

NORTHEAST PUBLIC DEVELOPMENT AUTHORITY (NEPDA) REGULAR BOARD MEETING AGENDA

Date: November 10th, 2022

Time: 2:00 pm to 3:30 pm (Pacific Time)

Location: Northeast Community Center - 4001 N Cook St., South Room (lower level), or virtual via Zoom

Join Zoom Meeting:

<https://zoom.us/j/98916588710?pwd=UjFBakZoRGdqa0UvMVpnSIUvUUVGdz09>

Attendees: Northeast Public Development Authority Board of Directors, Staff, Invitees and Guests

Discussion Items:

2:00 pm - 2:05 pm

Welcome and Introductions

2:05 pm - 2:10 pm

Approval of Minutes:

Approval of Meeting Minutes from October 14th, 2022

2:10 pm - 2:15 pm

Public Comment

2:15 pm - 2:25 pm

Ecology Integrated Planning Grant Implementation RFQ

Action Item: Resolution No. 2022-004: A RESOLUTION of the Northeast Public Development Authority (the "NEPDA") to authorize the Executive Director to negotiate and execute a contract with Stantec for purposes of implementing the Integrated Planning Grant awarded by the Washington State Department of Ecology.

2:25 pm - 2:45 pm

County ARP Infrastructure Funding – Ariane Schmidt, Spokane County

1. City funding request and status
2. County Response and next steps

2:45 pm - 3:15 pm

Boundary Expansion

1. Utility Feasibility Presentation – Dan Kegley, GSI Water Solutions
2. Board Discussion
3. Potential Action

Action Item: Resolution No. 2022-003: A RESOLUTION of the Northeast Public Development Authority (the "NEPDA") to recommend that the City of Spokane and Spokane County revise and reformulate the existing Geographic Boundaries of the NEPDA to further facilitate economic development and amend the Interlocal Agreement regarding reformulation of the NEPDA.

3:15 pm - 3:30 pm

Executive Director Update

1. **Financials Review**
2. **Esmerelda Commerce Park Follow-Up**
 - a. Take-aways from all-hands meeting
 - b. Next steps – agreement revision
3. **Planning Activities**
 - a. Scoping for EPA Brownfield Grant and Subarea Plan
 - b. Ecology IPG Kickoff Next Week
4. **2023 Work Plan and Budget**
 - a. Discussion on Work Plan Items
 - b. Updated Budget

3:30 pm

Other Business, Closing

Next Meeting: December 9th, 2022, 10:30 am - 12:00 pm

DISCLOSURES

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

EXECUTIVE SESSION: An Executive Session may be called during the meeting. The purpose must be announced and is limited by RCW 42.30.110. Examples include: (1) to discuss with legal counsel litigation, potential litigation and/or legal risks (RCW 42.30.110(1)(i)); (2) to consider the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price (RCW 42.30.110(1)(b)); and (3) to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price (final action selling or leasing public property shall be taken in a meeting open to the public)(RCW 42.30.110(1)(c)).

NORTHEAST PUBLIC DEVELOPMENT AUTHORITY

Date: October 14th, 2022

Meeting Time: 10:30 am

Location: Board Members and Public attendance via Zoom.

Attendees

NEPDA Board of Directors

- Councilmember Michael Cathcart
- Commissioner Josh Kerns
- Marlene Feist
- Scott Simmons

Not in attendance:

- Cheryl Stewart

Board Staff

- Jesse Bank, Executive Director
- Megan Clark, Legal Counsel

Guests

- Steve MacDonald, City of Spokane
- Shae Blackwell, City of Spokane
- Nick Czapla and Theresa Sanders, LB Stone Properties
- Conner Thorne, City of Spokane
- Jason Metcalf, Spokane County
- Angel Fiorini, Prospective Board Member

Welcome and Introductions

Councilmember Cathcart called the meeting to order at 10:33 AM.

Approval of Minutes

Councilmember Cathcart called for a motion to approve the minutes of the Regular Meeting dated September 8th, 2022. A motion was made by Board Member Simmons and seconded by Commissioner Kerns. A vote was taken, and the motion passed unanimously.

Public Comment

No public comments.

Esmerelda Commerce Park Update – Nick Czapla and Theresa Sanders, LB Stone Properties

1. Theresa opened the conversation by reminding Board Members that the last time Stone Properties presented to the NEPDA Board, they were about to break ground on the internal roadways and associated horizontal infrastructure but couldn't come to resolution on joint

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- supportive funding for the project. For that and other reasons, the project was paused. In the meantime, macroeconomic conditions have become less favorable for development.
2. There remains significant interest in developing a Playfair Commerce Park-like development at the property. They are encouraged by progress on the Wellesley interchange with US 395 and feel that access to their site will be improved as a result.
 3. Discussed convening a working group consisting of NEPDA, Avista, Integrated Capital Management, and others, to work collaboratively through remaining barriers to getting the project off the ground as soon as possible.
 4. Councilmember Cathcart asked what the project timeline is and how upcoming economic uncertainty could impact delivery of the project
 - a. The feeling at Stone Properties is that the product they develop is better positioned to weather challenging macroeconomic conditions
 - b. But there is a lot of competition in the Spokane market right now. There is a lot of new industrial product on the West Plains and east of Spokane, near Barker Rd – nearly 1 million square feet in the pipeline. They are trying to understand how those supply additions will affect the Esmerelda site.
 - i. Nick added that the product they are proposing for Esmerelda differs from what is offered in those other locations – it is more of a last-mile product. He is doesn't feel the Esmerelda offerings will necessarily be in direct competition with others.
 5. Access issues – particularly along Freya St. – continue to be impediments to progress, as do challenges in coordinating with Avista on burying power lines.
 6. Another challenge is the reimbursement mechanism with the NEPDA for construction of internal roadways. Currently reimbursement is done in tranches associated with the completion of buildings, but economic conditions are such that Stone Properties doesn't know when it will make sense to build each building – meanwhile they are out-of-pocket, up front for the roadway construction. Finding a way to resolve this issue is potentially the most important thing that can be done to accelerate the project. Theresa feels the NEPDA shouldn't have to pay for this, the funds should be coming from the State.
 - a. Steve MacDonald added that New Markets Tax Credits could be used to provide some of the funding – the current project pause may be well-timed to line those credits up.
 7. Theresa highlighted that business recruitment is an essential component of the work a PDA does, but developers like Stone Properties can fill that role too, as they are incentivized to bring businesses to their properties and to occupy space.
 8. Councilmember Cathcart asked ED Bank about next steps for this project
 - a. ED Bank replied that the first step is to convene the meeting contemplated in item 3, above, to begin a dialogue with all stakeholders on removing barriers to the project.
 9. Board Member Simmons brought up the issue of the outstanding agreement between the City, Stone Properties, and the NEPDA that is out of date with respect to current conditions and specific performance targets. He proposed that one of the things the NEPDA can do to remove some of the financial uncertainty related to the project is to reformulate that agreement to tie infrastructure reimbursement dollars to the incremental tax revenues generated by the construction of buildings at Esmerelda.

Sales Tax Funding Update – Conner Thorne, City of Spokane, and Jason Metcalf, Spokane County

1. Conner introduced himself as a Treasury Analyst with the City of Spokane, and Jason as a Budget Analyst with Spokane County. They have worked together to create sales tax funding methodologies for the NEPDA, and attended this meeting to present those methodologies, dollar amounts paid, owed, and estimated for 2023, propose an administration fee, and answer any questions.
2. Goal is to provide a stable, repeatable process for tax revenue allocation
3. Identified three primary funding sources – sales tax (construction and non-construction), property tax, and utility tax.
4. Non-Construction (Retail) Sales Taxes
 - a. The process begins with the establishment of a 2019 base year figure. Once that figure has been established, year-over-year revenue growth rate can be identified – for both the City and County – arriving at the incremental growth for that year. Then, using the

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- City/County's tax rates, a dollar value can be applied to that increment. Finally, per the ILA, that increment is multiplied by .75 to arrive at the dollar value owed to the NEPDA.
- b. A 1% administration fee is proposed to cover the City/County staff required to perform these calculations each year.
 - i. Councilmember Cathcart asked if that 1% fee was split between the City and County, or if it was 1% each. Conner answered that it was 1% each.
5. Construction Sales Taxes
- a. Two methods to calculate that are viable
 - i. Assessor Method
 1. Use County Assessor data to determine new construction value in the NEPDA
 2. Apply sales tax rates for City or County
 3. Multiply by .75 to arrive at portion due to the NEPDA
 - ii. Project-by-Project Method
 1. NEPDA tracks active projects, budgets, and actuals
 2. Apply sales tax rates for City or County
 3. Multiply by .75 to arrive at portion due to the NEPDA
 4. Potentially more accurate method, and more immediate due to not having to wait for projects to be re-assessed. However, this method is significantly more labor intensive for the PDA Director, and ultimately is likely to yield a similar payment to PDA. This method also relies on developer willingness to participate, and collapses if one chooses to not do so.
 5. Could potentially use a combination approach whereby most project value is arrived by Assessor values, but significant projects could be tracked individually.
 - b. For now, the City/County will stick with the Assessor method
6. Property Tax
- a. Amounts attributable to PDAs are tracked directly through County Treasurer's office.
7. Utility Tax
- a. Like Property Tax, directly attributable to businesses within PDA boundary.
8. Conner then shared a wrap-up of payments to the NEPDA, including:
- a. Payments to date from both City and County
 - b. Amounts owed to NEPDA from both City and County, retroactive to 2019 base year
 - c. Estimates of payments due in 2023
9. The proposed 1% Administration fee was discussed. Conner felt there needed to be an ILA amendment to memorialize the fee. Several Board Members felt that amendment could be rolled into the larger amendment dealing with the NEPDA's proposed boundary expansion. Board Member Simmons countered that this fee was relatively insignificant and reflected a "cost of doing business" and therefore should just be taken as a given, without amending the ILA. Other Board Members generally agreed with this concept.
10. Board Member Simmons also proposed that the timing of payment installments from both the City and County occur on a bi-annual basis and be predicated on actuals, rather than issuing payment based on estimates. This would avoid the need to perform claw-backs should actuals come in less than estimated. Other Board Members agreed with this concept as well, and Conner agreed to proceed in that fashion beginning with the 2022 figures. As a result, payments will be remitted immediately from the beginning of 2019 through Q2 2022, and Q3/Q4 2022 will be remitted in March 2023 due to a two-month lag in reporting from DOR.

Prospective Board Candidate – Angel Fiorini, Owner, Market St. Pizza, and former Roxie Building

1. ED Bank introduced Angel Fiorini as a local business and property owner who has shown interest in joining the Board. Per previous Board-level discussions, there was an emphasis on finding a Board candidate who represented the neighborhood to both provide that important, on the ground perspective, as well as give the NEPDA more credibility and visibility in the district. ED Bank felt Angel would be an excellent candidate in that regard.

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2. Angel thanked the board for their consideration, noting that she was honored to be there to sit and learn about how she can further contribute to the neighborhood. She and her husband were both born and raised in Hillyard and are investing a great deal of time, effort, passion, and money in trying to build the neighborhood up.
3. Councilmember Cathcart noted he'd had the pleasure of meeting Angel and her husband on numerous occasions and feels what they are doing for the neighborhood and NE Spokane is incredible. He also noted that Market St. Pizza is among the best pizza in town. He added that Angel would make a great addition to the board as much of what she and her husband are doing is in line with what the NEPDA is trying to do on the Market St. corridor.
4. Councilmember Cathcart then called for a motion to add Angel to the NEPDA Board.
 - a. Prior to making a motion, Board Member Simmons asked if Angel had a good sense of the time requirements of the Board position, as well as an understanding of the Board's role, its purview, and its interaction with the ED. ED Bank indicated that he and Angel had discussions about the role as well as the role of the NEPDA more generally. Angel added that she is fine with the time commitment and is excited to gain perspective on the inner workings of building the neighborhood.
 - b. Board Member Simmons added that he agreed with the notion that it will be beneficial to have local representation on the Board – especially a business owner who understands on-the-ground conditions, barriers, roadblocks, etc., and can provide that perspective to the Board.
 - c. Board Member Simmons moved that the Board accept Angel Fiorini's candidacy and that she be placed on the Board with immediate effect. Commissioner Kerns seconded. A vote was called, and the motion passed unanimously.
5. Councilmember Cathcart closed the discussion by welcoming new Board Member Fiorini.

Executive Director Updates

1. **Financial Report**
 - a. Financials generally unchanged vs. prior month except for ED salary.
 - b. Organization is cash flow negative for the month but positive YTD
 - c. However, based on presentation by City/County Finance Departments, the financial position of the organization should change dramatically with payments of amounts owed.
2. **3011 E Wellesley and Ecology Integrated Planning Grant**
 - a. ED Bank met with City legal to discuss foreclosure status of 3011 E Wellesley site. Property will go to foreclosure auction in December 2022 at over 2x market value. Should the property not transact, the City will take title in Q1 2023. At that point a discussion will need to take place between the City and the NEPDA about the future vision for the property, and how the NEPDA can make the City whole while developing new housing and commercial space. ED Bank advised Board Members that he will need their support through various channels during these negotiations.
 - b. Additionally, NEPDA and Ecology reached agreement on terms for the Integrated Planning Grant (IPG). ED Bank reviewed the tasks with Board Members and asked for comment or question. Hearing none, he notified Board Members that he planned to execute the agreement in the coming days.
 - c. IPG is scoped to work in concert with the City's EPA Brownfields Grant and their ARPA-funded subarea plan. The IPG will do much of the baseline work that a subarea plan would ordinarily have done, enabling the subarea planning effort to go much further. The ultimate goal of these grants – taken as a whole – is to update the area's planning framework as well as create a SEPA Planned Action for the industrial area east of the NSC.
 - i. A SEPA Planned Action is a blanket tool that essentially performs a SEPA review of an entire area, rather than on a site-by-site basis. This allows prospective developers to have confidence that they will not encounter any unknown environmental contamination or face environmental risks in developing property. ED Bank believes this will eliminate a significant hurdle to redevelopment in the district.
3. **Draft 2023 Priorities and Budget Presentation**

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- a. Per previous discussions, ED Bank presented a draft 2023 work plan and budget for initial consideration. The goal of this presentation was to start a conversation about the NEPDA's activities and spending goals for 2023 that culminates in a vote at the December Board Meeting authorizing ED Bank to engage in the activities described within. This gives some organization and prioritization to the NEPDA's activities and prevents the ED from needing to check in with Board Members between meetings for authorization of activities.
- b. Began with a list of priorities for the organization overall, to guide activities for the next several years. Prioritization has been a challenge for the NEPDA in the past, and this is an effort to get clarity on overarching themes.
- c. ED Bank then presented a list of draft priorities for 2023 including:
 - i. Refinement of organizational strategy, goals, and priorities
 - ii. Grant implementation and planning efforts
 - iii. New grant strategy and pursuit
 - iv. Marketing and recruitment updates
 - v. Boundary expansion/ILA update (should Board pass Resolution 2022-003)
 - vi. Manage the day-to-day
- d. ED Bank then presented a draft budget for 2023, reflecting additions to cash flow presented earlier by City/County Finance
 - i. Board Member Simmons requested that the budget be updated to reflect conversation around bi-annual payments based on actuals, rather than lump sums based on estimates. ED Bank indicated he would make those updates prior to the next presentation.
 - ii. ED Bank indicated that property tax revenues have been coming in significantly lower than previous years and needs to do more digging on why that is.
 - iii. ED Bank added that he wasn't holding any budget for public affairs services as he wasn't sure they were needed at this time. Councilmember Cathcart added that he would like to see the NEPDA take a more active role in lobbying at the State and Federal levels in the next legislative session but agreed there wasn't a need for a public affairs team at this stage.
 1. Steve MacDonald indicated that Brian Christiansen is available to the city for lobbying purposes and is onboard already.
 - iv. ED Bank recommended that the agreement with Brand New Consulting be terminated – content creation scheme is not really benefitting the organization at this time.
 1. Board Member Feist added that the City and County have extensive social media presence that could be used if needed to reach a much larger audience. She noted that before terminating this agreement that ED Bank ensure we have ownership of all content created so that value isn't lost. ED Bank responded that we do have possession of most of the collateral that had been created in the past but would work to ensure all is collected before formally terminating the agreement.

4. Boundary Expansion

- a. ED Bank presented a map that was created to clearly characterize proposed expansion zones.
- b. ED indicated that a more substantive conversation on the expansion would take place at the November Board Meeting when there will be a presentation by the City's consultant on utility concerns in the expansion area.
- c. Councilmember Cathcart asked about a Comprehensive Plan amendment currently under review by the County that involved land in the proposed northern area and connection with a known defunct water provider.
 - i. ED Bank indicated that he had received request for comment on the Comp Plan amendments and noted that Douglass Properties has requested a land use change for the subject property and does list Kaiser South as their water provider on their SEPA checklist.
 - ii. Board Member Simmons indicated he believed that there was to be a conditional approval subject to identification of a viable water purveyor.

5. GSI Legislative Priorities

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- a. GSI has issued a call for submissions to be included in their 2023 legislative priorities package. ED Bank will submit items related to infrastructure prioritization and regional resiliency programs.
6. **Housekeeping Updates**
 - a. Must hold in-person component for each Board Meeting per state statute
 - b. Must provide opportunity for public comment prior to any official action being taken
 - c. Need to reschedule November Board Meeting due to Veteran's Day

Other Business

1. No other business was reported
-

Action Items

No Board actions were taken

Notable items, Around the Room, Closing

There were no additional comments. Councilmember Cathcart adjourned the meeting at 12:00 PM.

NEXT MEETING

November 10th, 2022, 2 – 3:30 PM, Northeast Community Center (4001 N. Cook St.) or virtual via Zoom

**NORTHEAST PUBLIC DEVELOPMENT AUTHORITY
RESOLUTION NO. 2022-003**

A RESOLUTION of the Northeast Public Development Authority (the “NEPDA”) to recommend that the City of Spokane and Spokane County revise and reformulate the existing Geographic Boundaries of the NEPDA to further facilitate economic development and amend the Interlocal Agreement regarding Reformation of the NEPDA.

WHEREAS, the NEPDA was originally established by City of Spokane Ordinance No. C-34813 on December 12, 2011 and reformed by the Interlocal Agreement between the City of Spokane and Spokane County through City of Spokane OPR #2019-0928 and Spokane County Resolution #19-1390 (“Interlocal Agreement”) to assist the City of Spokane and Spokane County to facilitate economic development of the Northeast area of the City and County.

WHEREAS, the Interlocal Agreement currently defines the Geographic Boundaries of the NEPDA;

WHEREAS, the Interlocal Agreement permits the amendment or revision of the NEPDA’s Geographic Boundaries from time to time by the legislative bodies of the City of Spokane and Spokane County based on a written recommendation of the NEPDA Board;

WHEREAS, the NEPDA Board finds it desirable for the continued economic development and furtherance of the goals of the NEPDA and Interlocal Agreement to recommend the legislative bodies reconsider, amend, and/or revise the NEPDA’s current Geographic Boundaries;

WHEREAS, the NEPDA Board seek to recommend the legislative bodies of the City of Spokane and Spokane County amend the Geographic Boundaries to the following:

- to the North
- to the South
- to the West
- to the East;

WHEREAS, it is the determination and recommendation of the NEPDA Board that the proposed Geographic Boundaries of the NEPDA will be advantageous to the continued economic development of the NEPDA;

BE IT RESOLVED, that pursuant to the provisions of the Interlocal Agreement, the NEPDA Board directs the Board Chair and Executive Director to prepare a written recommendation that the legislative bodies of the City of Spokane and Spokane County amend the Geographic Boundaries to the following:

- [] to the North
- [] to the South
- [] to the West
- [] to the East;

because these proposed Geographic Boundaries of the NEPDA will be advantageous to the continued economic development of the NEPDA;

BE IT FURTHER RESOLVED, that the Executive Director and officers of the NEPDA are hereby authorized and directed to take all action necessary and proper to effectuate the foregoing.

BE IT FURTHER RESOLVED, any actions of the Executive Director, Board of Directors or staff of the NEPDA prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

ADOPTED by an affirmative majority vote of the Board of the Northeast Public Development Authority on the _____ day of November 2022.

NORTHEAST PUBLIC DEVELOPMENT AUTHORITY

BOARD CHAIR

CERTIFICATE

I, the undersigned, Secretary of the Northeast Public Development Authority Board of Directors, a municipal corporation organized under the laws of the State of Washington, do hereby certify that the foregoing resolution was duly approved and adopted by the Board of Directors of the corporation at a meeting of the Board of Directors duly called and held on the _____ day of November 2022, at which meeting a quorum was present; and that said resolution, as set out above, will appear in the minutes of said meeting in the corporation's minute book.

DATED this _____ day of November 2022.

SECRETARY

**NORTHEAST PUBLIC DEVELOPMENT AUTHORITY
RESOLUTION NO. 2022-004**

A RESOLUTION of the Northeast Public Development Authority (the “NEPDA”) to authorize the Executive Director to negotiate and execute a contract with Stantec for purposes of implementing the Integrated Planning Grant awarded by the Washington State Department of Ecology.

WHEREAS, the NEPDA was originally established by City of Spokane Ordinance No. C-34813 on December 12, 2011 and reformed by the Interlocal Agreement between the City of Spokane and Spokane County through City of Spokane OPR #2019-0928 and Spokane County Resolution #19-1390 to assist the City of Spokane and Spokane County to facilitate economic development of the Northeast area of the City and County; and

WHEREAS, the Washington State Department of Ecology (“DOE”) previously requested applications for an Integrated Planning Grant (“IPG”). Pursuant to the Department of Ecology: “IPGs support efforts in conducting the first steps in the cleanup and redevelopment process by helping to create an integrated project plan. The IPG reduces uncertainty about the contamination at a property while integrating administrative processes and analysis of investments needed for post-cleanup redevelopment of a site.”

WHEREAS, there is certain property located within the boundaries of the NEPDA that requires significant cleanup and redevelopment for the benefit of the NEPDA as a whole.

WHEREAS, the NEPDA applied for an IPG and was awarded funds from DOE. The NEPDA is expected to receive up to \$200,000.00 from DOE for the purpose of IPG implementation.

WHEREAS, pursuant to the NEPDA Procurement Policies and the Board’s direction in Resolution No. 2020-011 (Amended), on September 29, 2022, the NEPDA Executive Director advertised a Request for Qualifications (“RFQ”) to 17 prospective candidates that the NEPDA received through the MRSC Consultant Rosters.

WHEREAS, the NEPDA received two responses with qualifications from Maul Foster Alongi, and Stantec. The Executive Director of the NEPDA initially reviewed the responses and evaluated the qualifications based on the following: (1) Project Understanding and Approach (25%); (2) Experience of Project Manager (25%); (3) Experience of Prime, Staff, and References (15%); (4) Experience of Consulting Team and Staff Qualifications (15%); (5) Management Approach (10%); (6) NEPDA/Hillyard Experience or Similar (5%); (7) Office Location (NEPDA Accessibility) (5%).

WHEREAS, based upon the scoring of the materials provided, the NEPDA, by and through its Executive Director, has reached the following composite scores (based on a maximum score of 100):

PROPOSER	SCORE
Stantec	96
Maul Foster Alongi	90

BE IT RESOLVED, the Board has determined that Stantec is the most qualified to provide the grant implementation services for the IPG through the DOE.

BE IT RESOLVED, that pursuant to the authority provided in the NEPDA bylaws and applicable policies, the NEPDA Board hereby directs the Executive Director, with the assistance of legal counsel, to negotiate and execute a contract with Stantec, for the purposes of grant implementation for an Integrated Planning Grant from the Washington State Department of Ecology.

BE IT FURTHER RESOLVED, that the Executive Director and officers of the NEPDA are hereby authorized and directed to take all action necessary and proper to effectuate the foregoing.

BE IT FURTHER RESOLVED, any actions of the Executive Director, Board of Directors or staff of the NEPDA prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

ADOPTED by an affirmative majority vote of the Board of the Northeast Public Development Authority on the _____ day of November 2022.

NORTHEAST PUBLIC DEVELOPMENT AUTHORITY

BOARD CHAIR

CERTIFICATE

I, the undersigned, Secretary of the Northeast Public Development Authority Board of Directors, a municipal corporation organized under the laws of the State of Washington, do hereby certify that the foregoing resolution was duly approved and adopted by the Board of Directors of the corporation at a meeting of the Board of Directors duly called and held on the ____ day of November 2022, at which meeting a quorum was present; and that said resolution, as set out above, will appear in the minutes of said meeting in the corporation's minute book.

DATED this ____ day of November 2022.

SECRETARY