

CITY OF SPOKANE ETHICS COMMISSION

THOMAS BASSLER,

Complainant,

v.

BREEAN BEGGS,

Respondent

EC-22-01

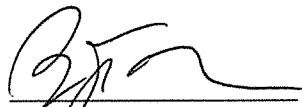
RESPONDENT'S DISCLOSURE OF  
EXHIBITS

COMES NOW Breean Beggs, and provides the following list of exhibits:

- A. Email from Ben Stuckart received by Council President Beggs and others dated April 18, 2022;
- B. Email from Breean Beggs to Eric Finch and copies to others dated April 18, 2022, 12:45pm;
- C. Email from Breean Beggs to Johnnie Perkins and copies to others dated April 18, 2022, 4:55pm;
- D. Email from Breean Beggs to City Council Members and Council Staff, dated April 18, 2022, 8:21pm;
- E. Email from Jenn Cerecedes to City Council Members and Council Staff, dated June 28, 2022;
- F. Video of April 11, 2022 City Council Urban Experience Committee Meeting at @ 1:13:00 through 1:15:00. See Vimeo feed at <https://vimeo.com/698372526>, or facebook.com/spokanecitycouncil page- Eric Finch from the Administration represents to Council that they can see the proposals as soon as the CoC votes on them after the RFP ratings have been completed.

Respectfully submitted this 16<sup>th</sup> day of August, 2022.

PAUKERT & TROPPEMAN, PLLC



BREEAN L. BEGGS, # 20795

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

**CERTIFICATE OF SERVICE**

I hereby certify that on this date, I caused to be served a true and correct copy of the preceding document to the following person of record by method specified below:

Thomas Basseler  
tom@gvdcommercial.com

☒ Email: tom@gvdcomercial.com

DATED August 16, 2022



Breean Beggs

## EXHIBIT A

## Breean Beggs

---

**From:** Beggs, Breean <bbeggs@spokanecity.org>  
**Sent:** Sunday, August 14, 2022 4:07 PM  
**To:** Breean Beggs  
**Subject:** [External] Fw: CoC Follow up - Board action needed  
**Attachments:** RFP2022 - Hope Village - Budget (1).xlsx; 2022-2026 The Way In Phase One Shelter RFP Budget (with edits).xlsx; RFP2022 - Hope Village - JHH Submission.pdf; Budget Narrative 3.21.22.pdf; Management Proposal.pdf; LETTER OF SUBMITTAL-2022 RFP.pdf; The Guardians Foundation - 2022 Surge Shelter Budget Workbook.xlsx; The Guardians Foundation Surge Shelter RFP.pdf

---

**From:** Beggs, Breean <bbeggs@spokanecity.org>  
**Sent:** Thursday, August 11, 2022 12:09 PM  
**To:** Faggiano, Sam <sfaggiano@spokanecity.org>  
**Cc:** Tom Bassler <tom@gvdcommercial.com>; Koegler, Shelly <skoegler@spokanecity.org>  
**Subject:** Fw: CoC Follow up - Board action needed

---

**From:** Ben Stuckart <benstuckart@gmail.com>  
**Sent:** Monday, April 18, 2022 8:12 AM  
**To:** Ben Stuckart <benstuckart@gmail.com>  
**Subject:** CoC Follow up - Board action needed

[CAUTION - EXTERNAL EMAIL - Verify Sender]  
Hello CoC Board Members (other included as well)

**1) The vote to approve an operator for the shelter on Friday failed.** We had 17 board members present. As far as I counted we had 8 yes votes, 6 abstentions and 3 no votes. A yes vote would have required 12 yes votes. Attached are the RFP's. I am setting 2 hours on Wednesday from 11am-1pm to discuss if we can come up with an alternative we can all support. **ZOOM LINK for a 2 hour meeting Wednesday April 18 11am-1pm (I will send a calendar invite this morning as well)**  
**<https://us06web.zoom.us/j/82592447035>**

Please don't send this to the media, I received a call at 5:30pm Friday from the Spokesman. Right now, media attention as we try and work this out and have no united messaging is very messy and could result in unintended consequences.....

Try to come to the meeting Wednesday with ideas, developed alternatives.....if you cannot make it Wednesday feel free to email me your thoughts.

**2) Vote needed by 5pm today - please respond YES. Moving money**  
As part of the reallocation process approved by the CoC Board in September 2021, the Board reviews budget reallocations on a quarterly basis if needed.

HUD looks at Budget Line Items (BLI) for budgeting purposes within a Unified Funding Agency (UFA). All of the budgets of all of the projects are rolled up into a single budget of HUD BLIs that the UFA contracts with HUD to spend. This

means that budget amendments occur based on changes between BLIs versus changes to the overall individual project budget. Each individual project's budget is made up of multiple BLIs.

Some projects will receive budget amendments because they moved money from one BLI to another BLI within their own project. For example, in the budget below, money was moved out of the BLI Leasing in a couple of the projects but moved into the same project's BLI Supportive Services to cover additional costs of case management. While the projects may not have experienced a net budget change, the UFA's budget did change.

If any one BLI within the UFA changes more than 10% of its total, then the UFA must request a contract amendment with HUD. This is why budget revisions take place as a package versus one-at-a-time. We have to monitor that percentage shift to ensure that the UFA is in compliance. We also want to avoid contract amendments with HUD if at all possible because when we amend our UFA/HUD contract the changes carry forward to the next NOFO competition.

What I am asking you to review below, is the actual budget that we contract with HUD to spend, and the changes that providers have requested. The highlighted BLIs are the areas where changes have been requested. Please note that no shift in any BLI exceeds 10%.

I want to stress that our CoC Service Providers have done tremendous work in identifying needs for additional funding, and in identifying funding that will go unused if not reallocated. We had several providers who graciously agreed to accept additional funds. This means that they accepted the responsibility of spending those funds by the end of the grant cycle, and coming up with the required match for those funds. It's very important that we give these providers as much time as possible to spend those additional funds. Thus, the reason we have requested your email vote to approve the budget revisions below.

FY2020 Spokane Regional UFA/CoC OPR 2021-0461				
BLI	Original Budget	\$ Changes	Amended Budget	Percentage Shift
Leasing	564,887.00	-42,716.91	522,170.09	1.11
Rental Assistance	1,212,924.00	-254,630.00	958,294.00	6.62
Supportive Services	1,491,003.00	261,141.51	1,752,144.51	6.79
Operating Costs	226,513.00	36,205.40	262,718.40	0.94
Administrative Costs (Provider/City Combined)	260,258.00	0.00	260,258.00	0.00
HMIS	172,125.00	0.00	172,125.00	0.00
Continuum of Care Planning Activities	110,494.00	0.00	110,494.00	0.00
UFA Costs	110,494.00	0.00	110,494.00	0.00
	4,148,698.00		4,148,698.00	

Thanks  
Ben Stuckart  
Chair CoC

## EXHIBIT B

**From:** Beggs, Breean  
**To:** Finch, Eric  
**Cc:** Cerecedas, Jennifer; Perkins, Johnnie  
**Subject:** Shelter Operator Proposals  
**Date:** Monday, April 18, 2022 12:45:07 PM

---

Eric,

Now that the review committee has completed their work, can you email full council the three proposals?

Best,

Breean

## EXHIBIT C



**From:** Beggs, Breean  
**To:** Perkins, Johnnie  
**Cc:** Finch, Eric; Cerecedes, Jennifer; Allers, Hannahlee; McClatchey, Brian; Kinnear, Lori  
**Subject:** Operator Proposals  
**Date:** Monday, April 18, 2022 4:55:25 PM

---

I believe we can make time at study session this week at 12 noon to hear from Administration and the COC on the proposals, but Council still needs to see the proposals. I recall Eric telling us last week that we could get them as soon as the RFP review committee had finished, which they have, so hoping those can be sent around ASAP.

Best,

Breean

## EXHIBIT D

**From:** [Beggs, Breean](#)  
**To:** [City Council Members and Staff](#)  
**Subject:** Proposals for Trent Shelter  
**Date:** Monday, April 18, 2022 8:21:21 PM  
**Attachments:** [2022-2026 The Way In Phase One Shelter RFP Budget \(with edits\).xlsx](#)  
[Budget Narrative 3.21.22.pdf](#)  
[Copy of The Guardians Foundation - 2022 Surge Shelter Budget Workbook.xlsx](#)  
[LETTER OF SUBMITTAL-2022 RFP.pdf](#)  
[Management Proposal.pdf](#)  
[RFP2022 - Hope Village - Budget \(1\).xlsx](#)  
[RFP2022 - Hope Village - JHH Submission.pdf](#)  
[The Guardians Foundation Surge Shelter RFP.pdf](#)

---

Dear All (please don't reply all):

I have asked the Administration several times for the proposals without really getting a response. I was able to secure from another source these attachments, which appear to be the proposals. My hope is to carve out time at this week's study session to hear from the Continuum of Care and the Administration on the subject.

Best,

Breean

## EXHIBIT E

## Breean Beggs

---

**From:** Beggs, Breean <bbeggs@spokanecity.org>  
**Sent:** Tuesday, August 16, 2022 10:37 AM  
**To:** Breean Beggs  
**Subject:** [External] Fw: Shelter Operator Applications  
**Attachments:** Reg Flex NOFA- TGF- Shelter Operator.pdf; Reg Flex NOFA- TSA- Shelter Operator.pdf; TGF Operations Budget.xlsx; TSA- Operations Budget.xlsx

---

**From:** Beggs, Breean <bbeggs@spokanecity.org>  
**Sent:** Tuesday, August 16, 2022 10:20 AM  
**To:** Beggs, Breean <bbeggs@spokanecity.org>  
**Subject:** Fw: Shelter Operator Applications

---

**From:** Cerecedes, Jennifer <jcerecedes@spokanecity.org>  
**Sent:** Tuesday, June 28, 2022 10:01 AM  
**To:** City Council Members and Staff <citycouncil@spokanecity.org>  
**Cc:** Finch, Eric <efinch@spokanecity.org>  
**Subject:** Shelter Operator Applications

Good Morning,  
As requested, please see the attached RFP's for the Shelter Operator at the Trent Shelter. Please let me know if you have any questions.

Best,



**Jenn Cerecedes** | Director  
Community, Housing, and Human Services  
808 W. Spokane Falls Boulevard, Spokane, WA 99201-3342  
O: 509.625.6055 | C: 509.703.0671 [jcerecedes@spokanecity.org](mailto:jcerecedes@spokanecity.org)

*I respectfully acknowledge the Indigenous People who have stewarded this land throughout the generations and recognize that the land on which we reside is the unceded and traditional homelands of the Spokane Tribe.*

**Confidential Notice:** This correspondence may be legally privileged and confidential. It is intended for the named addressee(s) only. If you are not the authorized recipient, distribution or copying of this message is strictly forbidden. If you have received this correspondence in error, please notify me immediately and return or destroy this message and any attached files.

**Disclosure Notice:** All e-mail sent to this address will be received by the Spokane City e-mail system and may be subject to public disclosure under GR31, GR31.1, and Chapter 42.56 RCW, as well as to archiving and review.

## EXHIBIT F

<https://vimeo.com/698372526>