Quil Ceda Village

Regular Council Meeting
November 24, 2004
Minutes

9:00 AM: Village Council Meeting: Roll Call

We have a quorum.
President Herman Williams, Jr. – present
Council Member Stan Jones, Sr. present
Council Member Marie Zackuse – present
Member Les Parks – present
Member Marlin Fryberg, Jr. – present

Staff & Visitors Present:

John McCoy, QCV GM
Steve Gobin, GA & H&SS Director
Sharon Morken, QCV Recording Secretary
Patti Gobin, Leasing
Lukas Reyes, Utilities
Tom Gobin, Utilities Manager
Bill Erdly, TDS Director
Greg Keith, TDS Manager
Mytyl Hernandez, Marketing Specialist 1)

Approval of Agenda
November 24, 2004
Motion made by Marie Zackuse to approve the agenda for the Village Council meeting of November 24, 2004, as presented.
Second by Stan Jones
Questions
3 For 0 Against
Motion carried

2) Approval of Minutes
October 26, 2004
Motion made by Marie Zackuse to approve the minutes for the Village Council Meeting of October 26, 2004, as presented (or with amendments, if any).
Second

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Questions3 For 0 Against
Motion carried

Old Business:

3) MBR Scada System
Handouts provide to those in attendance.
Pilot system, Phase 1 and 2.

Staff is requesting project and budget approval for $153,000. Money has been set aside in the 2004 tribal allocation plan to cover this expense.

Council would like an overview of the project. It will track flows; monitor what water is coming in from Marysville; give the district an alarm system which will help control and monitor the system.

This will give the current system a brain and can be operated from a laptop. This is all labor, no supplies or equipment in the budget? This is to write the program. To purchase the wonderware, cost is $9,000. Bulk of cost is the set-up.

Motion made by Marie Zackuse to approve the contract with Parametrix not to exceed $153,240 for the Scada System.
Second
Questions
3 For 0 Against
Motion carried

4) Chelsea Mall Infrastructure Verizon Loan Agreement - $2.9 million
Handout provided to those in attendance.

Master lease with Verizon which needs to be signed by Dec. 10 th. Is equipment tax exempt? 4.1% tax rate with first payment due possibly in June 2005. Staff is still looking at some models, one third of the infrastructure to support QCV and Chelsea with the other two thirds to support tribal government and tribal families. Staff is to complete application and get it signed. There will be a small return on investment after the first year, with a much better return for each year after that. These are conservative estimates. The Council would like to see this profit go back to the tribe. This will be determined by the QCV Council. At the end of 2006, a small profit is anticipated. Due to the on-going issues of financing for the Village such as sales tax and secure financing, it is time to consider have an attorney who specializes in bond financing. This will need to be budget for.

The infrastructure will take two to three years to build out. This will put the tribe in charge of its own services. The charges are competitive.

Motion made by Marie Zackuse to approve the request to proceed with the Verizon loan.
Second

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Questions
Staffing needs are estimated to be between 10–20 people.
3 For and 0 Against.
Motion carried

5) Modular Addition
Estimate for site prep, permits, porch, utilities, cable & data connections, and modular building -$150,000.
120 days to complete modular.

The Village is in need of more space and is asking the Council to allow staff to add another modular building at the current site. The estimate for site prep, parking, modular, data services, and sewer connection is about $150,000. The Village was very conservative with its budget and has funding left from the cigarette tax revenue. Staff has not settled on the configuration yet.

This is needed. Village will need a place to put new people that are to be hired. Council would like more information. Staff is to bring this back to December 2004 meeting with a list of who is located where and who the new people will be.

New Business:

6) Leasing
Resolution No. 2004-0019, approving a lease with Flowers 2 U for Suite G in the Quil Ceda Place Retail Center.

Does the Council have any questions on how much the space is leasing for and the square footage? The lease says the tenant can only sell what his lease says. Please have staff revisit with prospective tenant due to the ad in the Herald.

B) Resolution No. 2004-0020, approving a lease with Dry Cleaning Station
dba Quil Ceda Cleaners for a portion of Suite N in the Quil Ceda Place Retail Center.

C) Resolution No. 2004-0021, approving a lease with Tulalip Data Service/ Tulalip Cablevision for a portion of Suite N and Suite O in the Quil Ceda Place Retail Center.

D) Resolution No. 2004-0022, approving a lease with CitiFinancial for Suite P in the Quil Ceda Place Retail Center.

E) Resolution No. 2004-0023, approving a commercial ground lease with Ruby Tuesday for the northeast Out Parcel 1 in the South Power Center within Quil Ceda Village .

F) Resolution No. 2004-0024, approving a commercial lease with Marine Matrix/David Lobo for the southeast Quarter of Section 8, Township 30 North, Range 5 East, within Quil Ceda Village.

One of the tenants at the Retail Center is considering leaving. The tenant believes TTT is not keeping its promise of foot traffic or the type of stores that would be added. They want QCV to do all their

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advertising and marketing and have told staff this. QCV has a large half page advertisement going out. Monthly tenant meetings are being held and tenants have been told that the Village cannot market the individual stores. Some tenants have expressed concern over TDS moving into the retail center. Not as much retail businesses coming in as tenant was promised. Once the casino sign is up, it will bring a lot of people in.

Utilities staff have concerns regarding water coming through 116 th street point of entry. There will be costs associated with this. It currently serves, Orion Boats, TERO and all former Boeing buildings along with the State Patrol Office.

Do the leases for the Dry Cleaner and Dinner's Ready have provisions for grease traps? This needs to be fair to everyone. Dinner's Ready will prepare food on site. A 10,000 gallon tank for grease interception will need to be installed. The leasing department needs to develop a check list for all leases. This check list needs to happen and the leases should not be brought to the QCV meeting until it does.Is the Dinner's Ready lease ready to go. Yes. The Marine Matrix lease is a year to year lease.

The Village is still trying to coordinate a Charette. Is the Amusement Park concept gone? Staff needs to know how to proceed. The Trading Post is all rented for Christmas time. Robert Monger has items for sale.

Motion by Stan Jones, Sr. to approve all the lease resolutions as presented.
Second
Questions
3 For 0 Against
Motion carried.

8) Marketing Update
A) Santa Clause is coming to QCV, paying a decent rent for one month.

Staff needs to do a background check on Santa. He is working with children.

B) The Village joined the Chamber of Commerce. The Banner contest just ended and the entries will be judged on Dec. 6 th. The winner will each receive $1,000 for each season.

C) Marketing is working on having electrical outlets put in at the Retail Center for Christmas lights to be hooked-up for next year.

D) Looking into advertising with Aquasox and Everett Event Center.

E) Strategies 360 is working with the Village on selection of Branding. Branding is the slogan for the Village.

The Village and Tulalip need more input in the Chamber of Commerce office, including pictures, events, etc. Remember: Every time an ad goes out, use Tulalip not Marysville. The pylon sign needs to be a

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priority. The Marketing Specialist should be in charge of this. Does the 2005 budget for the Retail Center include umbrellas and benches? There is a proposal to redo the front of area of the Retail Center.

F) Jan 1 st is the deadline to Chelsea. It would be nice if the tribe and their members could get one of the kiosks to display and sell their artwork. Make it a Tulalip store and set up on consignment so artists can sell carvings, art work, etc. Have Steve put together a business proposal for a tribal kiosk at Chelsea. This is good to address this. When the Tribal Health Clinic was built, 39 tribal members came in with their artwork and it was all beautiful. They need to be given the opportunity and exposure to market their artwork.

TDS could put a web page up. This is an efficient way to get the news out. The artists will need someone to help them with bookwork, marketing, etc. QCV will host a meeting for all tribal artists that are interested. There should be a tribal co-op, we need to visit other sites and talk to them about how they got started. What hoops did they have to go through?

9) Employee Gift Certificates
Motion made by Stanley Jones, Sr. to distribute gift certificates in the amount of $75 plus a small gift for each QCV employee with funding to come out of the Village budget.
Second
Questions
5 For 0 Against
Motion carried

10) Next Village Council Meeting-December 21, 2004 @ 9:00 a.m., Quil Ceda Village Conference Center.

Adjourn Meeting

Motion made by Marie Zackuse to adjourn the Village Council meeting of November 24, 2004.
Second
Questions
3 For 0 Against
Motion carried

Minutes approved at the regular Village Council meeting of December 21, 2004.

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Recording Secretary Date

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