

North East Spokane

Public Development Authority

June 8, 2018

1:00 PM – 3:00 PM

Minutes – Approved

Attendance

NEPDA Members present: Anthony Carollo, Craig Riley, Scott Simmons, Mike Fagan

Staff present: Boris Borisov, Charlie Wolff

Consultants and Guests present: Amber Waldref, Ron Valencia

Meeting called to order

Discussion Items:

Approval of May 11, 2018 Meeting Minutes – postponed to July meeting.

NEPDA New Hire – the NEPDA Board is considering hiring a consultant instead of hiring an employee at this time. Board Members would like to review and discuss a draft RFP for consultant services at their July meeting. A revised timeline for the hire includes RFP advertisement in September, consultant interviews in October, and final consultant selection in fall, 2018.

NEPDA Expansion Board – Anthony Carollo shared a map of the current proposed NEPDA expansion boundaries. The new proposed boundaries follow the Urban Growth Boundaries and water/sewer service areas. Additional considerations for the proposed boundaries include land use and zoning of the expansion areas. The focus remains on industrial land as the PDA's mission has been to advance opportunities for job creation and development in the industrial areas of east Hillyard. While residential land is not the focus of the NEPDA, the need to work with residents and residential areas will continue.

Scott Simmons provided a review of a PDA matrix that shows where we are going and why – the matrix is based on the WP-AA PDA, where we came together with the joint county. WP-PDA boundaries transcend county, city, and airport lines. Some of the terms that will be built into the agreement include the City contributing incremental tax revenue (sales, utility, sales), and County contribution property and sales tax at a percentage of the incremental increase. GFC waivers would be offered in the city portions of the PDA boundary along with in-city water/sewer rates in the county portion of the expanded boundary. Both City and County would support an ED at a dollar amount per annual basis.

In preparation for an expansion, the city has discussed appointing a County Commissioner to the NEPDA now to jump start this process to show this model with the NEPDA.

Anthony Carollo reminded the group that the U-District has both an association and a Board and that this (a non-profit) is something that The NEPDA could look at. The nonprofit provides the group with some additional capabilities due to their 501(C)(3) designation. The NEPDA should look into the U-District model to see if this is something that would benefit NEPDA and opportunities for job creation and industrial development.

Craig Riley would like to see the NEPDA host a meeting with the community and invite folks like GHBA. The goal would be to provide education around this expansion concept, obtain stakeholder input, and afford these stakeholders the opportunity to be part of the decision process.

Meeting adjourned at 2:04 pm

Action Items:

- N/A – draft RFP for consultant hire.
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Other/Ongoing Agenda items:

- YARD Funding/Financing; PBIA, LID, LIFT Next Steps (ongoing)
 - Promise Zone Designation, final rules for investment, funds developed and projects in which to invest.
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