

**SPECIAL MEETING NOTICE/AGENDA OF THE  
Northeast Public Development Authority (PDA)**

**MEETING OF Friday, January 10th, 2025,  
12:00 P.M. – Northeast PDA Offices or Virtual via Zoom**

A special meeting of the Northeast PDA will be held at **12:00 P.M. on Friday, January 10th, 2025**, at the Northeast PDA's offices – 5006 N Market Street – or virtually via Zoom.

The meeting will be conducted in a regular format and will be open to the public. Public testimony will be taken, and discussion will be limited to appropriate officials and staff.

**Executive Session**

At any time during or after the regular agenda, the NEPDA Board may choose to adjourn into Executive Session for the purpose of discussing privileged legal matters. This portion of the meeting would be closed to the public.

# **NORTHEAST PUBLIC DEVELOPMENT AUTHORITY (NEPDA) SPECIAL BOARD MEETING AGENDA**

**Date:** January 10th, 2025

**Time:** 12:00 pm to 12:45 pm (Pacific Time)

**Location:** Northeast PDA Offices - 5006 N Market St., or virtual via Zoom

**Join Zoom Meeting:**

<https://zoom.us/j/96665738684?pwd=NDdjccA9QXNkUPxxRaLwlbea327BMo.1>

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

## **Discussion Items:**

12:00 pm - 12:05 pm

**Welcome and Introductions**

**Public Comment**

12:05 pm - 12:10 pm

**Election of NEPDA Board Officers**

**Action Item: Resolution No. 2025-001: A RESOLUTION** of the Northeast Public Development Authority (the "NEPDA") Board of Directors for the election of NEPDA Officers for 2025 to 2026.

12:10 pm - 12:15 pm

**2025 CDBG Grant Submittal**

**Action Item: Resolution No. 2025-002: A RESOLUTION** of the Northeast Public Development Authority (the "NEPDA") Board of Directors expressing support for a grant request to the City of Spokane's Community, Housing & Human Services (CHHS) Department for Community Development Block Grant (CDBG) funds to construct an affordable childcare facility as a component of a larger mixed-use project in Hillyard.

12:15 pm - 12:45 pm

**3112 E Olympic Acquisition**

Executive Session to consider the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price per RCW 42.30.110(1)(b)

12:45 pm

**Other Business, Closing**

**Next Meeting:** February 14th, 2025, 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 Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mLOWmaster@spokanecity.org](mailto:mLOWmaster@spokanecity.org). Persons who are deaf or hard of hearing may contact Risk Management 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  
RESOLUTION NO. 2025-001**

**A RESOLUTION** of the Northeast Public Development Authority (the “NEPDA”) Board of Directors for the election of NEPDA Officers for 2025 to 2026.

**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**, Section 4.2 of the NEPDA Bylaws require the NEPDA to elect officers each year, who shall hold officer for one year or until their successors are elected and qualified.

**WHEREAS**, the NEPDA has elected the following individuals to serve as Officers for the NEPDA for 2025-2026:

Board Chair:  
Vice Chair:  
Treasurer/Secretary:

**BE IT RESOLVED**, that pursuant to the authority provided in the NEPDA bylaws, the NEPDA has elected, voted upon, and qualified the aforementioned individuals immediately for office;

**BE IT FURTHER RESOLVED**, that the officers and staff 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 Board of Directors or staff of the Northeast Public Development Authority 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 10th day of January 2025.

**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 10th day of February 2025, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
SECRETARY

**NORTHEAST PUBLIC DEVELOPMENT AUTHORITY  
RESOLUTION NO. 2025-002**

**A RESOLUTION** of the Northeast Public Development Authority (the “NEPDA”) Board of Directors expressing support for a grant request to the City of Spokane’s Community, Housing & Human Services (CHHS) Department for Community Development Block Grant (CDBG) funds to construct an affordable childcare facility as a component of a larger mixed-use project in Hillyard.

**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;

**WHEREAS**, the NEPDA’s goals and mission are to facilitate economic development and additional employment opportunities within its boundaries. There is grant funding available to assist with the construction of a childcare facility as a component of a larger mixed-use development currently being planned by the NEDPA at 3011 E. Wellesley Avenue;

**WHEREAS**, the NEPDA has been identified as an area in need of additional childcare for families situated within the NEPDA, or for families whose primary caregivers work in the NEPDA boundaries; its current facilities are over-capacity for all age groups and lack resources to expand to meet the needs of these families;

**WHEREAS**, facilities within the NEPDA do not currently provide childcare opportunities to service families or caregivers in the service sector or shift work households who require care during swing shift, weekends, or other non-traditional work schedules and provides a barrier to households to find adequate employment;

**WHEREAS**, based on information obtained by the NEPDA, 41% of families report fluctuating work schedules that can make finding childcare arrangements more difficult, 85% report that they would be able to work more or find a better job if they had the right childcare, and 73% report the cost of childcare has replaced paying for basic needs;

**WHEREAS**, the grant funding available will partially fund construction of a new childcare facility as a component of a larger, mixed-use development the NEPDA currently has planned and the funding would assist with ensuring occupancy costs for the identified facility remain low to ensure the facility can continue to operate and serve these families;

**WHEREAS**, there is grant funding available for these purposes through the City of Spokane’s Community, Housing & Human Services (CHHS) Department;

**WHEREAS**, the NEPDA agrees to be bound to the Terms and Conditions of the CHHS’s Notice of Funding Opportunity for CDBG funds;

**WHEREAS**, the NEPDA finds it desirable for the effective and efficient prospective and potential redevelopment of Northeast Spokane for the Administrative Manager to prepare and submit a grant application on or before January 15<sup>th</sup>, 2025.

**BE IT RESOLVED**, that pursuant to the authority provided in the NEPDA bylaws and applicable policies, the NEPDA Board hereby directs the Administrative Manager to prepare and submit a grant application for an CHHS Grant, as described herein, on or before January 15<sup>th</sup>, 2025.

**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 10th day of January 2025.

**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 10th day of January 2025, 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 10th day of January 2025.

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SECRETARY