4 of the Mount Baker building for \$340,000.

11/25/03: 1) Received a Fundraising Feasibility Study Report from The Alford Group; and 2) Exchanged parking lots with the First Baptist Church and now own the lot just north of the backstage wall of the Theatre.

12/8/03: Construction commenced on Phase I of the Mount Baker Theatre renovations.

12/10/03: "Wall breaking" ceremony at the Mount Baker Theatre to celebrate the commencement of construction of the Regional Center.

1/16/04: The PFD extended The Alford Group's contract to explore developing a private fundraising effort.

2/25/04: The PFD approved a motion to move forward with the design of a new art and children's museum building.

3/24/04: The PFD approved a two-stage design competition for the design of the proposed art and children's museum, including the hiring of a design competition advisor.

Snohomish County:

Snohomish County PFD formed July, 2001

Contact: Roger Neumaier, Finance Director – (425) 388-3621 –

Roger.Neumaier@co.snohomish.wa.us

Web site: www.co.snohomish.wa.us/PFD/index.htm

7/03: The Snohomish County Public Facilities District was established for the purpose of accessing State "rebated" sales tax revenues, and using these dollars to help construct regional centers throughout the County. The District has formalized funding support for the Everett Events Center and related parking facility, the South Snohomish County Conference Center to be built in Lynnwood, the Edmonds Center for the Performing Arts, and a museum of flight at Paine Field in unincorporated Snohomish County near Mukilteo.

National Flight Interpretive Center:

Contact: Bill Lewallen, Deputy Airport Director, Snohomish County – (425) 353-2110, extension 2238 - bill.lewallen@co.snohomish.wa.us

Web site: To be developed.

The project is the creation of a 63,650 square-foot, \$21.7 million Aviation Museum and Conference Center/Boeing Tour Center at Paine Field. The County PFD is contributing 16% of project funds.

12/02: At its board meeting on December 20, 2002, the Snohomish County PFD found the NFIC project to be "contingently viable." The Board directed project proponents to provide additional definition and information on five NFIC Business Plan issues in order for the board to readdress project viability.

03/03: Boeing signed a Letter of Intent to operate their Boeing Tour Center in 11,500 square feet of the NFIC facility. The Museum of Flight signed a Letter of Intent to manage a 52,150 square feet Aviation Museum and Conference Center for Snohomish County in the NFIC facility. The Museum of Flight intends also to design aviation exhibits and create museum programs. Snohomish County Council issued \$22 million in General Obligation Bonds to fund construction of the Snohomish County-owned NFIC facility.

05/03: Council took action to: (1) adopt an ordinance facilitating County participation in PFD facility ownership; (2) approve the NFIC Business Plan; (3) approve a \$1.9 million county architectural contract to design the NFIC; and (4) approve a \$388,000 NFIC construction management contract. Consultants completed a \$80,000 design of the NFIC sanitary sewer, the installation of which qualifies the NFIC project as having met the state mandated PFD "Start of Construction" requirement.

06/03: Received Grading and Right-Of-Way Permits from Mukilteo for installation of the NFIC sanitary sewer line. Volunteers have generated draft By-Laws for a non-profit organization, Friends of Aviation Museum and Conference Center (AMCC), that will have the primary purpose of serving as a conduit for funds donated to AMCC activities, programs and construction.

07/03: Snohomish County PFD Board determined the NFIC project to be viable and signed an Interlocal Agreement that increased original PFD funding for the NFIC from \$3.5 million to \$5.5 million. Council approved the NFIC sanitary sewer installation contract of \$346,000 that requires sewer construction to start in August 2003.

08/03: Right-of-Way Permits obtained from Mukilteo for Contractor to start installation of Sanitary Sewer Line to NFIC site. Negotiations started on Museum Operator Agreement and Boeing Land & Building Lease.

09/03: County Council approved an amendment to Snohomish County Zoning Code allowing hotels as permitted use at Paine Field Airport. Negotiations continued on Operator Agreement and Land & Building Lease.

10/03: Initiated public competitive Request for Qualifications to select hotel developer. Completed installation of sanitary sewer line to NFIC site.

11/03: Selected Beechwood Development as potential developer of a 100-room hotel adjacent to NFIC project.

12/03: The NFIC project was officially recognized as a PFD project, eligible to receive PFD funding.

01/04: Boeing executed a 25-year land and building lease to operate its Boeing Tour Center in 14,389sf of the NFIC facility. The Tour Center will contain a 200-seat theatre and a 2-level gift store. PFD Board issued first payment of PFD funds to NFIC project.

02/04: FAA gave preliminary 74-60 approval of NFIC site and facility design. The 74-60 review pertains primarily to protection of airspace and ensuring that building reflectivity does not interfere with navigation aids.

03/04: NFIC design reached 40% stage. FAA gave approval for Paine Field Airport to invest funds in NFIC facility.

04/04: NFIC design reached 60% stage. Boeing received a record-breaking \$6 billion launch order for fifty 7E7 aircraft and announced their decision to start production. Each 7E7 will be assembled in a 3-day process in the Everett plant and the production process combined with the revolutionary plane design will attract tremendous attention worldwide. Such increased tourism interest could increase attendance substantially above the projected 230,000 annual NFIC visitors.

City of Edmonds, Snohomish County:

Edmonds PFD created April 24, 2001

Snohomish County PFD created July 2001 – allocates state funds to cities in the county.

Project Name – Edmonds Center For The Arts

**Contact: Stephen Clifton, Community Services Director, City of Edmonds
(425) 771-0251, clifton@ci.edmonds.wa.us**

Web-site: www.edmondscenterforthearts.org and www.co.snohomish.wa.us/PFD/index.htm

The Edmonds Center for the Arts will be a regional multipurpose facility serving Edmonds and surrounding communities. The Edmonds Public Facilities District (EPFD) purchased the Art Moderne-style Puget Sound Christian College (PSCC) campus in downtown Edmonds on November 21, 2002. Plans include creating a high quality multipurpose center with a 720-740 seat performing arts auditorium, meeting and conference rooms, and gymnasium for the local and surrounding communities. The Center for the Arts is currently home to the Cascade Symphony, Olympic Ballet, and other Edmonds-based arts organizations. The Center will continue to be home to these arts groups while physical improvements are made to the property transforming existing buildings into a first class performance and meeting facility.

The Edmonds PFD will develop an asset for the City and region using the following funding sources:

- Snohomish County PFD sales and use taxes;
- Edmonds PFD sales and use taxes;
- Edmonds first ¼% real estate excise tax (REET) funds; and
- Private donations and new funds from grants of over \$6.5 million.

11/04/02: The Snohomish County PFD, Edmonds PFD, City of Edmonds and Snohomish County Council entered into an interlocal agreement which outlines the responsibilities and commitments of each party in the development of the Edmonds Center For the Arts prior to closing on the purchase of the Edmonds Center for the Arts.

11/21/02: The Edmonds PFD purchased the former Puget Sound Christian College in downtown Edmonds for \$4.1 million. The PFD used money from the sale of more than \$7 million in bonds. Money the PFD will receive from Edmonds and Snohomish County sales and use taxes during the next 24 years, and \$2 million (\$1 million of which is included in the \$7 million amount) from the city's first ¼ percent real estate excise tax backs the bonds.

1/2003 - The Edmonds PFD selected LMN Architects to conduct architectural and engineering design services and Campbell and Company to conduct a fund raising campaign.

2/27/03: UNOCAL pledged to give \$100,000 toward the renovation of the Arts Center.

5/6/03: The Edmonds PFD Board selected Sellen Construction Company as the General Contractor/Construction Manager for the project. Lund Consulting Inc. is providing overall project management services. The PFD intends to carry out a two-phase project. Phase one (a) is to renovate the theater and to create on-site parking. The existing gymnasium and an existing music practice building will be retained in the development. Phase one (b) will be the addition of new seating in the balcony, modern lighting, and a modern sound system. Phase two is the addition of a meeting room large enough to seat 500 people in a dining configuration and a roof garden that will

overlook Puget Sound and the Olympic Mountains beyond. This new meeting room wing will be located on top of a three-story parking-garage adjacent to the north wall of the theater.

1/7/04: The Edmonds Center for the Arts began operations as a regional center shortly after acquisition of the property on November 20, 2002. Initial renovation activities on the Center began during the spring of 2003.

City of Everett/Snohomish County:

Everett PFD created April 2001

Snohomish County PFD created July 2001 – allocates state funds to cities in the county.

Contact: Fred Safstrom, Executive Director of the Everett PFD – fred.epfd@verizon.net and Rikke Finbraten, Office Manager – (425) 322-2600 – rfinbraten@everetteventscenter.com

Web-site: www.everetteventscenter.com

See also: www.co.snohomish.wa.us/PFD/index.htm

The Everett Events Center project is a multi-purpose special events facility of approximately 300,000 square feet, including seating for some 10,000 persons in a concert configuration, and for at least 8,000 individuals in a sports event configuration. The estimated cost of the facility is \$62.5 million. Project property acquisition, location, and design are being finalized, and an interlocal agreement for funding has been executed between the City, City PFD, County, and County PFD.

11/6/02: The project features a 8,250 fixed seat arena that will have an expansion WHL franchise as its anchor tenant. Additionally, there is a second ice sheet for public ice-skating that, when combined with the arena floor, provides about 47,000 square feet of trade show exhibition space. Finally, the City of Everett has added a 12,000 square-foot ballroom plus three smaller meeting rooms and support space. These facilities will be attached to the arena and community ice buildings. The foundations and excavations are in, including concrete risers and seating areas, so the project is well under construction. The steel roof masts are going up. The center is slated for completion at the mid to end of September 2003. The official opening event will be held in early October. The site is at the corner of Broadway and Hewitt in downtown Everett.

11/19/02: Project property acquisition, location, and design are being finalized, and an interlocal agreement for funding has been executed between the City of Everett, Everett PFD, Snohomish County, and Snohomish County PFD.

2/27/03: The roof is nearing completion for the arena and conference buildings while the community ice sheet building structure is complete and the roof underway. Preparation has begun for the pouring of the ice floor in the arena.

4/4/03: The ice floor in the arena has been poured, and preparation for the pouring of the community ice floor is underway. The roof is complete and exterior brick and metal panel installation is progressing well. SFMG (Sports Facilities Marketing Group) has been hired to contract for commercial rights and to sell premium seating in the

building. Kim Bedier has begun work for Global Spectrum in Everett as the General Manager for the facility.

7/11/03: Centerplate (formerly Volume Services) has been contracted for concessions and catering services. Construction is 90% complete and completion remains on target for an October opening.

10/16/03: The Everett Events Center opened on October 4 to a sold out crowd for the inaugural home game for the Everett Silvertips. The Community Ice Rink opened for public skating on October 13 and the Conference Center is expected to be complete on November 15.

City of Lynnwood/Lynnwood Public Facilities District:

South Snohomish County PFD created August 24, 1999

Snohomish County PFD created July 2001 – allocates state funds to cities in the county.

Contact: Grant Dull, Executive Director of the Lynnwood PFD – (425) 778-7155 – gdull@lynnwoodpfd.com

Web-site: www.lynnwoodpfd.com

The project is a two-phase, multi-use convention center. Initial plans call for a 55,000 square-foot facility with adjacent parking. Present design configurations include an auditorium for seating up to 1,125 individuals, multi-day conferences of up to 500 participants, and a single event banquet capacity of 900 people. The estimated cost of the project is \$31 million. Project property acquisition, location, and design are being finalized, and an interlocal agreement for funding between the City, City PFD, County, and County PFD has been signed. The South Snohomish County Public Facilities District was formed by the City of Lynnwood in 1999 to construct and operate a convention center, i.e., a multi-jurisdictional tourism related facility in the City. The organization is administered by a five-member board, which meets twice a month to conduct the business of the PFD. There is a full-time Executive Director to deal with the day-to-day administration, Accountant and Construction Project Manager, and a part-time Administrative Assistant.

10/31/02: Zervas Group Architects of Bellingham are the architects for the project.

11/5/02: The South Snohomish County PFD is using hotel/motel tax and state sales tax rebates for its project. They are in the process of getting Snohomish County's hotel/motel tax and states sales tax rebates, too. The center is due to open in late 2004/February 2005. They are 25% through the design process.

11/8/02: The PFD has selected a site on the northwest corner of 196th Street SW and 37th Avenue West in Lynnwood to construct the new Convention Center. The District currently owns approximately 12 acres of property at this location and is in the process of finalizing acquisition of three remaining parcels. The Convention Center will be a two-story structure of approximately 60,000 square feet. Construction is planned to start mid-year 2003 and be completed Spring 2005. Schematic design of the facility is complete and work continues on the construction drawings.

1/8/03: Project property acquisition, location, and design are being finalized, and an Interlocal agreement between the City, the City PFD, the County, and County PFD has been executed by all parties. Prior to commencement of construction, an Interlocal agreement providing for the flow of hotel/motel funds to the PFD will need to be executed.

4/3/03: The PFD is preparing to go out to bid on Phase One of the project at the end of May, for demolition of buildings and storm drainage improvements. The PFD is also preparing an RFP for operational services.

5/6/03: The name of the PFD has been changed from the South Snohomish County Public Facilities District to the Lynnwood Public Facilities District.

8/5/03: SMG, of Philadelphia, Pennsylvania, was chosen by the Lynnwood PFD Board to operate the Lynnwood Convention Center. Contract negotiations are currently underway.

10/17/03: The PFD held a press conference to announce "Commencement of Construction".

1/04: The PFD finalized purchasing the remaining parcel in January 2004. Howard S. Wright has been chosen as the General Contractor for the Convention Center.

3/23/04: A formal ground breaking was held on the location site.

Benton County:

Benton County PFD formed July 29, 2002

Contact: Gary Ballew, Sustainable Development Manager (509) 736-3082 – gary.ballew@co.benton.wa.us

Web site: None

11/19/02: The Benton County PFD was formed to support the projects of other PFDs in the county – Kennewick and Richland. It collects the state sales tax for the unincorporated areas of the county.

Clark County:

Clark County PFD formed on July 30, 2002

Contact: Kelly Sills, Policy Assistant (360) 397-2232 – kelly.sills@clark.wa.gov

Web site: www.clark.wa.gov/bocc/current_issues/pfd.html

07/02: The Clark County PFD was created by ordinance 2002-07-21. The PFD was formed for the purpose of participating in the study, planning, and possible development of a regional center, which may include convention, conference, or special events center. The PFD is comprised of a five-member board and chaired by Paul Winters. The other board members are Debbie Abraham (Vice-Chair), Gerald Kolke, Phillip Parker, and Brett Wilkerson. The PFD holds a regular meeting on the first Monday of every month beginning at 5:00 p.m., usually in the 6th floor conference room of the Public Services Center (1300 Franklin Street, Vancouver). The PFD is staffed by Bill Barron (County Administrator), Bronson Potter (Prosecuting Attorney's office), and Kelly Sills (Board of Commissioners office).

02/03: First Board meeting for the county PFD. Resolution 2003-01 imposed a sales and use tax in accordance with Chapter 82.14 RCW. The fifth board member was selected during this meeting.

05/03: The county PFD adopted an interlocal agreement regarding proposals for the financing, development, and operation of a regional center facility between Clark County and the Clark County PFD. The interlocal agreement is before the Board of County Commissioners for their consideration.

08/03: The county PFD identified two potential projects. One would be a rebuild and expansion of the Fairgrounds, to include a new sports complex, and the other would be construction of a conference center in downtown Vancouver. Both of these projects are critical to boosting tourism and economic development within the county. Interlocal and payment agreement negotiations between the Vancouver and Clark County PFDs continue.

09/03: The county PFD approved a resolution which stated its intent to participate in the development of (1) the downtown Vancouver conference center, and (2) the Clark County Fairgrounds Facilities Master Plan. This resolution was approved on a 4 ayes, 1 no vote of the Board. The Board also reviewed alternative funding options such as an admissions tax, parking tax, ad valorem property tax, and additional hotel/motel tax. Interlocal and payment agreement negotiations between the Vancouver and Clark County PFDs continue.

10/03: The county PFD approved a resolution relating to construction of the Fairgrounds Exposition Center project. The resolution effectively serves four functions: 1) authorize a request for proposals for site preparation; 2) preliminary determination of general contract/construction management (GC/CM) contracting procedure findings; 3) schedule a public hearing on November 17, 2003 to receive public comment regarding the GC/CM contracting procedure; and 4) authorize the county's General Services Department to act as agent for the county PFD to prepare and receive necessary documents. Interlocal and payment agreement negotiations between the Vancouver and Clark County PFDs continue.

12/10/03: Construction began on the Exposition Center at the fairgrounds, when the contractor engaged in installation of a storm sewer bore crossing of Delfel Road.

City of Kennewick:

Kennewick PFD created December 8, 2000

**Contact: John W. Sellers, Executive Director, Three Rivers Convention Center
(509) 735-9400 john@the-Sellers.org**

Web-site: www.ci.kennewick.wa.us/pfd/code.asp

Convention Center web-site: www.threeriversconventioncenter.com

The Kennewick PFD project is the Three Rivers Convention Center. An interlocal agreement between the PFD and City was signed on May 24, 2001. A site has been located for the Convention Center at the Vista Entertainment District along Grandridge Boulevard.

11/5/02: The Kennewick PFD does not have staff support, so is more involved with the project than are other PFDs. The City of Kennewick does, however need to approve the design. The project has been awarded to Lydig Construction/ALS Architects of Spokane. The convention center will be 75,000 square feet with a budget of \$16.6 million for the entire project. It will be located next to the existing coliseum arena. It is expected that a convention center hotel will be developed as well as retail shops.

1/21/03: Construction has begun on the permanent parking lot which will replace the parking area the PFD will be destroying when it begins construction of the Convention Center. Substantial completion is contemplated in April or May 2004. The construction budget is approximately \$13,550,000, which includes landscaping, parking lot and some signage, but does not include any FF&E or other items not directly associated with construction. The total budget is approximately \$17,000,000. Currently the interior space of the Convention Center is 74,008 square feet.

4/3/03: Bond revenues are being used for enhancements to various areas of the facility. The kitchen equipment is receiving a substantial upgrade. The PFD Board and the City have approved 60% design and the Board recently approved 90% design. The City is expected also to approve 90% at their next meeting. Groundbreaking is firmly scheduled for April 15, at 11:00 AM. Court Olson of Olympic Associates Company, Seattle, provided consulting services in the preparation of the RFP, evaluation and rating of the proposals and negotiating the design/build contract. Mr. Olson is now the Contract Manager for the project.

6/16/03: The Benton County and Kennewick PFDs have signed an interlocal agreement in which the Benton County PFD has committed a portion of its state sales tax revenue to assist the Kennewick PFD with the Tri-Cities Convention Center project. The Pasco PFD has agreed to contribute all of its state sales tax revenue to the Convention Center project and that interlocal agreement has also been signed. The Kennewick PFD is finalizing paperwork necessary to begin the process to sell the \$17 million in bonds to finance the project. Construction has begun and the concrete slab for the Great Hall has been poured. The tilt up concrete walls for the Great Hall are now being prepared. Other foundation work and the installation of underground infrastructure is in progress.

7/03: The bond sales were successfully concluded. Construction is moving along on schedule and many enhancements are being added, while staying under budget. The contractor plans to have all roofing completed by the end of October and the building completely enclosed by the end of November. The PFD has contracted with Compass Facility Management of Ames, Iowa to provide management services for the convention center.

10/13/03: Compass Facility Management hired John Sellers, who began work today as General Manager of the facility.

City of Richland:

City of Richland PFD created July 16, 2002

Contact: C. Mark Smith, Manager of the Office of Business and Economic Development, City of Richland – (509) 942-7582 – msmith@ci.richland.wa.us
Web-site: None, but look for information at www.ci.richland.wa.us/ed

The PFD will be used to help develop cultural facilities at the City's Columbia Point mixed-use riverfront development. The PFD hopes to facilitate a couple of projects already underway. PFD funding could be used to support the expansion of existing cultural facilities such as the Columbia River Exhibition of History, Science, and Technology (CREHST) and the Academy of Children's Theatre, both of which have been negotiating with the City for land at Columbia Point. Additional cultural and tourism facilities, such as the proposed Hanford Reach Interpretive Center or a performing arts center, may also be considered. In 2001, the City of Richland hired a consultant (Economics Research Associates of Los Angeles) to assist in developing a cultural center concept for Columbia Point. ERA recommended gathering various cultural and tourism facilities together in what has become known as the RiverPlace concept. The concept is based on the premise that co-locating mutually supportive facilities will allow for more synergy between the partners while generating more visits, developing more tourism opportunities, and supporting local economic development.

1/15/03: CREHST and the Friends of Hanford Reach Interpretive Center (a 501(c)(3) created to work on creating a visitor center for the national monument) have signed a memorandum of understanding to work together to do a common project with joint fundraising. Their working relationship is in the early stages and the PFD is facilitating a joint task force to deal with site, facility planning/phasing, fundraising and operations. Battelle has given the joint group a \$1 million challenge grant to kick off the fundraising. Consultants are being interviewed to help select a site, determine the economic impact of the Hanford Reach project to the community and do preliminary design. The PFD has "provisionally" chosen the joint CREHST/HR project as their chosen project, subject to the Council agreeing later after more is known about site and facility.

4/29/03: Senator Patty Murray obtained a \$250,000 grant from the Department of Housing and Urban Development to study the economic impact, possible site location, and conceptual design of the Hanford Reach Interpretive Center. This term is being used as the generic name of the PFD facility. A consultant was recently selected to undertake that study and a site selection committee has chosen a City-owned site at South Columbia Point as their favored site location. The City hired two consultants to review the geo-technical and cultural aspects of the City-owned sites. The preferred site is located on the northeast portion of South Columbia Point near the Columbia River. The primary benefit of the South Columbia Point location is that it contains approximately 115 acres that could be developed into nature trails and other related facilities that would enhance the overall story of the area. The PFD facility will represent a regional destination tourism project that will tell the story of the Hanford Reach from a number of perspectives, including Native American, Hanford, industrial and technological, environmental and the protection of natural habitat. Meanwhile, the PFD is facilitating a joint task force consisting of various partner entities interested in being located in the Interpretive Center complex. These include the CREHST museum,

the "Friends of Hanford Reach" group that is pursuing funding for a visitor center associated with the Hanford Reach National Monument, the U. S. Fish and Wildlife Service, Department of the Interior, that is looking to locate administrative services and other facilities associated with the administration of the National Monument and other local federal wildlife areas, and a consortium of regional Indian tribes with historic associations with the area included within the Hanford Reach National Monument. It is anticipated that construction of Phase I of the facility will be able to start by the state-mandated start date of January 1, 2004.

7/03: The PFD has named Ron Hicks of Riverside Consulting as project manager. Mr. Hicks recently completed a study that resulted in the selection of a preferred site, reviewed the economic impact of the project and developed preliminary architectural concepts for the development under a HUD grant administered by the Tri-Cities Visitor and Convention Bureau. Mr. Hicks' new work with the PFD will build on these past efforts and guide the project to completion.

8/19/03: City Council approved project scope. The working name of the project is the "Hanford Reach National Monument Heritage and Visitor Center". The City of Richland has agreed to allocate \$125,000 per year in lodging tax funds to the project.

12/5/03: Site dedication ceremony with Senator Murray.

12/9/03: Construction began by extension of utilities to the site.

2/04: A \$7 million bond sale was completed and the firm of Jones and Jones has been retained to carry out building design and landscaping. Hilferty Associates has been selected for exhibit design work. Both design firms will be holding sessions with the six-member "partners" team through the spring of 2004.

City of Pasco:

City of Pasco PFD formed July 2002

**Contact: Gary Crutchfield, City Manager – (509) 545-3404 –
crutchfieldg@ci.pasco.wa.us**

Web site: None

11/13/02: Pasco PFD's primary effort is to contribute a portion of the state sales tax rebate to a qualifying jurisdiction – in this case, Kennewick's PFD for its convention center. The Pasco PFD has entered into an interlocal agreement with the Kennewick PFD for this purpose. Additionally, the City of Pasco already owns 45 acres with a baseball stadium with adjoining soccer and softball fields that it may transfer to the Pasco PFD for its operation.

City of Lacey:

Lacey PFD created July 2002. Capital Area Regional PFD formed June 19, 2002

**Contact: Greg Cuoio, Lacey City Manager – (360) 491-3214 –
citymanager@ci.lacey.wa.us**

11/12/02: The City of Lacey has formed a PFD, but has formed it with several options. The preference would be a regional PFD with Olympia, Lacey, Tumwater and Thurston County. Lacey has approved its own PFD and the regional PFD. The City of

Lacey and Thurston County each own half of 68 acres of the 110 acres needed for the sports complex.

12/13/02: The joint PFD decided to build both the Lacey and Olympia projects, but not entirely with PFD funds. Lacey will use 100% of its PFD money, 50% of Tumwater's PFD money and 50% of Thurston County's PFD money, and Thurston County will purchase the adjacent 26 acres of land with conservation futures money.

4/3/03: Lacey, Olympia, Tumwater and Thurston County have joined together to create a Public Facilities District and to adopt an Interlocal Agreement detailing the terms of the partnership. A PFD Board of Directors has been selected and has taken action to initiate the flow of sales tax dollars to Lacey and Olympia. Lacey is constructing a 94-acre Regional Athletic, Recreation, and Special Events Complex. Under the terms of the Interlocal agreement, Lacey and Olympia will keep their own PFD generated dollars and split Tumwater and County PFD sales tax revenues for a 25-year period.

1/7/04: Groundbreaking took place in October and the PFD awarded a construction contract for phase one of the three-phase 100-acre Regional Athletic Recreation and Special Events Complex.

City of Olympia:

Olympia PFD and Capital Area Regional PFDs formed June 19, 2002

Contact: Steve Friddle, Principal Planner, City of Olympia – (360) 753-8591 – sfriddle@ci.olympia.wa.us

Web site: www.ci.olympia.wa.us, then click on the link for "Arts/Conference Center".

The project is an arts/conference center.

10/18/02: In response to the City's RFP, VIP'S Hotels, Inc., (VIP's) proposed a public/private partnership providing for (1) the development and operation of the Conference Center Facilities on the currently vacant city block immediately north of, and adjacent to, the existing Phoenix Inn Suites Hotel, and, (2) the expansion of the existing Phoenix Inn Suites Hotel on its present site from 102 units to between 150 and 200 units.

11/4/02: The Olympia City Council selected VIP'S response and authorized staff to enter into negotiations with VIP'S concerning the details of a public/private partnership for the development and operation of the Conference Center Facilities and the Hotel Facilities. The City of Olympia will develop and operate an Arts & Conference Center in downtown Olympia. The building will feature design that is both distinctive and feature environmentally sensitive construction methods. The Conference Center will support groups of 650 attendees with possible exhibits, breakout sessions, meal service, and support areas with at least:

- * 10,000 square feet - main hall
- * 5,000 square feet - breakout rooms
- * 4,000 square feet - visual art gallery/workshop space

- * Display space for visual arts
- * Supporting spaces (may be shared with an adjacent lodging facility):
 - Kitchen
 - Lobby Prefunction
 - Storage and Administration
- * Parking
- * Ability to expand in the future

The following project elements are also under consideration:

- Public plaza
- Water features
- Retail

12/13/02: The PFD decided to build both the Lacey and Olympia projects. Olympia will use 100% of its PFD money, 50% of Tumwater’s PFD money, and 50% of Thurston County’s PFD money.

3/7/03: Lacey, Olympia, Tumwater and Thurston County joined together to create a Public Facilities District and to adopt an Interlocal Agreement detailing the terms of the partnership. A PFD Board of Directors was selected and has its first meeting to take action to initiate the flow of sales tax dollars to Lacey and Olympia. Olympia will be constructing a 35,000 square-foot conference center with a 4,000 square-foot visual arts component.

3/25/03: The City Council authorized VIP’S to proceed on a schematic design with the goal to bring to the Council all the components of a financial package by June so that the project would remain on schedule and break ground by the end of the year.

4/2/03: The schematic design started with four stakeholder/focus group meetings and an evening public open house. The purpose of the meetings was to meet the design team and to ensure that interested community members had the opportunity to provide comments and exchange ideas for facility needs that the architects should consider when developing the initial design.

5/5/03: The design team hosted two public meetings to see in-progress ideas and interact with the architects involved in the beginning stages of the design process. The initial design analysis included two-dimensional diagrams demonstrating various functional arrangements of spaces for the facility. Basic block models were also shown to represent possible building organizations and their overall relationship to the adjacent neighborhood.

5/6/03: The City and VIP’S reached agreement on a Memorandum of Understanding. The MOU outlines the structure and business points of a purchase and sale agreement that will facilitate VIP’S acquisition of the property, design, construction and the City’s purchase, and ultimately management and operation of a downtown municipal arts and conference center. The MOU provides the framework to initiate develop formal binding agreements.

07/02/03: LMN Architects and Bob Zimmer, Architect, are preparing schematic designs to determine construction costs.

City of Ocean Shores:

Ocean Shores PFD formed July 15, 2002

Contact: Mike Folkers, Finance Director, City of Ocean Shores – (360) 289-2488 – mfolkers@osgov.com

Web site: None

12/3/02: The project is a new or rebuilt convention center.

4/9/03: The City of Ocean Shores submitted a project to the Grays Harbor County PFD Board on March 14, 2003. The project is a 30,000 square-foot convention center and associated parking on land that currently houses the City's Municipal Golf Course. The convention center will be adjacent to another project currently being developed: a 45,000 square-foot aquarium, 40,000 square-foot water park and 5-story timeshare/hotel. This new project also includes a 35,000 square-foot field, which will be adjoining the new convention center. The field house can be rented out for special events/displays augmenting the convention center. The PFD Board approved the project on March 14, 2003. A SEPA application has been submitted for both projects and the protest period has lapsed. A fill permit is anticipated in the next two weeks.

11/25/03: The Grays Harbor County Public Facilities District approved a modified project submitted from the City of Ocean Shores. The new project will be a new regional center replacing the current center. The location will be behind the current center in an existing parking lot. The current center will be torn down upon completion of the new center. The new center will be 29,200 square feet, costing approximately \$10.2 million, including some additional land purchases. Construction commenced on November 20, 2003 with the formal groundbreaking ceremony scheduled for December 3, 2003.

County of Spokane:

Spokane PFD formed September 12, 1989 – the first PFD in the state

Contact: Kevin Twohig, Executive Director, ktwohig@spokanepfd.org, or Sherry Leatha, Executive Assistant, (509) 324-7070, sleatha@spokanepfd.org

Web-site: www.spokane.pfd.org

1/04 Status Report: The Spokane PFD was created in 1989 for the construction and ownership of the Spokane Veterans Memorial Arena, which opened in September 1995. Currently the PFD is undertaking expansion of the Spokane convention center and two other community projects. The SPFD has a five member Board of Directors, two members appointed by Spokane County, two members appointed by the City of Spokane, and the fifth member appointed by the other four, representing the Hotel/Motel industry.

Following a report from Facilities 2000 Working Group, the City and County asked the PFD to explore the possibility of working on other projects, due to the successful operation of the Arena. The projects are: a) The expansion of the existing Convention Center (CCX); b) the Fair and Expo Center Grandstand and new food court; and c)

CenterPlace at Mirabeau Point. In May 2002, Spokane County voters overwhelmingly authorized the SPFD to take on these Regional Projects.

CCX Project: The Board formed five working committees to make recommendations to the Board: Project, Communication, Sales and Marketing, Finance and Art. Jim Kolva Associates completed an Environmental Impact Statement in March 2003, on both sites. The team of Integrus Architects of Spokane in partnership with LMN Architects of Seattle was selected to design the CCX. They have completed the Schematic Design and begun the process of refining the building program and addressing operational issues. The team of Bouten Construction of Spokane in partnership with Hoffman Construction of Portland was selected as the GC/CM (General Contractor/Construction Management) team. Matt Walker was hired as project manager.

In August, the District selected the East site for the 100,000 square-foot Exhibit Hall and they also approved the purchase of the property to the south for parking and future expansion. Meetings with property owners on both CCX sites continue, with acquisition of the East site property expected soon. The Board adopted a Property Acquisition Policy that is guiding the acquisition efforts, and is working closely with the City of Spokane Real Estate Department.

In September 2003, the PFD Board approved the sale of \$77 million in bonds for Convention Center Expansion financing, taking advantage of the favorable interest rates. The County and City of Spokane Valley will issue bonds for their projects separately.

On September 2, 2003 the management of the Spokane Opera House and Convention Center was transferred to the Spokane Public Facilities District in a special "Passing of the Keys" ceremony. The District hired a core group of employees to operate and manage all the facilities and will continue to rely heavily on contract services for many of the day-to-day operational tasks.

Fair and Expo Center: The Fair and Expo Center Grandstand project was designed by Northwest Architectural Company and built by Lydig Construction. The construction cost was \$6.4 million and the project was completed in August of 2003 – in time for the covered grandstand to be enjoyed by the patrons of the 2003 County Fair. Improvements to the Food Court are expected to be completed in time for the 2004 Interstate Fair.

CenterPlace at Mirabeau Point: The Mirabeau Board selected Ron Tan and Associates for the design work on the Center. The Mirabeau property was temporarily transferred to Spokane County, who has now transferred it to the new City of Spokane Valley. CenterPlace at Mirabeau Point is a 48,000 square-foot facility with three building wings: a senior center, an educational and business center, and a cultural center. The Community College of Spokane will provide educational opportunities for seniors, adults

and high school students in the Spokane Valley at the facility. Construction began in December of 2003.

Start of Project: On December 17, 2003, the SPFD held a traveling press conference, marking the beginning of all the Regional Projects. The CCX project was started by two renovation projects in the existing Convention Center, the Fair and Expo Center had previously qualified by completing the covered grandstands and further broke ground for the new Food Court, and Mirabeau Point celebrated the start of CenterPlace construction with a ceremonial ground breaking for the new facility.

City of Tacoma:

Greater Tacoma Regional Convention Center PFD formed October 12, 1999

**Contact: Mike Combs, Public Assemblies Facilities Director – (253) 593-7612
– mcombs@tacomadome.org**

Web site: tacomaconventioncenter.com

The project is the Tacoma Convention and Trade Center. Included are cities of Tacoma, Fife, Lakewood, University Place and Pierce County.

11/15/02: Groundbreaking occurred two weeks ago. The PFD will be mobilizing on site construction by the end of November 2002. Construction should take 20 – 24 months. Opening should occur during the fourth quarter of 2004.

8/6/03: Funding for the project is coming from state sales tax revenue from the City of Tacoma, Pierce County, Lakewood, University Place and Fife. Additional revenue is coming from the City of Tacoma's 7% hotel/motel tax. A 570-stall City funded parking center includes parking for the convention center.

City of Vancouver:

Vancouver PFD formed October 18, 1999

Contact: Gerald Baugh, Manager of Business Development for the City of Vancouver – (360) 735-8805 – Gerald.baugh@ci.vancouver.wa.us

Web-site: www.ci.vancouver.wa.us/ConferenceCenter

The project is to construct a convention center and hotel.

11/5/02: Four sites have been proposed for the project.

2/18/03: The project site will be on the south side of Esther Short Park. The PFD and Downtown Redevelopment Authority are in the midst of a design build competition. Final and best proposals are due to be submitted on February 20, 2003 with the selection of the preferred team on February 27, 2003. The project will cost approximately \$62 million.

4/10/03: On March 7 the Downtown Redevelopment Authority (DRA) in consultation with the Vancouver Public Facilities District selected the team of Faulkner USA and Fletcher Farr Ayotte Architects as the preferred design build team for the hotel conference center.

6/03: The design build team is working on design development and public and private attorneys are working on the legal agreements related to the bond sale and project

development. It is expected that the project's bonds will be sold in the fall. Construction will begin shortly after the sale of the bonds.

7/10/03: The Vancouver PFD board agreed to hire Hospitality Real Estate Counselors of Colorado to help negotiate operating agreements with Hilton Hotels.

9/8/03: Hilton Hotels Corporation's Finance Committee confirmed their commitment to the conference center and hotel project.

9/24/03: The Vancouver PFD and the DRA passed the following at their joint meeting: Purchase and sale agreement for the project site; DRA Land Use Development Agreement (also passed by the City Council on September 22); DRA to Decker Ventures Real Estate Exchange Agreement; Decker Ventures to DRA Real Estate Exchange Agreement; Assignment and Amendment of the Lease between City of Vancouver and Decker Ventures (also passed by the City Council on September 22); and Assignment of Design-Build Professional Services Agreement to DRA.

10/13/03: The Vancouver City Council approved both the interlocal agreement and the payment agreement for the Conference Center Project. This is the final, major action for the City Council on this project.

12/03: Bond sale for the project was closed.

12/18/03: Construction began with an anticipated completion date of April 2005.

12/30/03: Public groundbreaking took place.

City of Yakima:

Yakima Regional PFD formed in July 2001 (includes the Cities of Selah, Union Gap and Yakima)

Contact: Connie Upton, CMP, Assistant General Manager, Yakima Convention Center – (509) 576-6370 – connie@yakimacenter.com

Web site: yakimacenter.com

11/19/02: The project is expansion of the Yakima Convention Center, which is owned by the City of Yakima and managed by the Yakima Valley Visitor and Convention Bureau. The PFD has entered into an interlocal agreement with the City of Yakima. The convention center expansion is under construction. The City of Yakima began collecting state sales tax at the end of November 2001. Bonds were issued in May 2002 for \$6.6 million, groundbreaking occurred in September 2002, and construction should be done by the end of July 2003.

6/12/03: Construction is moving along very quickly. Substantial completion is scheduled for August 1. Outside, the new east parking lots are completed, sidewalks are being poured and stucco is going on. The office and kitchen additions exterior will get the final coat next week. The remainder of the building is getting the first coats of stucco. Once the stucco is completed the sidewalks will be poured in the front and landscaping will be placed. Inside, the restrooms are complete with the exception of the dividers and mirrors. The offices will be carpeted in the next couple of weeks - otherwise they are complete. The ballroom is being primed and painted - vinyl is scheduled for the week of June 19, they will then move to the lobby areas. The carpet will be installed shortly thereafter. Trim work, wiring, lighting and ceiling grid work is continuing and will continue through June and the first part of July.

7/29/03: The building is near completion. After the building is complete, work will begin on the north parking lot, which should take 4-6 weeks to complete. That will be the end of the project.

10/15/03: Expansion of the Yakima Convention Center is complete with the exception of finishing up the landscaping on the new north parking lot. Dedication was September 19th and the space has been used numerous times since for various functions.

Cowlitz County:

Cowlitz County PFD formed December 27, 1999

Contact: Nelson Graham, manager – (360) 577-5613

Paul Roesch, attorney for Cowlitz County PFD – (360) 425-2231 - paul@prrnlaw.com

Web site: ccpfd.com

11/5/02: The project is a \$7 million community center on property owned by Cowlitz County as part of the local match. The site will be either on the fairgrounds site or across the street there from. The Cowlitz County PFD is meeting with a designer and architect to ensure the community meeting centers are appropriate. The PFD has hired someone to manage the projects – Nelson Graham, a former Longview Assistant City Manager.

11/6/02: There is a consultant working on a financial feasibility study. The Cowlitz County PFD expects to work with the City of Kelso, City of Longview, and Cowlitz County. The project is a convention and community facility. No land is being purchased as the site is at the Expo grounds owned by Cowlitz County.

1/30/03: The Cowlitz County PFD is moving ahead with its project for a Regional Conference and Special Events Center in a 29,000 square-foot new building and remodel of an existing 14,000 square-foot building to be incorporated into the new building on property of the county; construction to be funded by a county GO bond paid for by the sales tax rebate; and additional financing from a probable lodging tax increase. Design and specification work is underway, with construction hopefully to start shortly after the early August fair is completed.

4/8/03: The architect is completing the preliminary design/schematic phase, the results of which will be presented to the board at its April 30 meeting, followed by design and specifications. Construction is slated to begin in mid October 2003, with completion in July 2004. Bonds are to be sold by the county 8/1/03 and a lodging tax request will be on the ballot for 9/16/03. All dates are tentative.

9/17/03: Bonds, the proceeds of which are to be used for construction, were sold in late June, 2003. On September 16, 2003, the voters of Cowlitz County approved a one percent tax on lodging for the project. Design plans are nearing completion. The bid process is anticipated in October with construction to begin by mid-November and completion in July 2004.

Kitsap County:

Kitsap PFD formed May 15, 2000

**Contact: Anne Blair – (360) 337-5356, Administrator –
ablair@co.kitsap.wa.us**

Web-site: www.kitsapgov.com/boards/pfd.htm

Kitsap County has two projects that are developing. One is a Conference Center in downtown Bremerton, which was funded for \$6.9 million. They will start demolition of existing buildings at the site in October 2002. The other project is a Regional Special Events Center at the Kitsap County fairgrounds, which was funded for \$4.2 million. Both projects are in the design stage. Kitsap County is also placing a measure on the ballot for November 2002 to increase sales tax 1/10 of 1%, which would create \$23.4 in bonds.

11/7/02: The conference center is part of a downtown revival project that is also being funded by the City of Bremerton, the local transit authority and a private developer, for a total of \$46 million. The PFD's \$6.9 million was the catalyst for the other development, which will include a hotel, parking garage and retail spaces. The special events center will cost \$5.2 million. The County will fund \$1 million and the PFD will fund \$4.2 million. The County owns the land. Kitsap County voters failed a local sales tax increase ballot measure to fund additional PFD projects with a 40/60 vote on November 5, 2002.

11/21/02: The Kitsap PFD was created to address, expand and fund recreation and entertainment needs, especially local recreational sports facilities. The County issued \$11.9 million in bonds to assist financing the two regional projects.

2/5/04: The **Kitsap Conference Center** project is progressing on time and within budget. The parking garage is finished and the steel structure topping-off party was held the last week in January. The Conference Center Grand-opening Celebrations are scheduled for July 2005. Conference space marketing is underway with reservations for corporate summer events/conferences already confirmed. The Conference Center is at the heart of a larger urban-development project on the downtown waterfront in Bremerton that includes a hotel, restaurant, retail shops, underground parking garage, office building and marine/bus transportation center. The office building is sold, contracts for both the hotel and restaurant businesses are signed, design work on these facilities is nearly complete and the retail space is fully leased.

The **Kitsap Fairgrounds and Event Center** project construction began September 1, 2003. As of February 2004, renovation work on the 37,500 square foot indoor multi-sports building, known as the Kitsap Pavilion, is complete. Community use of the facility for indoor sports began March 1, 2004. The tournament-quality lighting with remote controlled, court-specific spot lighting and sports-flooring inlaid with lines for two adult-sized basketball courts or four youth-basketball courts, or four volleyball or two tennis courts, assures this facility will be available year-round for community, as well as school-based recreational and tournament use. Across the street from the Pavilion, construction of the environmentally-sensitive parking lots (including rainwater recycling system for ball field watering and low-impact lighting, as well as flexible use grass-crete surfaces) began in October 2003. Grading, drainage and construction of the regulation-sized baseball field and concession/broadcasting building, as well as the

four multi-use baseball/slow pitch fields with overlaid soccer fields also began in the fall. These fields will be ready for play in Spring 2005.

Skagit County PFD:

Skagit Regional Public Facilities District created August 14, 2001

Contact: Mike Crawford, Chair, Skagit Regional Public Facilities District – (360) 708-1323 – dmc@fidalgo.net

Fundraising information: (360) 416-7727

Web site: performingartscenter.skagit.edu/pfd.htm

The project is the Skagit Performing Arts and Conference Center. They received a \$6 million endowment from a donor. The prerequisites are that it be built in conjunction with and on the campus of Skagit Valley Community College. The center will cost \$16 million.

11/1/02: The project is in the design stage and in the midst of a capital campaign. The extension of the deadline until January 1, 2004 has been a boon.

11/7/02: The Skagit County Commission created the Skagit Regional Public Facilities District, which is responsible for the oversight of the project. The Jack and Shirley McIntyre Foundation made the \$6 million endowment. There are several other groups involved in this project: the Skagit Valley College, which donated the property for the project and will be the facilities operator; the Skagit Valley College Foundation, which is conducting the capital campaign; and the Skagit Performing Arts Council, which will have an annual auction dedicated to the facility and will provide fundraising support. LMN Architects completed the drawings for the project and the contractors for the construction are Baugh Skanski Inc. The construction budget is \$17 million.

11/12/02: The Skagit Valley College Board of Trustees approved the naming of the Skagit Performing Arts Center at their regular board meeting on November 12, 2002. The official name of the center, slated for a grand opening in the Fall of 2004, will be: "McIntyre Hall Performing Arts and Conference Center".

4/10/2003: Bonds were sold on April 1 in the principal amount of \$9,685,000. After cost of issuance and reserves, there will be approximately \$8.9 million to use for the project fund from the bonds. The PFD plans to sign an agreement with the GC/CM contractor, Skansa (formerly Baugh) Construction.

3/25/03: A groundbreaking ceremony for McIntyre Hall was attended by about 250 people, comprising members of the Skagit community, Skagit Valley College, and members of the Washington State Legislature.

6/2/03: The construction phase of McIntyre Hall has begun. The performing arts center is scheduled to open in the fall of 2004.

1/7/04: McIntyre Hall Performing Arts & Conference Center is well underway with substantial construction completion scheduled for September 2004 and opening scheduled for November 2004. Construction is progressing well and fundraising is on schedule.

By Alison Henshaw, Administrative Assistant,

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