



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

---

### **STUDY SESSION MINUTES**

**December 1, 2007**

#### **THOSE PRESENT:**

Mark McClain, David Bowen, Alan Crankovich, Allison Kimball, Mandy Motes, Darryl Piercy (CDS), Brandon Drexler, Doug D'Hondt, Maria Fischer (DPW), Cathy Bambrick (EH), Kirk Eslinger (HR)

#### **GUESTS PRESENT:**

Art Solbakken, Del Goehring, Steve Lathrop (Suncadia)  
Catherine Dunn, Noah Goodrich

#### **SUNCADIA GUARANTEES:**

Steve Lathrop, representing Suncadia, introduced Del Goehring and Art Solbakken of Suncadia. Lathrop noted that in mid-2006 Suncadia asked for an extension on the guarantee process and the BOCC adopted a Resolution extending that process in the Fall of 2006. That Resolution had a one year time frame, and is now expired. Suncadia is requesting to extend that for another year. Lathrop stated that Suncadia is going to ask for approval of the final plat for Phase 1, Division 9 – the first final plat of 2007. Suncadia is also asking for a reduction in the amount of bonding for the plats, and Lathrop passed out an updated Subdivision Improvement Guarantee spreadsheet. Lathrop noted that the original Resolution stated that all third party contractors on site would be bonded, but those bonds were not posted. Suncadia views that as minor, but they are out of bounds. Since last Fall Suncadia has completed almost \$23 million worth of work, and Lathrop stated he believes that Doug D'Hondt, who has been on site, will confirm these reductions. Director Drexler noted that he felt it was appropriate to bring this request for reductions in guarantees to the BOCC to keep the Board informed. Lathrop stated that JELD-WEN wishes their name to be taken off the Guarantees, and noted that the original Resolution gives Suncadia the sole signatory flexibility for up to \$20 million. Goehring noted that the lodge and the fitness center have almost been completed, along with \$23 million in plats to the tune of around \$150 million. Does the Board want to look at all the requested elements at once? Director Drexler re-capped the request: Suncadia requests a resolution to extend the guarantee process; a reduction in bonding amounts; the removal of JELD-WEN's name; and the approval of Phase 1, Division 9 plat guarantee at \$281,000. McClain asked about the Jenkins Drive and

Winston Bridge guarantee amount. Lathrop explained that a secondary access is required because of density, and Jenkins Drive will provide that secondary access until Winston Bridge is completed, and that guarantee amount will not change until the Winston Bridge access is done. Bowen asked if the spreadsheet represents everything to date. Solbakken and Goehring agreed it does; as plats come up for sale they would be in the \$5 million range. Director Drexler asked if values would go above \$12 million. Solbakken stated that he would be surprised if they peaked at \$20 million. Lathrop stated that Suncadia's strong past performance and significant capital improvements are important elements to consider. McClain asked about Suncadia's financial status; Lathrop noted that an audited financial statement had been given to the BOCC. Goehring stated that at the end of 2006 Suncadia had a net worth of \$130 million, with a \$40 million investment this year. Goehring expanded on current lodge condominium sales, plat sales, and the completion of amenities. Lathrop stated that Suncadia would like the items as discussed above on the Commissioners' December 18<sup>th</sup> agenda. D'Hondt noted that legal has not seen this yet. Discussion followed on the logistics of having this matter on the December 18<sup>th</sup> agenda.

**Board Direction:**

**Department heads and staff update the BOCC on this issue in the coming week, and place on Study Session Agenda for December 10, 2007.**

**EXECUTIVE SESSION:**

**2;15 pm** "To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price" . To discuss possible land acquisition (RCW 42.30.110 (b) No action to be taken. Remaining in the room for the Executive Session were Commissioners Mark McClain, David Bowen, Alan Crankovich; Allison Kimball, Mandy Motes and Daryl Piercy from CDS; Brandon Drexler, Doug D'Hondt and Maria Fischer from Public Works, Cathy Bambrick from Public Health and Kirk Eslinger from HR. At 2:26pm the meeting was re-convened into regular session and immediately adjourned.

Meeting adjourned at 2:26pm.

Brandon Drexler  
Public Works Director