

North East Spokane

Public Development Authority

March 9, 2018

1:00 PM – 2:00 PM

Minutes – Approved

Attendance

NEPDA Members present: Mike Fagan, Nicole Hydzik, Craig Riley, Scott Simmons, and Cheryl Stewart

Staff present: Melissa Owen, Katherine Miller, Marcia Davis

Consultants and Guests present: Pete Rayner, Beacon Hill; Amber Waldref, Zone Project

Meeting called to order

Discussion Items:

YARD Stormwater Presentation – Katherine Miller and Marcia Davis presented Integrated Capital Management's (ICM) work on a regional stormwater solution. ICM started looking at infrastructure in this area a year ago including drainage which is a challenge. The City's current policy is to manage stormwater onsite in accordance with the Eastern Washington Stormwater Management Manual. ICM reviewed the potential for natural drainage. When looking at natural drainage it's important to look at historic use on/around property. Different historic uses may have resulted in contamination and therefore limits for stormwater infiltration based on the historic use. If this is not the preferred solution for the area, the question becomes one of how else stormwater might be managed.

ICM looked at regional and more localized drainage basin approach options. This included answering some questions about the number of locations and how much water would need to be captured and infiltration area. In order for this project to move forward, ICM needs to understand how many property owners or developers would want to connect to a regional or sub-basin. For developer/property owners this answer is likely to be primarily based on cost: If the cost is less to treat onsite they are likely to choose to treat onsite. This is ultimately a business proposition for those that need to deal with stormwater.

Craig Riley mentioned some potential challenges around re-use of stormwater in Washington State.

FMSIB funding opportunity – The City is planning to submit applications for both Wellesley and Freya. In particular the Freya application would include street improvements from Wellesley to Rowan and as much south of Wellesley as possible while remaining competitive. Part of the story to be told about Wellesley is the need to utilize the closure of Wellesley for up to two to three years for NSC project. Each application will be submitted for a different construction timeframe with Wellesley being the most time sensitive due to NSC work.

Strategic PDA investments (Scott Simmons)

\$5.4 Million in funds are earmarked for the City's three PDAs (street Improvements, \$3 million; utility infrastructure, \$2 .4 million). Staff has brainstormed on how these funds might be spent, but the board needs to weigh in and provide ideas.

Pete Rayner also provided an update to the group regarding how his projects (booster station and Valley Springs Road) fit into the full picture.

Craig Riley made a motion to recommend \$2 million in YARD and PDA projects presented by Scott including: matching funds for Wellesley; funds toward the repurposing of the City's Ranch property; and, funding to improve Rowan between Sycamore and Myrtle. M/S by Chery Stewart; all in favor with no objections or abstentions.

NEPDA requests that Melissa include one pager from the presentation with the motion for clarity (see below from strategic investment fund presentation).

Northeast Public Development Authority Proposed Projects:

Matching funds for Wellesley:	\$750,000
Repurpose Ranch property:	\$500,000
Improve Rowan between Sycamore and Myrtle:	<u>\$750,000</u>

Total: \$2 Million

Approval of January, 2018 Meeting Notes – No minutes taken at February meeting due to lack of quorum/no action. Edits to January Minutes include adding Charles last name in the attendance section. Motion to approve minutes as amended by Nicole Hydzik; MS by Craig Riley, all in favor no objections or abstentions.

ED position

Generally the board likes the West Plains job description with a few minor modifications for NEPDA. Additional specific tasks should include the development and maintenance of a district database (see Effingham example). Additional request that Melissa generally add items that relate to actually doing the work that is needed to accomplish NEPDA work plan, 2018-19 top priorities, relationship building, Zone project coordination, and securing additional funding

There is funding for the first couple of years, but the NEPDA and staff positions are intended to be self-sustaining; 100K plus 80K special funds are currently allocated.

NEPDA Board – no new information

Grant and/or other project updates and next steps

EPA Community Wide Assessment –phase II results received; MTCA levels not exceeded which is good news. A new phase I is likely to be underway shortly.

Notable items – NSC Corridor Charrettes, solar energy ordinance, industrial development market report, STA projects including improvements in NE Spokane (all sent to via email)

Meeting adjourned at 3:02 pm

Action Items:

- Reach out to communications team regarding Wellesley closure outreach and outreach coordination.
- Develop and Refine Communications piece utilizing updated NEPDA accomplishments including updates to the NEPDA website.

Other/Ongoing Agenda items:

- Financing for NEPDA Operations – request for 2018
 - YARD Funding/Financing; PBIA, LID, LIFT Next Steps (ongoing)
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