

Staff Members Absent:

None

Others Present:

Various citizens.

4. Public Comment

No public comment.

5. General Business, for discussion & possible action

5.1 JOE MACKIE HALL (EAST HALL) – Review of P3 Partners, LLC, presentation of recommendations to WCVA Board concerning strategic real estate development plan for the renovation and/or replacement of Joe Mackie Hall (East Hall) involving possible lease of East Hall to non-profit entity for design, financing and construction of improvements and/or addition to East Hall with an operating & management agreement with WCVA. Request by WCVA for discussion and possible direction to WCVA.

Kim introduced the representatives from P3 Partners that are here today. They are Steve Nielsen and David Jones. Kim then gave a brief overview of the process and options that have been presented to WCVA over the past several months. Today's presentation has come out of these efforts and WCVA feels that they will best address the community's needs while also staying within the budget set by WCVA. At this point Steve began speaking about the non-profit approach to completing these types of public/private projects in the most efficient way. This type of partnership, once all the predevelopment is complete, legal documents are drawn up and a budget set, would ensure that there would be no cost overages to WCVA. P3 Partners assumes the debt and construction risks. WCVA would not pay more than the agreed upon maximum budget. The funding would be a lease entered into with P3 Partners and Humboldt County, with WCVA operating the facility and responsible for monthly lease payments. The lease would have a fixed interest rate and would, most likely, be for 25 years. At that time, the building ownership would revert back to Humboldt County.

Mr. Nielsen reviewed the initial discussions they had with WCVA. These involved tearing down the existing East Hall and replacing it with another building. But when it became apparent that just the demolition would be approximately \$1.5 million, which would take a significant amount of the total budget, other options were explored. The final proposal includes-

- Construction of a new 15,500+ square foot building attached to the back of the current East Hall. This would involve filling in the ramp leading into the East Hall basement. There is a grade differential where the loading dock is located. Restrooms and a service elevator to access the basement would be designed to compensate for this

differential and also provide much-needed amenities. There would be a commercial kitchen in the addition plus restrooms and moveable walls.

- Exterior update to match the new construction and West Hall.
- Re-purposing of East Hall main floor to make it more amenable for use as a banquet area or possibly office and/or retail space.

These improvements would allow for more than one event to take place, when necessary. There would be no improvements to other areas of the East Hall. Commissioner Brissenden asked about the possibility of improvements to the East Hall. Steve reiterated that there would be improvements to the exterior of the building, which would enhance the entire downtown area, plus some demolition on the Main Floor to open it up so it could be used in ways that would benefit the WCVA.

Mayor Stone asked about the future of the Buckaroo Hall of Fame, animal display and Chamber of Commerce office. Kim stressed that there have been no definite plans made for any of these items. First it must be decided if this project will be moving forward.

WCVA Board Member John Arant wanted to know how much the WCVA would have to invest in the predevelopment stage of this process to get a definitive project budget. Mr. Nielsen estimated that it would be in the \$300,000 range and take approximately two months, to complete the due diligence and then construction could commence. John was also concerned about losing downtown parking and also WCVA taking on a 25-year commitment as he feels this is risky with our community's history of big economic swings over the years.

City Councilman Owens wanted to know about the possibility of access to public restrooms in the East Hall for downtown patrons. He has been involved in the Main Street USA efforts that have recently begun here in Winnemucca and having accessible restrooms is important to the overall success in getting people to spend time in a downtown area. This is something that could definitely be taken into consideration once we get to formalizing the building plans.

Commissioner French stated that he feels that this is a good start as something needs to be done to this building.

Kim discussed the idea of possibly merging some of the mechanical and plumbing systems of the old East Hall with the new construction to make the overall operation more efficient and extend the life of the East Hall. This would also make the entire facility more appealing to larger, prospective events.

Commissioner and WCVA Board Member Ron Cerri was concerned about continuing the current level of support that WCVA provides if they incur this financial obligation. Kim stated that Kendall Swensen has prepared some financial comparisons and it is his opinion that WCVA could continue to provide sponsorships to events at the current level but larger, capital projects (like the new wall/board at the Event Center or the Pavilion) would probably

not be possible or, at least, it would require some long term planning so that funds could be earmarked for specific large projects.

It was at this point that the discussion turned to what was required of the boards present today at this meeting. Since the building is county property, WCVA Chairman Boyle explained that WCVA is asking for the county's official approval to act on their behalf in moving forward with this project, if that is what they ultimately decide to do. As far as the city, there will be additional utility access that will be necessary during construction that the city can provide.

Commissioner Brissenden made a motion giving WCVA the authority to proceed with a strategic real estate development plan for the renovation and/or replacement of Joe Mackie Hall (East Hall) involving possible lease of East Hall to non-profit entity for design, financing and construction of improvements and/or addition to East Hall with an operating & management agreement with WCVA on behalf of Humboldt County. Motion carried.

6. Other reports

None.

7. Public Comment

None.

8. Regular Business. Next Meeting. The Board confirmed the next regular meeting date of Wednesday, December 18, 2019, 4:00 pm.

9. Adjournment. *John Arant made a motion to adjourn this meeting. Motion carried, 5-0.*

The meeting was adjourned to the next regular meeting, or to the earlier call of the Chairman or to the call of any three (3) members of the Board on three (3) working days notice.

Respectfully submitted,

Shelly Noble

APPROVED ON _____, 2020

As written _____

As corrected _____

Winnemucca Convention & Visitors Authority Board

TERRY BOYLE
Chairman and
Motel Representative

BRIAN STONE
Vice Chairman and
Hotel Representative

JIM BILLINGSLEY
Treasurer and City Representative

RON CERRI
County Representative

JOHN ARANT
Business Representative

Attest:

BILL MACDONALD
Board Secretary and Counsel

KENDALL SWENSEN
Board Administrator