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

MEETING OF Friday, November 13th, 2026, 10:30 A.M. – Northeast PDA Offices

A regular meeting of the Northeast PDA will be held at **10:30 A.M. on Friday, November 13th, 2026**, at the Northeast PDA's offices – 5006 N Market Street – or virtually via Zoom (link in agenda).

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)
REGULAR BOARD MEETING AGENDA

Date: November 13, 2026
Time: 10:30 AM to 12:00 PM (Pacific Time)
Location: Northeast PDA Office – 5006 N. Market St., or virtual via Teams
Join Teams Meeting:
https://teams.microsoft.com/meet/23381192940894?p=YLo4ha8Ok8eHf1tBUz

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

Discussion Items:

10:30-10:35 AM	**Welcome and Introductions** **Approval of Minutes:** 1. Approval of meeting minutes from October 9th, 2026 **Public Comment**
10:35 AM – 10:45 AM	**Benefits Withholding and Policy Establishment** Executive Session to discuss with legal counsel litigation, potential litigation, and/or legal risks of a proposed action, per RCW 42.30.110(1)(iii) **Action Item: Resolution 2026-012:** A RESOLUTION of the Northeast Public Development Authority's Board of Directors to establish an employee benefits coverage policy.
10:45 AM – 10:50 AM	**IT Services Agreement** **Action Item: Resolution 2026-013:** A RESOLUTION of the Northeast Public Development Authority's Board of Directors awarding a Professional Services Agreement to KnackHook, LLC ("KnackHook") for information technology (IT) services in an amount not to exceed $26,300 exclusive of applicable sales tax, and other matters relating hereto.
10:55 AM – 11:10 AM	**CERB Report Presentation** Joe Poire, JRP Integrated Solutions and Marit Fischer, FischerHouse Consulting
11:10 AM – 12:00 PM	**Work Plan/Budget** 1. Presentation of 2027-2029 Yard implementation scope 2. Adjustments to budget/plan since last touch

	3. Hillyard Creative District ongoing conversations
12:00 – 12:10 PM	**General Matters** 1. Financials 2. Accounting Audit update 3. 3011 Wellesley updates 4. Plan for December
12:10 PM	**Other Business, Closing**

Next Meeting: December 11**,** 2026, 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. 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

Date: October 9, 2026
Time: 10:32 a.m.
Location: NEPDA Office, 5006 N. Market St., Spokane, WA, and via Teams

---

Attendees

NEPDA Board of Directors

- Michael Cathcart, Chair
- Jacob Parks, Member
- Shelli Sonderen, Member
- Marlene Feist
- Kyle Twohig

Board Staff

- Jesse Bank, Executive Director
- Jared Aranda, Director of Public Finance
- Kelly McGinley Ashe, Administrative Manager

Guests/Presenters

- Dee Boyle, Marketing Consultant, Defind Studio
- Darya Pilram, GSI Regional Fellow, Hillyard Creative District
- Marit Fischer, Board President, Hillyard Creative District

1. Welcome and Introductions

The meeting was called to order at 10:32 a.m.

Approval of Minutes

A motion to approve the August 14, 2026 minutes was made and seconded. The motion passed without opposition.

Public Comment

No members of the public were present to offer comment.

2. Accounting Services Agreement

Mr. Bank reported that NEPDA's accounting services solicitation drew three responses; two finalists were interviewed, with pricing similarly (and notably) high across all three. Staff recommended Teresa D Johnson, CPA, Inc. (“TDJCPA”), a mid-sized firm specializing in small governments and special districts, founded by a former State Auditor's Office (SAO) staffer. The agreement reflects a five-year engagement (documented as a renewable one-year contract) at approximately $95,000/year — in line with peer quotes. TDJCPA will manage NEPDA's upcoming SAO audit and has already begun correcting prior filing errors.

A motion to approve Resolution 2026-009, awarding a Professional Services Agreement to TDJCPA for accounting services, was made and seconded. The motion passed without opposition.

3. Financial Management Policy Amendment

Mr. Aranda presented an amendment clarifying that when NEPDA accepts a grant or other unanticipated funding source, staff will present a budget amendment at the next board meeting, with interim spending authorized under the

grant agreement's terms pending that amendment. The change responds to several unbudgeted funding events this year, including ARPA agreements executed after the 2026 budget was adopted and Hi-Jinx Parade revenue. In discussion, Board Member, Cathcart proposed adding a requirement that the Chair be notified of any such interim expenditures prior to board approval of the related budget amendment; Mr. Bank agreed to incorporate it.

A motion to amend Resolution 2026-010 to add the Chair-notification requirement was made, seconded, and passed without opposition. The underlying resolution, as amended, then passed without opposition.

4. 3011 PDB Contract Amendment

Mr. Bank presented the proposed Design-Build Agreement with Bouten/Architects West for 3011 Wellesley, covering pre-construction through construction. It does not yet include a Guaranteed Maximum Price, expected by amendment around February; pre-construction costs are holding at approximately $907,000. Legal review is complete apart from one minor open item on the assignability clause (needed to later assign the contract to a special-purpose entity for New Markets financing).

A motion to approve Resolution 2026-011, authorizing the Executive Director to execute the agreement, was made and seconded. The motion passed without opposition. Board members asked for more regular project-progress updates as construction proceeds and asked about a site time-lapse camera; staff agreed to follow up.

5. 2027 NEPDA Work Plan/Budget Workshop

Mr. Bank introduced this as an initial, high-level pass at the 2027 work plan and budget; discussion continues in November with adoption targeted for December, effective January 1, 2027.

5.1. 2026 Lookback

Highlights: completion of the Wellesley Avenue street project; 3011 Wellesley advancing into late design development with a year-end financing close targeted; Myrtle Street reaching 60% design; roughly $350,000 invested in Market Street facade improvements (~$240,000 in grants leveraging over $100,000 in private investment); continued build-out of administrative/financial capacity; and substantial completion of the multi-year ARPA grant administration effort.

5.2. Overview of 2027 Plan/Budget

Total 2027 revenue is forecast at just shy of $1.4 million against base operating expenses of roughly $655,000–$668,000, leaving about $709,000 available for deployment. Beginning cash of ~$1.9 million, plus funds available minus ~$1.3 million in planned investments, is projected to leave a year-end balance near $1.75 million — within staff's target reserve range of $1.75–$2 million. Property tax revenue (~$715,000) has grown substantially due to the Hollister Steer reassessment and now comfortably covers base operating costs; sales tax has declined as Hollister Steer construction activity tapers off.

Proposed deployment includes ~$200,000 held for 3011 Wellesley pre-construction contingencies, ~$471,000 in remaining Ecology grant funds for Myrtle Street, and placeholders for three new 2027 initiatives — yard/curb-study implementation, the Hillyard Creative District, and marketing — each with a dedicated breakout presentation (marketing and Creative District today; yard projects in November). A new contingency line was also added. Favorable news: L&I approved residential (not commercial) prevailing wage for the entire 3011 Wellesley project, a significant cost savings (~$1.25 million). Advanced financing talks are underway with Heritage Bank for the full funding package, with permitting targeted for spring and groundbreaking in March.

Other district support items: a new $5,000 placeholder for irrigation tied to a Lands Council tree-planting event (156 trees along the Children of the Sun Trail, October 24); continued community support grant funding and streetscape/beautification funding (with a board question about eventually transferring that role to a formal business district organization); and a proposed increase in code enforcement/public safety support to ~$150,000, signaling continued commitment as the City Council considers a nuisance-property enforcement ordinance. Staff is also working with the City on an interim paving standard to unlock several stalled yard-area development projects currently blocked by unpaved-road requirements.

On capacity, staff plans to ramp grant pursuit back up using a roster of consultants under Mr. Aranda, alongside continued administration of 3011 Wellesley's funding sources. Large private projects continue to progress, including Esmeralda Commerce Park and Hollister Steer's expansion, with staff working to prepare the BNSF site and other pipeline parcels for future investment.

5.3. Major Initiative – Marketing (Dee Boyle, Defind Studio)

Dee Boyle, NEPDA's new marketing consultant, presented on building out the previously completed strategic marketing plan. The 2027 goal is moving from an “open door” to an “open invitation” — building awareness, investment, and connections through a new website, social channels, and a newsletter platform (current baseline: ~100 visitors/month, ~54 seconds average session). Rollout plan: launch in Q1 2027, refine in Q2, and build toward stronger referral relationships by Q3–Q4. Initial priority audience is developers and investors, with broader public awareness secondary; board members emphasized staying focused on that core audience given the investment.

5.4. Major Initiative – Hillyard Creative District (Darya Pilram & Marit Fischer)

Darya Pilram (whose GSI fellowship concludes October 31) and Marit Fischer (newly appointed Creative District board president) recapped the district's first 18 months — nine vacant storefronts activated, the first Hillyard Pride festival, Tacos y Tequila's relocation, the 115th Hi-Jinx Parade, and an estimated 160,000 corridor visitors over the past year (~20% increase) — and presented a 2027 funding request.

The Creative District requested $150,000 from NEPDA for 2027 to fund a full-time Executive Director, office operations, and grant administration capacity as it completes its transition to an independent nonprofit (the request excludes marketing). The district has secured two $100,000 state programming grants and has a letter of introduction pending with the Murdoch Foundation, but operational funding remains hard to secure through grants; a membership-dues model was described as premature, though sponsorships and merchandise sales are being explored.

Board members raised several open questions: whether a separate marketing allocation made sense versus a shared partnership; how long NEPDA's operational support would continue beyond 2027; and, given the size of the request relative to the Creative District's overall budget, the need for NEPDA board representation or input in selecting the incoming Executive Director. The Board also asked for a formal memorandum of understanding between NEPDA and the Creative District defining shared vision and respective responsibilities. No board action was taken; the request returns for further discussion in November and adoption consideration in December.

6. General Matters

6.1. Financials

Sales tax remittances from the City and County have now been received; a previously reported ~$108,000 year-to-date deficit is expected to swing positive once September financials post. 2026 cash burn is tracking well under the ~$700,000 budgeted, with an estimated actual burn closer to $500,000.

6.2. Events Recap

Not separately addressed before adjournment due to time constraints.

6.3. Upcoming Items

Not separately addressed before adjournment due to time constraints.

Other Business, Closing

With no further business raised, the meeting was adjourned at approximately 12:30 p.m.

Next Meeting: November 13, 2026, 10:30 AM – 12:00 PM

NORTHEAST PUBLIC DEVELOPMENT AUTHORITY
RESOLUTION NO. 2026-012

A RESOLUTION of the Northeast Public Development Authority (the "NEPDA") to adopt an Employee Benefits Coverage Policy establishing employer premium contributions for eligible employees and their enrolled spouses and dependents, and a benefits stipend for eligible employees with alternative coverage.

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 has a need, as a quasi-governmental entity, to review and amend its policies and procedures from time to time, and to adopt new policies, to govern its expenditures, personnel management, employees, and to ensure compliance with existing laws and regulations, and govern its accounting and expenditures of public funds;

WHEREAS, the NEPDA became a member of the Association of Washington Cities Employee Benefit Trust (the "Trust") through Resolution No. 2019-002, and provides employer-sponsored benefits to eligible employees through the Trust;

WHEREAS, the NEPDA Board finds it desirable to offer competitive employee benefits as an employee recruitment and retention tool, and to increase the employer premium contribution for enrolled spouses and eligible dependents to align with similar public agencies;

WHEREAS, the NEPDA has previously provided a benefits stipend, approved through its annual budget, to an employee maintaining coverage through a spouse's employer-sponsored plan, and the NEPDA Board finds it desirable to formalize that practice by policy;

WHEREAS, the NEPDA Board finds it desirable for the efficient and effective governance of the NEPDA's affairs to adopt the Employee Benefits Coverage Policy, which is attached hereto and incorporated herein by reference as "**Exhibit A**;"

BE IT RESOLVED, that pursuant to the authority provided in the NEPDA's bylaws, the Board of Directors hereby adopts the Employee Benefits Coverage Policy, set forth in "**Exhibit A**," effective December 1, 2026.

BE IT FURTHER RESOLVED, that the officers and executive director 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 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 13th day of November, 2026.

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 13th day of November, 2026, 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 _____ 2026.

_____

SECRETARY

EXHIBIT A

PO Box 7323, Spokane, WA 99207

DRAFT: Employee Benefits Coverage Policy

Effective Date: December 1, 2026
Authorized by: Resolution 2026-012

Policy Category: Personnel – Compensation
Related Policies: Financial Management Policy; Salary/Pay Increase Policy; PTO Policy

1. Purpose

The Northeast Public Development Authority (NEPDA) provides employer-sponsored benefits to support employee health, financial security, and workforce retention. This policy establishes uniform benefit coverage and employer premium contribution requirements for eligible NEPDA employees. This policy supplements the NEPDA Financial Management Policy, particularly **Section VIII** (Payroll), and shall be administered in accordance with applicable law, approved budgets, and requirements of the Association of Washington Cities (AWC) Employee Benefit Trust.

2. Applicability and Eligibility

This policy applies to eligible NEPDA employees, including administrative and executive personnel, as defined by NEPDA's employment classifications and applicable benefit plan eligibility requirements.

Standard Coverage: Eligibility for coverage, enrollment periods, qualifying life events, dependent eligibility, and continuation of coverage shall be governed by the applicable AWC Employee Benefit Trust plan documents and participation requirements. Members of the NEPDA Board of Directors are not employees for purposes of this policy and are not eligible for employee benefits solely by virtue of their Board service.

Alternative Coverage: An eligible employee who maintains medical, dental, and/or vision insurance coverage through a spouse's employer-sponsored health plan may elect to waive the

corresponding NEPDA-sponsored coverage, subject to applicable AWC Employee Benefit Trust participation and enrollment requirements.

In lieu of NEPDA-sponsored coverage, NEPDA shall provide a medical benefits stipend equal to **100% of the actual employee-paid premium attributable to covering the NEPDA employee** under the spouse's employer-sponsored plan, including medical, dental, and vision coverage, as applicable.

Employees must provide reasonable documentation of enrollment and the applicable premium contribution. Stipend amounts shall be reviewed annually or upon a change in coverage or premium cost.

Stipends shall be administered through payroll in accordance with applicable tax and reporting requirements and shall cease upon termination of qualifying alternative coverage or enrollment in the corresponding NEPDA-sponsored coverage.

3. Employer Premium Contributions

NEPDA shall provide the following employer premium contributions for eligible employees and their enrolled spouses and dependents:

Benefit Coverage	Employee	Spouse/Eligible Dependents
Medical Insurance	100%	80%
Dental Insurance	100%	80%
Vision Insurance	100%	80%
Basic Life Insurance (2× Annual Salary)	100%	Not Provided
Accidental Death & Dismemberment (AD&D)	100%	Not Provided
Long-Term Disability (LTD)	100%	Not Provided

Employer contributions shall be calculated based on the applicable premiums for the benefit plans selected and approved for NEPDA participation. Employees shall be responsible for the remaining 20% of premiums attributable to enrolled spouses and eligible dependents, collected through payroll deductions as permitted by applicable law.

Basic Life Insurance shall provide a benefit equal to two times the employee's annual base salary, subject to applicable plan limits, eligibility requirements, and underwriting provisions. AD&D coverage shall be provided in accordance with the applicable group life insurance plan.

NEPDA shall pay 100% of the premium for the employer-selected LTD coverage. Benefit amounts, waiting periods, and other coverage terms shall be determined by the applicable plan documents.

4. AWC Employee Benefit Trust Compliance

NEPDA participates in the AWC Employee Benefit Trust and shall maintain employer premium contributions that meet or exceed the Trust's established minimum requirements.

As reflected in the **AWC Employee Benefit Trust Administrative Guide**, these requirements include minimum employer contributions of 50% for employee medical coverage, 75% for employee and dependent dental and vision coverage, and 100% for basic life insurance, AD&D, and long-term disability coverage, subject to applicable plan provisions. NEPDA's employer contribution rates established under **Section 3** exceed these minimums for medical, dental, and vision coverage and satisfy the applicable requirements for basic life, AD&D, and LTD coverage.

NEPDA shall also comply with applicable AWC participation, eligibility, enrollment, and dependent verification requirements. In the event of a conflict between this policy and mandatory Trust requirements, the applicable Trust requirements shall govern, provided that any change to NEPDA's employer contribution commitments shall be subject to Board approval.

5. Administration and Financial Controls

The Executive Director, or designee, shall be responsible for administering this policy, coordinating enrollment and coverage changes with AWC, and ensuring that employee benefit elections and employer contributions are accurately documented.

Employee benefits expenditures and payroll deductions shall be administered in accordance with **Section VIII** (Payroll) of the NEPDA Financial Management Policy (FMP). All benefit-related expenditures shall be subject to the applicable provisions of the FMP, including:

- **Section II** – Responsibility and Roles: Assignment of financial oversight, administration, and reconciliation responsibilities.
- **Section IV** – Expense Procedures: Documentation, authorization, and recording of expenditures.
- **Section V** – Special Notification Procedures: Applicable approval and notification requirements
- **Section VIII** – Payroll: Administration of payroll deductions and employee benefits.

- **Section XI** – Monthly Reconciliation: Review and reconciliation of financial activity.
- **Section XII** – Annual Budget: Inclusion of anticipated benefit expenditures in the Board-approved budget.

Employer-paid premiums, employee payroll deductions, and any authorized benefits stipends shall be documented and recorded in accordance with the Washington State Auditor's Office Budgeting, Accounting and Reporting System (BARS) requirements for cash-basis entities.

The Executive Director shall ensure that benefit-related expenditures are consistent with the Board-approved budget. Benefit expenditures attributable to the Executive Director shall remain subject to applicable financial oversight and approval requirements.

6. Annual Review and Policy Amendments

NEPDA shall review benefit coverage and employer premium contributions annually in conjunction with the AWC Employee Benefit Trust renewal process and preparation of the annual operating budget. Changes to insurance carriers, premium rates, or plan terms shall be administered in accordance with applicable AWC requirements.

Any amendment to the employer contribution percentages or substantive benefit commitments established by this policy shall require approval by the NEPDA Board of Directors. This policy shall become effective upon approval by the NEPDA Board of Directors, unless a different effective date is specified in the approving action.

NORTHEAST PUBLIC DEVELOPMENT AUTHORITY
RESOLUTION NO. 2026-013

A RESOLUTION of the Northeast Public Development Authority (the "NEPDA") Board of Directors awarding a Professional Services Agreement to KnackHook LLC ("KnackHook") for information technology (IT) services in an amount not to exceed $26,300, exclusive of applicable sales tax, and other matters relating thereto.

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, on June 30th, 2026, the NEPDA issued a Request for Qualifications (RFQ) for information technology (IT) services;

WHEREAS, the solicitation ended on September 28th, 2026, and one (1) responsive statement of qualifications (SOQ) was received from KnackHook;

WHEREAS, as the sole respondent, KnackHook's SOQ was evaluated by NEPDA staff against the functional requirements established by the RFQ;

WHEREAS, NEPDA staff conducted an interview with KnackHook and completed three (3) reference checks, and determined KnackHook to be qualified to provide the requested services;

WHEREAS, based upon the evaluation, the NEPDA Executive Director recommends the Board award a Professional Services Agreement to KnackHook attached hereto and incorporated herein by reference as **"Exhibit A;"**

BE IT RESOLVED, pursuant to the authority provided in the NEPDA's bylaws, policies, and procedures, the Board of Directors hereby approves the recommendation of the Executive Director, and awards the Professional Services Agreement to KnackHook attached as **"Exhibit A,"** for a term of one (1) year commencing on the date of adoption of this resolution.

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; and

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 13th day of November, 2026.

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 13th day of November, 2026, 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 _____, 2026.

_____
SECRETARY

Northeast Public Development Authority
Profit & Loss YTD Comparison
September 2026

	Sep 26	Jan - Sep 26
Ordinary Income/Expense		
Income		
3340580 · Arts Commission Awards		
ArtsWA-HCD Stipend FY 27	0.00	4,750.00
ArtsWA-HCD Capital Wayfinding	11,875.00	23,750.00
ArtsWA-HCD Capital Murals	11,875.00	23,750.00
Total 3340580 · Arts Commission Awards	23,750.00	52,250.00
3340310 · State Award/Dept of Ecology		
Department of Ecology-OBC Reimb	0.00	85,402.79
Total 3340310 · State Award/Dept of Ecology	0.00	85,402.79
367000 · Contributions/Donations Non Gvt		
Donation - Creative District	66.71	3,266.71
Total 367000 · Contributions/Donations Non Gvt	66.71	3,266.71
3614000 · Money Market Interest	342.61	8,897.18
337000 · Local Grants, Entitlements		
3370040 · Property Taxes	5,102.97	394,451.28
3370300 · New Construction Tax - County	0.00	17,295.05
3370200 · New Construction Tax - City	169,502.20	169,502.20
3370010 · Retail Sales Tax - County	0.00	22,015.23
3370011 · Retail Sales Tax - City	0.00	81,270.32
3370070 · Utility Tax Income	0.00	2,335.14
3370075 · SPIF Interest	5,243.67	43,189.13
337001 · Miscellaneous Income		
3370266 · ARPA-ND HCD Programming Grant	113,494.66	188,435.60
3370151 · Ticketing Revenue	0.00	3,450.00
3370063 · ARPA Grant Management Reimb	0.00	4,837.50
3370105 · CERB Planning Grant	0.00	31,200.00
3370125 · Grant Admin	7,223.40	12,819.32
3370272 · ARPA-ND 3rd Thu-Agr #2	0.00	8,341.02
Total 337001 · Miscellaneous Income	120,718.06	249,083.44
Total 337000 · Local Grants, Entitlements	300,566.90	979,141.79
Total Income	324,726.22	1,128,958.47
Expense		
5593114 · Creative District Expense		
5593128 · ARPA-ND HCD Expense-2026	62,588.78	196,721.62
5593127 · HCD-Grant Mgmnt	1,462.50	7,912.50
5593124 · ARPA-ND Program Rev Exp	0.00	698.70
5593122 · Nbhood Dist (ARPA) Mural Exp	0.00	27,500.00
5593121 · ArtsWA-HCD Capital Mural Exp	1,054.16	5,598.61
5593119 · ArtsWA-Yearly Stipend Expense	0.00	468.93
Total 5593114 · Creative District Expense	65,105.44	238,900.36
Goodwill & Community Support		
Streetscape Maintenance	1,085.00	9,795.24
Community Support	0.00	1,000.00
Total Goodwill & Community Support	1,085.00	10,795.24
Projects & Initiatives		
HiJinx Parade 2026	675.00	12,345.91
3011 Wellesley development		
WA Commerce ELF	0.00	6,200.00
PDB Team Costs	0.00	5,425.20
Other Consultants	14,603.90	58,515.52
3011 Wellesley development - Other	0.00	4,472.59
Total 3011 Wellesley development	14,603.90	74,613.31
CERB Study		
Reimbursed Consultant Costs	10,000.00	75,000.00

Northeast Public Development Authority
Profit & Loss YTD Comparison
September 2026

	Sep 26	Jan - Sep 26
NEPDA Match	2,000.00	2,000.00
Total CERB Study	12,000.00	77,000.00
ARPA Facade Improvement Grant 1	90,111.42	140,366.68
Myrtle Rd 2025 (OBC)	3,005.00	128,388.72
Esmeralda Comm Pk (Stgc Funds)	0.00	593,750.00
Total Projects & Initiatives	120,395.32	1,026,464.62
5593129 · ARPA-ND HCD Expense-2025	0.00	1,675.17
3112 E Olympic Development	2,741.67	10,176.68
Personnel		
5587010 · Payroll Expenses		
Salaries	24,761.54	211,253.74
457(b) Employer	1,743.92	16,208.89
WA Cares Expense	0.00	-0.05
FICA	384.33	3,303.16
SUTA	183.95	1,423.04
PFML	0.00	0.11
L&I	41.40	560.19
FUTA	0.00	126.00
Total 5587010 · Payroll Expenses	27,115.14	232,875.08
5587020 · Health Insurance	5,091.86	40,713.78
Total Personnel	32,207.00	273,588.86
5587030 · Office Supplies & Software		
Website	225.17	2,832.39
Software & Licenses	201.34	29,793.41
Internet Service	50.00	1,463.80
Rent & Lease	1,600.00	28,000.00
Office Supplies/Expenses	1,000.24	7,398.26
5587030 · Office Supplies & Software - Other	0.00	316.32
Total 5587030 · Office Supplies & Software	3,076.75	69,804.18
5587040 · Professional/Personal Services		
Other Business Expenses		
Travel		
Parking	31.60	233.99
Conference, Convention, Meeting	219.00	4,983.94
Meals & Travel	262.99	5,452.05
Travel - Other	0.00	167.24
Total Travel	513.59	10,837.22
Tax & Licenses	0.00	-839.38
Dues & Subscriptions	1,375.00	2,316.66
Total Other Business Expenses	1,888.59	12,314.50
Grant Support	3,750.00	16,955.55
Insurance	5,420.00	5,420.00
Payroll Direct Deposit Fees	68.46	419.26
SPIF Management Fee	38.20	302.93
Bank Fees	39.99	39.99
Consulting	0.00	-173.26
Accounting Fees	0.00	11,826.21
Advertising & Marketing	5,437.50	41,853.15
Legal Fees	0.00	9,834.00
Total 5587040 · Professional/Personal Services	16,642.74	98,792.33
Total Expense	241,253.92	1,730,197.44
Net Ordinary Income	83,472.30	-601,238.97
Other Income/Expense		

Northeast Public Development Authority
Profit & Loss YTD Comparison
September 2026

	Sep 26	Jan - Sep 26
Other Income		
US Bank CC Rebate	0.00	458.59
Total Other Income	0.00	458.59
Net Other Income	0.00	458.59
Net Income	**83,472.30**	**-600,780.38**

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them. The financial statements omit substantially all of the disclosures, and the statement of cash flows, required by accounting principles generally accepted in the United States of America.