

# North East Spokane

## Public Development Authority

July 28, 2017

1:00 PM – 3:00 PM

### Minutes

#### Attendance

---

**NEPDA Members present:** Anthony Carollo, Richard Burris, Mike Fagan, Laura McAloon, Craig Riley, Scott Simmons, and Joe Tortorelli

**Staff present:** Melissa Owen; Rick Romero, Charlie Wolff

**Consultants and Guests present:** none

---

#### Meeting called to order 1:00 pm

---

#### Discussion Items:

**Approval of July 14 Meeting Notes**– Motion to approve July 14, 2017 minutes with updated date made by Laura McAloon, M/S by Joe Tortorelli; all in favor with minor corrections. No objections or abstentions.

**Review and discuss NEPDA Plans and Interlocal Agreement (YARD and Airport)** – Rick Romero spoke with the group regarding how the Airport PDA Interlocal Agreement (ILA) was developed. The process took a couple of years and started with the idea that each party needed to revenue share. Ultimately each party doesn't share with each other, they share with the PDA.

The Airport PDA ILA provides for more than property tax revenue sharing (the ILA includes sharing of all taxes related to property, sales, and utility tax); however, there isn't any revenue unless someone builds something. The agreement includes a 20 year term, but the agreement could be dissolved earlier. The Airport PDA ILA provides more flexibility than the State TIF process. 75% of incremental increase is shared with the PDA and the PDA can spend money on anything that the PDA can legally spend money on.

Rick doesn't see why we can't have a similar conversation regarding revenue sharing with the NEPDA. A next step for this board would likely be to ask the City Council and administration to participate in a group formed to tackle this issue. Potential committee members might include Council Members Mike Fagan and Amber Waldref, Rick Romero, Charlie Wolff, and two or three other members (representation from all three council districts would be ideal along with the Mayor and a representative from the PDA). Laura and Joe have volunteered to serve on a working group with Mike, Rick, Scott and Charlie.

There was also confirmation that the funds allocated for the NEPDA executive director position in 2017 can be rolled over to 2018.

A motion regarding tax revenue sharing and administrative support for the NEPDA was made by Joe Tortorelli, M/S by Laura McAloon, all in favor.

*Approved Motion: The NEPDA makes a formal request that the administration move to create a working group including the NEPDA, City Administration and Council representatives to study tax revenue sharing and funding for administrative expenses of the NEPDA.*

With regard to 2015 planning documents, Melissa will email everyone with the online location of those materials.

**NEPDA Work Plan** – Request extension to coincide with budget process. Include NEPDA work plan in September/October Agendas.

**Review and Discussion local LID Policy** – Local LID Policy shift that occurred a few years ago was related to how non-responses from property owners were counted toward LID approval counts. Current policy is to only count verified affirmative votes (a non-response/non-objection is no longer included with the affirmative responses). At one point there was also an LID account that could be used to match property owner contributions. For the past two years this fund has not been budgeted. Council Member Fagan is open to a conversation about replenishing these funds.

**Review Street Classification Map and Link Documents** – Maps show e/w traffic counts on arterials such as Wellesley and Francis, but fail to identify counts on local streets including n/s routes through The YARD. Scott Simmons will see if streets can put out some traffic counters so that the NEPDA can better understand what is happening on Florida.

**50K Annual Funding** – The NEPDA would like to ask for an extension/roll over of these funds into 2018 and have been advised to tie this request to the Council's budget hearing process starting in October.

#### **Grant Update**

*EPA Community Wide Assessment* – New testing is being completed on Market Street site to further bound those constituencies that tested above clean-up levels. This should help inform the property owner about the extent of soil to be removed to remediate the property for residential living.

*EPA Area-Wide Plan* – Melissa is requesting an official motion from the NEPDA regarding Council Recognition of The YARD Redevelopment Master Plan. Laura McAloon made motions, MS by Joe Tortorelli, all in favor with no objections or abstentions.

*Approved Motion: To approve The YARD Redevelopment Master Plan and recommend that the City Council recognize The YARD Redevelopment Master Plan as a record of the community's ongoing desire and effort to encourage and invest in development, job creation, and quality of life improvements in The YARD and surrounding area.*

**August 2017 Meeting Agendas** – Cancel both NEPDA meetings in August

#### **Closing/Around the room**

---

##### **Action Items:**

- Verify when the Mayor is planning to visit BNSF Headquarters
- Review SCAFCO public right of way buildout
- Request that NEPDA \$50,000 funding be held over into 2018 (Laura)
- Reach out to ICM regarding potential to use alley right of way for stormwater improvements
- Clarify brownfield resources with Teri Stripes (particularly clean-up funding)
- Collaborate with Teri Stripes re: CEZ and subzone of FTE.
- Clarify and forward Freya project details (2018-2023 Draft 6-Yr CIP); Reach out to communications team regarding project outreach and outreach coordination.
- Develop and Refine Communications piece utilizing updated NEPDA accomplishments.

---

##### **Agenda item requests:**

- Financing for NEPDA Operations
- YARD Funding/Financing; PBIA, LID, LIFT Next Steps (ongoing)

---

**Meeting Adjourned 3:00 pm**