PFD BOARD
REGULAR MEETING AGENDA

THE PUBLIC CAN ATTEND IN PERSON, CALL-IN OR LOG-IN TO ZOOM TO PARTICIPATE IN THE MEETING.
PLEASE CALL-IN OR LOGIN 5 MINUTES PRIOR TO THE MEETING.

To Join the Meeting Go To: https://zoom.us
Meeting ID: 863 5547 4918

August 27, 2026, Noon
Location: Town Toyota Center
1300 Walla Walla Avenue
Wenatchee, WA 98801

Consent Agenda:

1. Approval of Meeting Agenda
2. Vouchers (July 2026)
3. Minutes (July 23, 2026)

Public Comment: (please state your name and address, and please limit to 3 minutes)

Agenda Items:

1. **Manager's Report**
   - a. **Events & Activities**
     - i. Locker Room Update
     - ii. Road Update
     - iii. Bond Discussion
     - iv. Sales/Marketing Report
     - v. Energy Efficiency
     - vi. Audit
     - vii. Financial Reports & CNC Sales Tax Report

PFD Board
Regular Meeting Minutes

August 27, 2026, Noon

Town Toyota Center
1300 Walla Walla Ave.
Wenatchee, WA 98801

Board Members Present:

Randy Agnew (President)
James Fletcher (Secretary)
Jerrilea Crawford (Member)
Mike Poirier (Member)
Renee Swearingen (Member-Zoom)

In Attendance: Mark Miller - Town Toyota Center General Manager, Aaron Harvey - Town Toyota Center Assistant General Manager, Michael Cole, Heather Massey, Jessica Manzaro, Greg McEwen, Brian Bolz, Zach Hendicks, Alexis Blessing (Zoom) - Town Toyota Center Staff, Pete Fraley- PRG Consulting, Marc Greenough- Foster Garvey PC, David Rayfield - Wenatchee Wild, Jason Grover- Wenatchee Valley Chamber of Commerce, Brian McLaughlin- WAHA Vice President

Secretary James Fletcher called the meeting to order at 12:04pm.

Consent Items

1. Approval of Meeting Agenda
2. Vouchers - July 2026
3. Meeting Minutes – July 23, 2026

Motion was made and seconded to approve the agenda consent items.
Motion Passed 4-0.

July 2026 Recap

Banner Bank - Facility Operating 8711

Accounts Payable	22889 - 22988	-$201,047.77
Payroll	Paychex Entries (Net Wages)	-$102,114.83
	ACH/EFT/Wire -23	-$151,559.08
Total		-$454,721.68

Public Comment: Michael Defoe, a Wenatchee resident and parent of a WAHA youth hockey player, expressed concerns regarding the reduction in available ice time for youth hockey players at the Town Toyota Center. He also noted that WAHA is hoping to host a tournament scheduled for March 5–7, 2027, with an estimated $115,000 in economic impact to the City of Wenatchee. The dates are currently being held for a potential concert.

1. Manager's Report

Events & Activities

i. **Locker Room Update** - Mark Miller provided an update on the locker room project. Construction is currently progressing on schedule, with the anticipated completion date remaining November 19, 2026. The center block walls and second-floor storage area have been completed. There are currently 15 change orders totaling approximately $126,000. Mark has been authorized to approve change orders up to a total of $200,000. The largest change order to date is approximately $60,000 for additional gravel. The remaining change orders have primarily involved minor electrical, plumbing, and fixture adjustments.

ii. **Road Update** – Mark Miller shared an update on the Confluence Parkway Road project and its anticipated impact on access to the Town Toyota Center. The project will change traffic patterns near Maple Street, including directing traffic through a new roundabout. The new roadway is expected to provide an alternate route for vehicles exiting the Town Toyota Center, particularly when trains are blocking the existing railroad crossing. The parkway will provide a route over the railroad tracks and is expected to improve traffic flow and access to the facility.

iii. **Bond Discussion –** Pete Fraley and Marc Greenough provided an update regarding the potential for bond financing in connection with the Locker Room Expansion Project. The Board discussed the PFD's existing debt, the .033% sales tax credit, and the importance of maintaining the associated debt in order to continue receiving the credit. The Board also discussed the potential impact of future legislative changes and the need to clearly communicate the financial implications to the community. Discussion was also held regarding the PFD's long-term bonding plan. While the original plan had contemplated bond financing for a future chiller project, the current Locker Room Expansion Project provides an opportunity to consider financing at this time. The Board discussed the PFD's demonstrated ability to obtain financing, potential credit rating considerations, and the differences between bank financing and a traditional bond. The Board further discussed the importance of including the potential for bond financing in the feasibility study for the Locker Room Expansion Project. It was noted that incorporating the financing information into the current study would be more efficient than completing a separate study at a later date.

A motion was made by Jerrilea Crawford to authorize the consideration of bond financing as part of the feasibility study for the Locker Room Expansion Project. The motion was seconded by Mike Poirier. The motion was passed by a vote of 5-0.

iv. **Sales/Marketing Report** – Greg McEwen shared an update on current sales and upcoming events. There are currently three available suites and Loge is sold out. Greg reported that there are three interested parties for the available suite and are hopeful of finalizing an

agreement. Greg also provided an update on upcoming shows. Terry Fator is scheduled for October 23, and Dwight Yoakam is scheduled for November 13. Ticket sales for Dwight Yoakam are progressing well, while sales for Terry Fator have been slower. The Town Toyota Center recently entered into an agreement with the Numerica Performing Arts Center. Numerica Performing Arts Center will present Terry Fator and will be selling tickets as well. Greg also reported that beginning September 1st, the Port will allow us to display our pull-up banners at the airport to help boost sales. The intent is to provide additional exposure to patrons attending events at the Center.

v. **Energy Efficiency-** Mark Miller continued his report with an update on the Town Toyota Center's energy efficiency project. The Town Toyota Center has been working toward compliance with the energy performance standards that were announced approximately 18 months ago. The Town Toyota Center has lowered its energy rating by 12 points with only 3 more points to make the final goal. The Advanced Energy Management Group, working with the PUD and the Center's operations staff, has been monitoring the Center's energy consumption and rolling 12-month average. Based on the current 11-month rolling average, staff anticipates that the Center will meet the required rating. Advanced Energy Management will be responsible for filing the required information with the State. The Board recognized the efforts of staff and the operations team in reducing the Center's energy consumption and specifically acknowledged Mike Steele and his staff for their work in advocating for the revised requirement and helping the Center meet the applicable standards.

vi. **Audit** – Jessica Manzaro reported that the 2025 audit is officially completed. Mayor Jerrilea Crawford attended the Audit Exit Conference. A few minor housekeeping items were identified, but no significant issues were noted. One accounting item involved taxes that have historically been included in the operating budget. Going forward, approximately $88,000 in taxes will be recorded as a non-operating expense, below the operating revenue line.

vii. **Financial Reports & CNC Sales Tax Report** – Jessica Manzaro provided a financial update and reported that overall financial activity was generally in line with the budget. Jake Owen's revenue was approximately $40,000 less than anticipated. Net income was down, primarily due to lower concert revenue and payroll adjustments. Overall, year-to-date financials remain in good standing, with most other areas tracking close to budget. Jessica also reported that the Town Toyota Center is leasing a new billboard, which will help advertise our upcoming events. Jessica discussed the ongoing locker room project and related expenses. Project costs have now approached approximately $2 million. Jessica requested a transfer of $550,000 from the LGIP account to the operating account to replenish funds that have already been used for project-related expenses and pay the latest construction invoice.

A motion was made by Jim Fletcher to approve the transfer, seconded by Jerrilea Crawford. Motion passed 5-0.

Jessica also requested another transfer of $400,000 from the .033% account to the Operating account.

A motion was made by Mike Poirier to approve the transfer, seconded by Jim Fletcher. Motion passed 5-0.

With no further business, the meeting was adjourned at 1:02pm.

Respectfully Submitted:

Randy Agnew, PFD Board, President

Attest:

Mark Miller, Town Toyota Center, General Manager