

North East Spokane

Public Development Authority

May 13, 2016

1:00 PM – 2:00 PM

Minutes – Approved

The meeting was called to order by Nicole Hydzyk at 1:07 PM, a quorum was present

Attendance

NEPDA Members present: Richard Burris, Laura McAloon, Joe Tortorelli, Nicole Hydzyk

NEPDA Members absent: Anthony Carollo, Craig Riley

Staff present: Melissa Owen, Tom Hendren - SPD

Consultants present: Riley Witt - Stantec

Guests present: Mayor David Condon; Nic Bowcut, Mike Malsam

1:00 pm to 1:05 am

Welcome and Introductions

Approval of Past Minutes – **Approval of April, 2016 minutes by Richard, M/S by Laura March Minutes approved unanimously** (with minor edit to Children of the Sun Trail and absence of Nicole from April meeting).

Discussion Items:

1:05 pm to 1:10 pm

Board Member Work Plan Update

1:10 pm to 1:15 pm

Vacant Board Position (Business Representative)

The NEPDA Board is encouraged to review the candidates' qualifications and provide a recommendation to Mayor Condon regarding the NEPDA prioritization of candidates. Melissa will work with the Mayor's staff to ensure that the opening is advertised on the Board and Commission vacancies webpage. The opening will be posted for a limited timeframe – approximately two weeks.

1:15 pm to 1:50 pm

CEO Luncheon Planning

Board members finalized the list of questions topics they felt most valuable to the intended audience. Topics were developed based on outreach to business leaders and property owners. Topics to include: Fire Code, crime and nuisance (as well as Crime Prevention through Environmental Design, CPTED), infrastructure within The YARD, and open dialog. The board also revisited and agreed that WSDOT should also be invited to present at the meeting (key topics to be annual funding and construction timeline). Pete Rayner (and Ellie Aaro) as the event hosts will also be provided 5-10 minutes to provide an update on Beacon Hill.

Meeting will be noticed as a public meeting with caveat that only invited attendees will be provided lunch accommodations.

Mayor Condon expressed that these annual meetings are important and that a conversation generated from the first CEO luncheon ultimately resulted in the rehabilitation of green street bridge.

1:50 pm to 2:00 pm

Grant Project Update

EPA Area Wide Planning: Proposed Improvements have not yet been presented to Council; however, a presentation of grant progress is scheduled for June 27th (note: this date was later changed to July 11, 2016). Mayor Condon suggested that boards used for the 1st joint AWP/CWA community meeting be placed on the 7th floor, but that they are updated with prioritized list of projects. Melissa will place the posters on the 7th floor following the CEO luncheon and will add a note to posters that states project prioritization coming soon. Posters will be updated and replaced when final prioritization is produced.

EPA Community Wide Assessment: Our QAPP and City Ranch Site Eligibility are still under consideration by the EPA. Stantec is working to complete a Phase I assessment of the Esmeralda Catalyst Site.

Join Community Meeting #2 is tentatively scheduled for Hillyard Festival in August.

EPA Brownfield Technical Assistance/City Ranch Concept Planning: Good progress is being made. Comments have been sent in regarding the concepts developed thus far. Heartland (sub on EPA Area Wide Plan Grant) has advised us that each of the concepts developed is helpful as they show just how flexible the City Ranch site is. The Consultants for this project – ICF – are working on producing more detailed drawing and construction cost estimates for a forth concept. All of this information will be helpful in marketing the site for development.

2:00 pm

Closing/around the Room/Other

Infrastructure Funding (Tax Increment Financing): The NEPDA Board would like to schedule a time to visit with Andrew Worlock – City of Spokane Planning – to discuss his research on when it is appropriate to put a TIF district in place.

BNSF/Black Tank Site: Mayor Condon is scheduled to visit with BNSF's General Council the following Monday. Richard will provide Mayor Condon with document regarding remediation options identified by Hillyard Community Futures.

U.S. 395, North Spokane Corridor: The city would like to see surplus property put back into productive use sooner than later. The City is in communication with WSDOT regarding land sale and has requested that before land is sold that the City is consulted.

City Policy re: Transfer of Property to Public Entity: The new policy was just past by City Council. The NEPDA Board would like a conversation regarding the new policy and their readiness to accept a property transfer at an upcoming meeting.

Meeting adjourned at 2:00 pm.

*****Next meeting – Friday, June 10th from 1-2:30 pm (or later if needed)*****

Consultants from Stantec and MFA will be on-site to provide an update on our EPA grant progress.