

# NORTHEAST PUBLIC DEVELOPMENT AUTHORITY (NEPDA) REGULAR BOARD MEETING AGENDA

**Date:** December 9th, 2022

**Time:** 10:30 am to Noon (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/5453150461?pwd=VWUzRTg2Y3I5dGhRcVNJS2pCeW8yZz09>

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

**Discussion Items:**

- |                     |  |
|---------------------|--|
| 10:30 am            | <b>Welcome and Introductions</b>   |
| 10:30 am - 10:35 am | <b>Approval of Minutes:</b><br>Approval of Meeting Minutes from November 10 <sup>th</sup> , 2022   |
| 10:35 am - 10:40 am | <b>Public Comment</b>  |
| 10:40 am - 11:00 am | <b>2023 Work Plan and Budget Final Review</b><br><br><b>Action Item: Resolution No. 2022-005: A RESOLUTION</b> of the Northeast Public Development Authority (the "NEPDA") Board of Directors approving and adopting the NEPDA's 2023 Work Plan and Budget.                                |
| 11:00 am - 11:05 am | <b>County ARP Funding Request</b> <ol style="list-style-type: none"><li>Changes to project scope<ol style="list-style-type: none"><li>Right-sizing project and NEPDA as applicant</li></ol></li><li>Award status</li><li>Next steps</li></ol>  |
| 11:05 am - 11:10 am | <b>Consolidated Planning Project – DOE, EPA, Subarea Plans</b> <ol style="list-style-type: none"><li>Review Consolidated Draft Scope of Work</li><li>Process and Timing</li></ol>  |
| 11:10 am - 11:40 am | <b>Boundary Expansion</b> <ol style="list-style-type: none"><li>Updates on Northern Expansion Area<ol style="list-style-type: none"><li>Denial of Douglass Comprehensive Plan Amendment<ol style="list-style-type: none"><li>Water rights</li><li>Next steps</li></ol></li></ol></li></ol> |

11:10 am - 11:40 am

**Boundary Expansion Cont'd.**

- b. Kaiser Magnesium Plant acquisition and development plans
- 2. Financial Impacts Analysis
- 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.

11:40 am - 11:55 am

**Executive Director Update**

- 1. Financials Review
- 2. Reformulation of ECP Infrastructure Reimbursement Agreement
- 3. 3011 E Wellesley Foreclosure Auction Update
  - a. Auction Results
  - b. Next Steps
- 4. DNR Surplus Property Auction
  - a. Prioritization discussion

11:55 am - 12:00 pm

**Other Business, Closing**

**Next Meeting:** January 13th, 2023, 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:** November 10<sup>th</sup>, 2022

**Meeting Time:** 2:00 pm

**Location:** Northeast Community Center, South Room, or virtual via Zoom

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### **Attendees**

#### **NEPDA Board of Directors**

- Councilmember Michael Cathcart
- Commissioner Josh Kerns
- Scott Simmons
- Angel Fiorini

#### **Not in attendance:**

- Cheryl Stewart
- Marlene Feist

#### **Board Staff**

- Jesse Bank, Executive Director
- Mike Connelly, Substitute Legal Counsel

#### **Guests**

- Steve MacDonald, City of Spokane
- Shae Blackwell, City of Spokane
- Dan Kegley, GSI Water Systems
- Ariane Schmidt, Spokane County

### **Welcome and Introductions**

Councilmember Cathcart called the meeting to order at 2:05 PM.

### **Approval of Minutes**

Councilmember Cathcart called for a motion to approve the minutes of the Regular Meeting dated October 14<sup>th</sup>, 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.

### **Ecology Integrated Planning Grant Implementation RFQ**

1. Following execution of IPG Agreement with Ecology, ED Bank consulted with Megan Clark on procedures for awarding implementation contract to a consultant. Per the item IV.C of the NEPDA Procurement Policy, an RFQ was prepared and issued to all qualified candidates within the appropriate category of the MRSC.
2. Two responses were received and were evaluated against the metrics listed within the RFQ.

## MINUTES - Regular Meeting

3. Upon evaluation, ED Bank recommended to the board that the implementation contract be awarded to Stantec.
4. ED Bank asked if there were any questions on this process or the award recommendation, and none were received.
5. Per updates to the OPMA, Board Chair Cathcart asked if there was any public comment on this matter and none was received.
6. A motion was made to approve Resolution 2022-004 by Commissioner Kerns and was seconded by Board Member Simmons. A vote was taken, and the resolution passed unanimously.

### **Spokane County ARP Funding Request** – Ariane Schmidt, Spokane County

1. ED Bank noted that he had been approached by Theresa Sanders (LB Stone Properties) about a water infrastructure funding opportunity through Spokane County's allocation of Federal ARP funds. While there was no current NEPDA projects that were eligible for these funds, he suggested that City of Spokane Integrated Capital Management may have something that could work. Upon consultation with ICM, it was discovered that there was a water main project in Freya Blvd. that would be eligible.
2. ICM's water team prepared and submitted an application. ED Bank was notified by Ariane Schmidt that the County would consider funding the application on a 50/50 match basis.
3. Ariane briefly described the project and process that was used to allocate the funds, as well as explained the County's position on funding a project within City limits.
4. Board Chair Cathcart asked whether the project was a replacement of existing infrastructure, or if it added new capacity.
  - a. ED Bank responded by noting that the replacement was required due to the age of the existing infrastructure but was under the impression that it was being up sized to accommodate future development as well. He reiterated that this was really a question for Board Member Feist.
5. ED Bank added that it was the PDA's hope that if funding for this project were to be realized, it may act as a catalyst to move up the Freya Blvd. reconstruction in the priority matrix, as there are efficiencies to completing water and street infrastructure concurrently.
  - a. Board Chair Cathcart asked whether there was a possibility that the road funding could be located realistically, having heard for some time that the project was languishing at the bottom of ICM's priority matrix.
  - b. In addition, he wondered how the project work function logistically, if the road reconstruction was to follow the water main, rather than precede it.
  - c. Finally, he asked where the match dollars would come from. ED Bank indicated that he was told it would come from the City's utility fees.
6. Commissioner Kerns asked Ariane whether this project has been scored by her department. Ariane responded that it had been scored by the committee and that subsequent conversations would take place with County staff and Commissioners before formally appearing before the Commissioners on 11/28 at the earliest.
7. Board Member Simmons indicated that while he is supportive of infrastructure investment within the NEPDA, he also has questions around the timing of the investment given that the Freya road replacement project will occur sometime long into the future. He continued by saying that this is a new issue, and he needs some time to process all the ancillary details prior to forming a solid opinion on the matter.
8. ED Bank summarized the matter and questions at hand, and let the board know he would communicate with ICM to firm up details and would follow up with board members and Ariane to discuss further. Board Member Simmons again indicated his support of infrastructure spending in the district, so long as it is the right investment at the right time.

### **Boundary Expansion Discussion & Utility Presentation** – Dan Kegley, GSI Water

1. ED Bank introduced Dan Kegley as a consultant retained by Board Member Feist and her team at City ICM. His scope was to investigate the utility considerations associated with the proposed expansion zone to the north.

## MINUTES - Regular Meeting

2. Mr. Kegley presented a series of slides via power point. The slides depicted the patchwork nature of water suppliers within the proposed northern area.
3. The first issue brought up was that the expansion territory exists outside of the UGA and city limits.
  - a. The southern expansion area is included within the city retail water service area
4. There are water service providers in the area, but some are defunct, and others are dedicated to agricultural use. Mr. Kegley explained that it is difficult to transfer rights from Agricultural use to residential/commercial use as rights are often lost in that process.
  - a. All districts in the proposed area would need to redevelop intertie agreements with city
  - b. Whitworth Water District #2 has enough rights and a valid intertie agreement
5. Expansion would require convening water providers to reach agreement on who would service the area. There would also likely be a large capital expenditure required to service the area.
  - a. In addition, responsibility for stormwater and wastewater service would need to be established as well, as well as potential required cleanup of former Kaiser sites.
  - b. Mr. Kegley recommended an investigation into remedial activities that could be required should the expansion conversation proceed.
6. Finally, any expansion into this area would require acts of Council to adjust the City's retail service area boundaries and intertie agreements.
7. Board Chair Cathcart noted that the presentation clarified how complicated the situation is in the proposed area and asked how easily the various situations could be resolved.
  - a. Mr. Kegley responded by noting that assembling the various water purveyors to determine willingness and ability to serve would be a critical first step.
8. Board Member Simmons relayed a conversation he'd had with Whitworth Water District, where they indicated successful negotiations with Spokane County District #3 on reapportioning the water rights and service areas of the former Kaiser North district via the Department of Health. Furthermore, the water districts could do this on their own without an amendment to the County Coordinated Water Service Plan but would require action from Council to extend water service and retail service areas.
9. Board Chair Cathcart indicated that the northern expansion would likely require further study and coordination with the various water districts but noted that none of these issues are present in the south, and that proposed expansion may be simpler to achieve. He asked whether the group wished to table the entire expansion conversation or hold separate votes on each expansion zone. He noted that the expansion to the South would be timely to complete the ILA update prior to Jubilant Phase 4.
  - a. Steve MacDonald noted that the NEPDA's staff time and focus are limited and it's probably not the best use of the ED's time to get caught up in solving complex utility issues in the northern zone. The priority should be on extending/completing infrastructure to existing areas within the PDA boundary.
  - b. Board Chair Cathcart noted Steve's comments but countered that another of the challenges facing the PDA is a lack of large parcels within the existing PDA boundaries, and that the northern expansion would add those to the mix. This could be a missed opportunity.
  - c. Commissioner Kerns added that he agreed with the Board Chair on the need for large parcels in the NEPDA and added that there is a developer within the expansion zone who is preparing to implement a large development project consisting of over 500 homes. He noted that the County would be less willing to extend the PDA and forego that potential revenue once the project application was submitted – so there is a timing component in the north expansion zone as well.
  - d. Board Member Simmons generally agreed with Commissioner Kerns but noted that reaching resolution on the water issue will be the primary driver and will probably take significant time.
  - e. ED Bank echoed Steve by noting that diffusion of focus is a big concern and may take away from important execution opportunities within the existing boundaries. He did note the addition of large parcels would be a good thing, however. Ultimately it comes down to whether the Board has an appetite for amending the ILA twice.
    - i. Commissioner Kerns noted that it is generally easier to do a single amendment but noted that the time between amendments is key - if it's twice in six months vs. twice in three years.

- f. ED Bank asked Board Chair Cathcart what he thought the political appetite would be for the City to forego the tax revenue from future phases of the Jubilant property, should the board pursue the southern expansion area.
  - i. Board Chair answered that it will come down to the overall economic impact of the expansion area. He noted that there has been a reluctance to support the PDA in practice, and this would be a good way to demonstrate that support. He did acknowledge that it would be a major effort.
- g. Board Chair Cathcart asked ED Bank and Steve MacDonald to prepare estimates of the financial impact of these expansion zones to support legislative discussions at the Council.
  - i. ED Bank said he would work with City finance to develop those estimates.
- h. ED Bank asked the board how they would like to proceed
  - i. Board Chair Cathcart suggested that ED complete the financial estimates and bring them to the December meeting for discussion, include a resolution approving the southern expansion zone only, and keep tabs on progress in the north.

### **Executive Director Report**

1. ED Bank reviewed November 2022 financials
2. Esmerelda Commerce Park update
  - a. ED Bank recapped the all-hands meeting from November 3<sup>rd</sup>
  - b. ED reported a call with Theresa Sanders about reformulating the existing street construction reimbursement agreement.
    - i. Stone Properties are open to renegotiating that document
    - ii. ED Bank will work with Marlene James Richman to begin conversations with Theresa.
    - iii. New agreement will take out existing agreement and create new document that reimburses Stone out of incremental tax revenues with potential off-ramps for the PDA should additional funding be secured (CERB, Commerce, etc.)
    - iv. ED Bank will work with Megan Clark and Board Member Simmons to develop replacement agreement.
3. Planning process update
  - a. Ecology project commences 11/14
  - b. Working with Teri and planning staff to scope other projects
  - c. Goal is still to complete a full subarea plan and SEPA Planned Action.
4. Work Plan/Budget update
  - a. ED Bank shared revised budget for 2023

### **Other Business**

1. No other business was reported

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### **Action Items**

**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.

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## MINUTES - Regular Meeting

### **Notable items, Around the Room, Closing**

There were no additional comments. Board Chair Cathcart adjourned the meeting at 3:27 PM.

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### **NEXT MEETING**

December 9<sup>th</sup>, 2022, 10:00 – 11:30 AM, Northeast Community Center (4001 N. Cook St.) or virtual via Zoom



**2023 NEPDA  
Work Plan & Budget**



# Long-Range Priorities

1. Characterize and address environmental contamination
2. Source and deploy infrastructure funding
3. Refine and refocus marketing/recruitment efforts
4. Support community building
5. Keep the ship afloat, keep momentum building

# Task 1

## **Refine Organizational Strategy, Goals, Priorities**

a. **Parties involved:** ED, Board Members

b. **Budget Impact:** None

**c. Primary Tasks:**

- i. Develop organizational mission statement beyond what is in ILA
- ii. Clearly define and prioritize areas of focus
- iii. Develop clear criteria and triggers for investment

**d. Goals:**

- i. Get clear on where the organization and ED should be spending their time, efforts, and money
- ii. Develop touchpoints and agreed-upon measures of success

# Task 2

## Grant Implementation and Planning

a. **Parties involved:** ED, City Staff, Consultants

b. **Budget Impact:** None

c. **Primary Tasks:**

- i. Oversee day-to-day activities of consultants
- ii. Coordinate property owner participation
- iii. Convene stakeholder group, manage meetings, report outcomes
- iv. Coordinate redevelopment planning and sampling activities

d. **Goals**

- i. New formal subarea plan, land use and transportation classification recommendations, other ancillary Comp Plan amendment recommendations
- ii. SEPA Planned Action to de-risk investment into industrial areas and infrastructure construction

# Task 3

## New Grant Strategy and Pursuit

a. **Parties involved:** ED, Consultants, Integrated Capital Management

b. **Budget Impact:** \$70,000

**c. Primary Tasks:**

- i. Develop clear, actionable strategy for infrastructure funding via grants over the coming five-year period, work with ICM on prioritization and process
- ii. Identify what supporting documentation will be needed to put the NEPDA in the best position to be successful
- iii. Audit what documentation we have, what needs to be updated, what needs to be created from new
- iv. Select top 2-3 priority grants, prepare, and submit applications
- v. Some of this will flow from subarea planning work, so timeline for this item may extend into 2024

**d. Goals:**

- i. Develop clear, attainable funding strategy for the near term in concert with our partners in Integrated Capital Management
- ii. Get some early wins – many of these funding opportunities are multi-stage efforts and we must start somewhere
- iii. Ultimately cause some infrastructure to be completed so that the district is better positioned to attract businesses in the long term

# Task 4

## Marketing & Recruitment Updates

- a. **Parties Involved:** ED, Consultant
- b. **Budget Impact:** \$10-15k
- c. **Primary Tasks:**
  - i. Re-orient marketing strategy toward brokerage/development audience
  - ii. Develop collateral material for broker/developer relationship building
  - iii. Refresh MIS website to better explain role of NEPDA, what we offer, how we can help businesses relocate, etc.
    - 1. May need to go to RFP again as Tilladelse has indicated they may not be able to service an account this size anymore.
  - iv. Research opportunities to place articles in trade publications, draft articles and give interviews
- d. **Goals:**
  - i. Reach a broader audience by leveraging brokers and their marketing/sales apparatus
    - 1. Get them to understand what we're doing and why the NEPDA area is appealing – they will do a big chunk of the recruiting work for us
  - ii. Begin laying groundwork for visibility in target sectors

# Task 5

## **Boundary Expansion/ILA Update (should the Board pass Resolution 2022-003)**

- a. **Parties Involved:** ED, Board Members, City Council, County Commissioners, Legal
- b. **Budget impact:** None
- c. **Primary Tasks:**
  - i. Work with board members to determine best role for ED to lobby on behalf of this effort
  - ii. Meet with elected officials, city/county staff, etc., to build support
  - iii. Participate in planning logistics meetings
  - iv. Testify at hearings
- d. **Goals:**
  - i. Expand the territory of the NEPDA to include more diverse land, larger industrial parcels, stronger near-term revenue possibilities

# Task 6

## Day-to-Day Priorities & Ongoing Initiatives

- a. Continue to facilitate significant projects – ECP, Beacon Hill, etc.
  - i. Re-negotiate ECP Infrastructure Reimbursement agreement
- b. Keep working on potential development opportunities
  - i. Begin planning for 3011 E Wellesley development project, work with City/County to coordinate tax foreclosure process
  - ii. Keep tabs on State surplus property auction
- c. Lobby for prioritization and funding
- d. Collaborate on various community-building initiatives
  - i. Business district support
- e. Build relationships with property/business owners & community leaders
- f. Organizational housekeeping

# NEPDA Budget Summary

Date: November 10, 2022

2023

**Beginning Cash** **\$ 499,567**

## Revenue

Property Tax	\$ 119,678.94
Retail Sales Tax - City	\$ 81,566.32
Retail Sales Tax - County	\$ 109,847.24
Construction Sales Tax - City	\$ 36,487.50
Construction Sales Tax - County	\$ 12,067.98
Utility Tax	\$ 1,000.00
Leasehold & Interest	\$ 3,543.08
<b>Total Revenue</b>	<b>\$ 364,191.06</b>

## Expenses

<b>Office Expenses</b>	<b>5,382.60</b>
Office Lease	\$ 1,500.00
Leasehold Excise Tax	\$ 192.60
Software and Licenses	\$ 1,040.00
Office Supplies	\$ 250.00
Website Hosting	\$ 2,400.00
<b>Human Resource</b>	<b>139,800.00</b>
Salaries	\$ 110,000.00
Telephone Reimbursement	\$ 600.00
Payroll Expenses	\$ 22,000.00
Health Insurance	\$ 7,200.00
<b>Insurance</b>	<b>3,200.00</b>
<b>Professional &amp; Personal Services</b>	<b>112,700.00</b>
Public Affairs	\$ -
Accounting Services	\$ 5,000.00
Grant Consulting/applications	\$ 70,000.00
Marketing	\$ 17,500.00
Legal Fees	\$ 20,000.00
Bank Fees	\$ 200.00
<b>Travel</b>	<b>3,000.00</b>
Conference, Conventions, Meetings	\$ 1,000.00
Parking	\$ 1,000.00
Meals & Entertainment	\$ 1,000.00
<b>Goodwill/Community Support</b>	<b>5,000.00</b>

**Total Expenses** **269,082.60**

**Ending Cash** **594,675.86**



**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 September 2022.

**NORTHEAST PUBLIC DEVELOPMENT AUTHORITY**

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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 September 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.

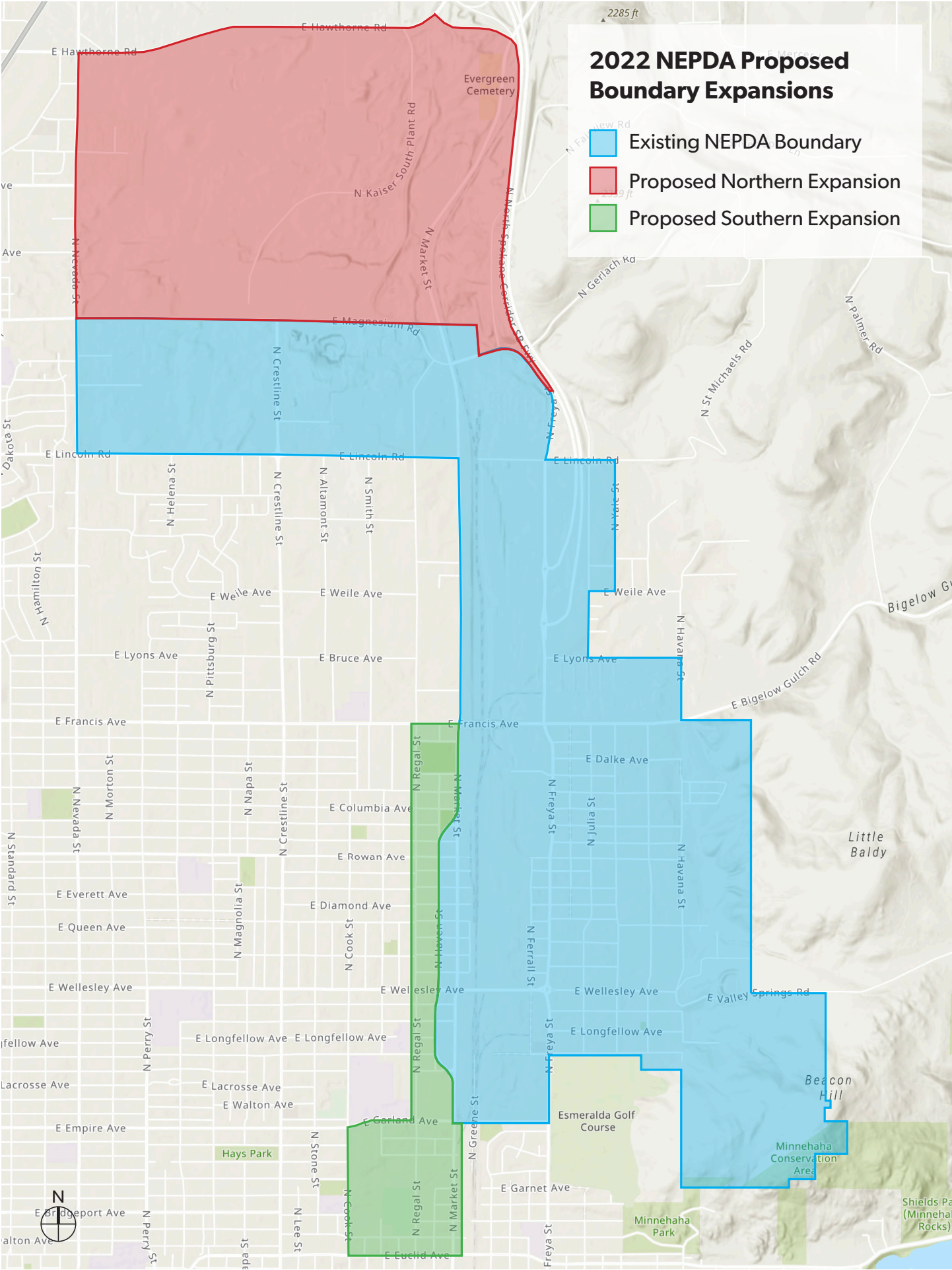
DATED this \_\_\_\_\_ day of September 2022.

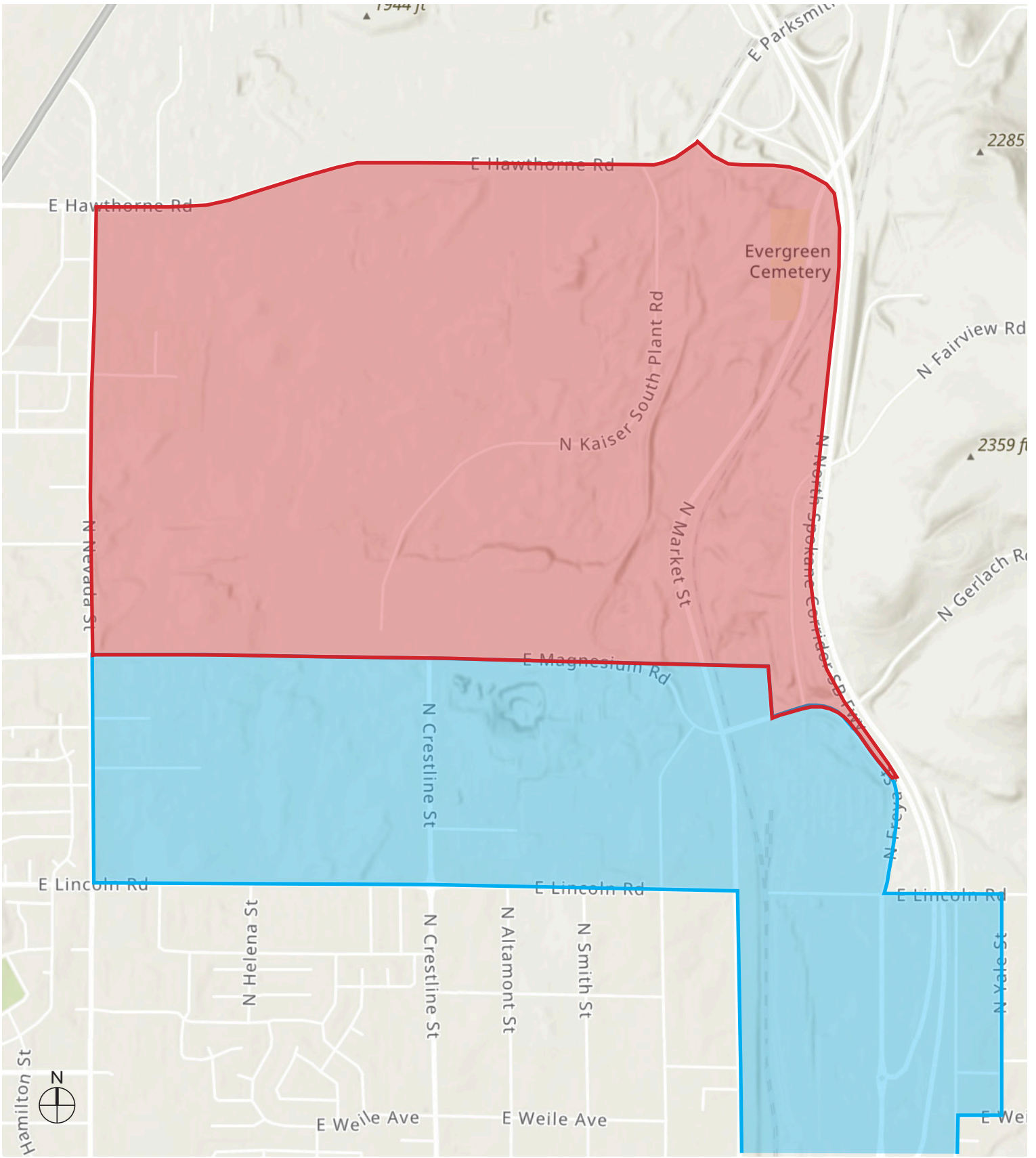
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SECRETARY

## 2022 NEPDA Proposed Boundary Expansions

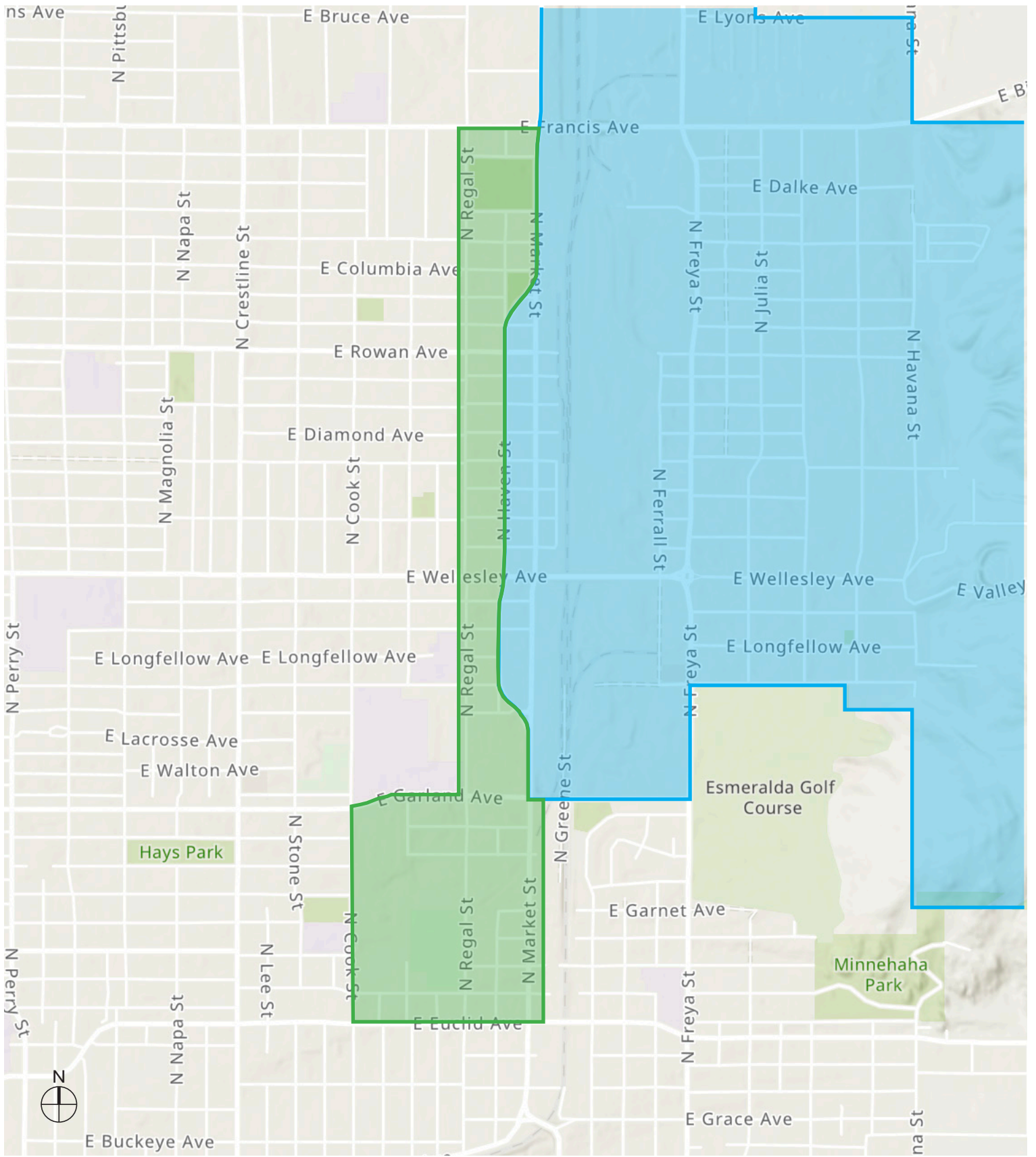
- Existing NEPDA Boundary
- Proposed Northern Expansion
- Proposed Southern Expansion





**2022 NEPDA Proposed Northern Boundary Expansion**

- Existing NEPDA Boundary
- Proposed Northern Expansion



**2022 NEPDA Proposed Southern Boundary Expansion**

- Existing NEPDA Boundary
- Proposed Southern Expansion

**NORTHEAST PUBLIC DEVELOPMENT AUTHORITY  
RESOLUTION NO. 2022-005**

**A RESOLUTION** of the Northeast Public Development Authority (the “NEPDA”) Board of Directors approving and adopting the NEPDA’s 2023 Work Plan and Budget.

**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**, in accordance with NEPDA policies, the NEPDA Executive Director has prepared a 2023 Work Plan delineating specific and general projects, priorities, tasks, goals and aims of the NEPDA for the 2023 calendar and fiscal year, which is intended to provide the NEPDA Executive Director with Board guidance, and not intended to be an exclusive or exhaustive list of projects or tasks; and

**WHEREAS**, in accordance with NEPDA policies, the NEPDA Executive Director has prepared a 2023 Budget outlining the NEPDA’s anticipated or expected revenue, expenses, and cash flow for the 2023 calendar and fiscal year; and

**WHEREAS**, the Executive Director presented a draft 2023 Work Plan and Budget to the Board in an open public meeting, and received feedback from the Board, which was incorporated into the attached Exhibit A; and

**WHEREAS**, the NEPDA Board finds it desirable for the efficient and effective governance of the NEPDA’s affairs to adopt and approve the 2023 Work Plan and Budget, as set forth in Exhibit A attached hereto and incorporated by this reference, or in substantially the same form as Exhibit A, each of which may be subject to modification or amendment from time to time as determined by the Board or Executive Director, in accordance with NEPDA policies and procedures, and/or applicable law.

**BE IT RESOLVED**, that pursuant to the authority provided in the NEPDA’s bylaws, policies, and procedures, the Board of Directors hereby adopts and approves the 2023 Work Plan and Budget set forth in Exhibit A, subject to modification or amendment from time to time as determined by the Board or Executive Director, in accordance with NEPDA policies and procedures, and/or applicable law.

**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 December 2022.

**NORTHEAST PUBLIC DEVELOPMENT AUTHORITY**

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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 December 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 December 2022.

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SECRETARY