

CITY OF SPOKANE ETHICS COMMISSION

THOMAS BASSLER,

Complainant,

v.

BREENAN BEGGS,

Respondent,

EC-22-01

COMPLAINANT'S EXHIBIT LIST

COMES NOW Thomas Bassler, and hereby provides the following list of exhibits
(copies of which are being provided in a link to the documents):

1. Jewels Helping Hands-Hope Village RFP Submittal, dated March 31, 2022.
2. April 15, 2022, CoC Board Meeting Minutes.
3. Transcript of April 11, 2022, conversation between Respondent and Eric Finch.
4. Jennifer Cerecedes' briefing of the City Council on the rebid of the shelter project and on the Mayor's bid selection at the June 6, 2022 Public Safety Committee Meeting: <https://vimeo.com/717681083> (marker 1:04:20).
5. City of Spokane April 20, 2022, Press Release, regarding restart of RFP process.
6. City of Spokane May 6, 2022, Press Release, regarding restart of RFP process.
7. CoC Board Code of Conduct, Section 7.1, Code of Ethics.
8. CoC Board Meeting Minutes, July 27, 2022, Answer to Conflict-of-Interest Complaint re Ben Stuckart.
9. Beggs to Stuckart campaign contribution record.
10. Stuckart to Beggs campaign contribution record.
11. Beggs' endorsement of mayoral candidate Stuckart
<https://web.archive.org/web/20191102213522/https://www.benstuckart.com/endorsements>

1 12. Text messages between the Respondent and representatives of Jewels Helping
2 Hands (“JHH”) produced pursuant to Public Record Request, showing Beggs’
financial and other support for JHH.

3 13. April 29, 2021 Inlander article: “A state audit of Spokane's homeless shelter
4 contracts casts shadows, without providing much light”


5 14. August 2, 2021 Tweet by Inlander reporter Daniel Walters regarding a Stuckart
6 email exchange (obtained via a PRR) with JHH Executive Director Julie Garcia.

7 **RESERVATIONS**

8 Complainant reserves the right to use and offer as evidence any of the exhibits
9 identified in the Respondent’s Disclosure of Exhibit along with such other documents or
10 things as may become relevant during the course of these proceedings.

11 DATED this 12th day of October, 2022.

12 CARNEY BADLEY SPELLMAN, P.S.

13
14 By 
15 Kenneth W. Hart, WSBA #15511
16 Attorneys for Thomas Bassler
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1 **CERTIFICATE OF SERVICE**

2 The undersigned certifies under penalty of perjury under the laws of the State of
3 Washington that I am an employee at Carney Badley Spellman, P.S., over the age of 18 years,
4 not a party to nor interested in the above-entitled action, and competent to be a witness herein.
5 On the date stated below, I caused to be served a true and correct copy of the foregoing
6 document on the below-listed attorney(s) of record by the method(s) noted:



8 Email, to the following:

9 **Breean Beggs, WSBA #20795**
10 **Paukert & Troppmann PLLC**
11 **522 W. Riverside, Ste. 560**
12 **Spokane, WA 99201**
13 bbeggs@pt-law.com
14 bbeggs@spokanecity.org

15 DATED this 12th day of October, 2022.

16 S/ Rozalynne Weinberg

17 Rozalynne Weinberg, Legal Assistant

EXHIBIT 1

Jewels Helping Hands

	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
Administration													
Media, City Contact, Secure donations	\$ 3,600	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 7,920	\$ 90,720
Monthly Statements													
Year-End Filings													
Local, Federal Filings													
Payroll	\$ 1,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 45,000
Administration													
Phones, filing, paperwork, research, misc tasks	\$ 1,537	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 3,381	\$ 38,727
Admin Indirect													
Total	\$ 6,137	\$ 15,301	\$ 15,301	\$ 15,301	\$ 15,301	\$ 15,301	\$ 15,301	\$ 15,301	\$ 15,301	\$ 15,301	\$ 15,301	\$ 15,301	\$ 174,447
Total	\$ 614	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 1,530	\$ 17,445
Admin													
Admin + Indirect	\$ 6,750	\$ 16,831	\$ 16,831	\$ 16,831	\$ 16,831	\$ 16,831	\$ 16,831	\$ 16,831	\$ 16,831	\$ 16,831	\$ 16,831	\$ 16,831	\$ 191,892

Project Operations

	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
Salaries													
Project Manager - Consultant	\$ 6,000	\$ 13,200	\$ 13,200	\$ 13,200	\$ 13,200	\$ 13,200	\$ 13,200	\$ 13,200	\$ 13,200	\$ 13,200	\$ 13,200	\$ 13,200	\$ 151,200
Tent City Manager	\$ 2,800	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 70,560
Tent City Assistant Manager	\$ 2,400	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 60,480
Outreach Worker	\$ 2,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 70,400
Salaries													
Front Desk	\$ 12,096	\$ 26,784	\$ 25,920	\$ 26,784	\$ 26,784	\$ 25,920	\$ 26,784	\$ 25,920	\$ 26,784	\$ 26,784	\$ 25,056	\$ 26,784	\$ 302,400
Salaries													
POD Leaders	\$ 42,336	\$ 93,744	\$ 93,744	\$ 93,744	\$ 93,744	\$ 93,744	\$ 93,744	\$ 93,744	\$ 93,744	\$ 93,744	\$ 93,744	\$ 93,744	\$ 1,073,520
POD Leaders	\$ -	\$ 37,200	\$ 37,200	\$ 37,200	\$ 37,200	\$ 37,200	\$ 37,200	\$ 37,200	\$ 37,200	\$ 37,200	\$ 37,200	\$ 37,200	\$ 409,200
Day Center Yert	\$ 5,152	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 130,640
Case Manager	\$ 3,136	\$ 5,152	\$ 5,152	\$ 5,152	\$ 5,152	\$ 5,152	\$ 5,152	\$ 5,152	\$ 5,152	\$ 5,152	\$ 5,152	\$ 5,152	\$ 59,808
Salaries													
Showers	\$ 5,152	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 11,408	\$ 130,640
Salaries													
Total	\$ 81,272	\$ 216,536	\$ 215,672	\$ 216,536	\$ 216,536	\$ 215,672	\$ 216,536	\$ 215,672	\$ 216,536	\$ 216,536	\$ 214,808	\$ 216,536	\$ 2,458,848
Supplies													
Office	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000
Kitchen													
Showers	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000
Paper Goods/Disposables	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 48,000
Blankets, Towels, other Linens	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Cleaning	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 36,000
Port-a-Potties	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 57,500
Supplies													
Phone/Internet Expense	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
IT Support	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Propane for Showers	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 7,200
Laundry - Shower Towels	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 18,000
Maintenance for Shower Trailers	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
General Fund	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 36,000
Supplies													
Total	\$ 18,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 20,600	\$ 245,200
Equipment													
Computers	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Equipment													
Total	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000

EXHIBIT 2

Continuum of Care Board

April 15, 2021

Meeting Minutes

Meeting called to order at **4:04 PM.**

Attendance/Introductions

- **Board Members Present:** Ben Stuckart (Chair), Shannon Boniface, Mary Logan, Gage Spicer, Daniel Klemme, Angela Chapman, Jason Campbell, Hallie Burchinell, Tim Crowley, Arielle Anderson, Jennifer Haynes, Mark Mattke, Robert Lippman, Dale Briesse
- **Staff Present:** Jenn Cerecedes, Kim Clifton, Heather Page
- **Guests Present:**

****The Attendance roster listed above may not capture all the individuals that attended virtually if they joined the meeting after it had started due to the limitations of the virtually meeting platform****

Shelter Operator RFP: Ben asked Jenn and Dale to present on the RFP. Jenn started by explaining the RFP was for a Regional Flex-Capacity Shelter Operator and received applications that were sent to the CoC RFP Committee. Jenn explained that the location piece had been unavailable for release due to the real estate negotiations/transaction that was still in progress at the time of the RFP release. However, once that was information was released, tours were given to some people, including some of the CoC Board members. The scope of services associated with the RFP will be related to the location (4320 East Trent Avenue) as there is no other location currently identified. There are two main goals with the opening of the shelter, 1. Adding more low-barrier space, 2. Flex space for inclement weather/emergencies. There would be daytime and night space so people wouldn't be asked to leave.

Ben asked about where the funding for the shelter is coming from. Jenn said that her understanding is that Council has allocated some money from ARPA dollars and that there is also funding from the Criminal Justice Fund. Jenn has not seen the final budget for the project but current CHHS funds are not being used for it. Ben raised concern over the 5-year lease and ARPA funds are only going to be available for about 18-24 months from now, so the cost of running the shelter and leasing the space will be high and could take funds away from other projects in the future.

Ben was also concerned that without a prioritization being completed there isn't a way to truly determine if this is the best use of funds in the system right now. To that end he also voiced concern about having this conversation at the end-point when there is a vote expected and not earlier in the process. He reiterated the need for prioritization so the CoC could look at what is needed now and what is needed later to help determine the timing and potential future impacts. Jenn responded by saying that where they have received the priority for this is from the feedback from the entire community including people on the CoC Board throughout the winter since there was not enough space for people and that the city is not in line with the Spokane Municipal Code. This has been a project in process since before January when Jenn was hired as director. However, this is the first space that has agreed to host a shelter and given the months it took to find a space, the fear is that winter will come again and we won't have a place for people to go.

Tim asked if the lease includes tenant improvements for the 5 years. Jenn had not been given lease information but knows there have been discussions around tenant improvements, but

unfortunately, has no details. Tim would hope there are tenant improvements so time won't be lost trying to get the space ready. Jenn said that there were tenant improvements identified to make it operational so people could inhabit it, and then long-term improvements once it has started being used. Jenn is aware that the tenant improvements they are currently negotiating would not prevent the building from being occupied quickly but it would be a staged approach such as port-a-potties and a shower trailer until full bathrooms could be built out. Dale included that the improvements would be done on a priority giving the fire suppression system needing to be installed as an example.

Robert asked if the lease was contingent on an operator and if not then why wasn't an RFP posted for this back in January (or when the scouting for a location began) in association with due diligence and best practice instead of a two week turnaround. Jenn said that the lease is not contingent on an operator. Jenn is not sure of what would happen if there was no provider for the shelter as that hasn't been part of the conversation and there are currently three separate applicants. Jenn did add that she and Eric were concerned about releasing an RFP without being able to talk about the location and facility and but released the RFP in the hope of being able to provide the location by the end of the process.

Mary asked if it was contemplated if any improvements that came forward would be paid with ARPA or Criminal Justice funds. Jenn said that normally at least some of that would be included with the lease but that she does not have that information at this time.

Hallie is more concerned with the location as it is literally warehousing people, supportive services are up in the air, cost is up in the air, we don't know what the remaining funds will be like to develop other steps and things that are more impactful. Hallie also took issue with the owner of the building being Larry Stone and how he just purchased the building in March and was the producer of "Curing Spokane".

Dale presented on the RFP committee. He noted the quick turnaround for the committee as they received the applications late on March 31st with a deadline for April 7th. Dale added that 7 of the 9 RFP Committee members participated in this late review since not everyone was available that quickly. There were representatives from Singles, Coordinated Entry, Spokane County, Non-profit, Spokane Housing Authority, Justice, Youth, Lived Experience, and EWU Social Work. The committee came out with the following statement recommendation: **"We have come to the unanimous decision to not consider the Salvation Army application. Given to what we have seen we recommend both remaining proposals be considered as models to support the homeless within the Spokane region. We recommend a rethinking of the unique funding within our communities at this time to do something broad and innovative to what is really needed to really respond to what is needed for our community. We also encourage feedback to be gathered from individuals who are currently homeless. We recommend Guardians be the chosen applicant because it meets the scope of this proposal with negotiated reduced funding. We ask the City of Spokane and the CoC Board to negotiate the level of funding down. We also recommend funding Jewels Helping Hands at a level to support the tent city, pallet home options, and parking program where they are at their current location. All options for transitional shelter during inclement weather should be considered, including hoteling."** Dale continued by reviewing the scoring for transparency. He indicated that the Guardians came out on top and that the Salvation Army would have been second, but it was noted during the exit interview that there was a large inaccuracy in the Salvation Army's application and that was why the committee chose not to consider the Salvation Army.

Robert brought up that there is concern with the Guardians scoring lowest on staffing when the shelter is going to be so large. He also noted that the Guardians have little to no collaborative community engagement regarding services and programs. He went on to ask how does the city assist in supplementing when this promotion of wrap-a-round services is occurring and since this is a presumed contingent lease, is the Board able to implement their own contingences or recommendations as they vote. Jenn answered that recommendations regarding the lease could be taken into consideration, but she doesn't know if it will translate as the lease is out of scope with what the discussion is today (the RFP). For the supportive services part, while the current RFP included supportive services, if the operation can be started so the doors can be opened, the supportive services can be done by different provider and that can be a separate RFP later. Jenn included that there could be a benefit to that by drawing more providers who may not want to run shelter operations but are experts at community connections.

Tim asked that the successful applicant should be given time during the negotiation of the contract to look exactly at what they are providing, make sure there is a clear understanding of intent, and that there is capacity to carry out the scope of work.

Ben wanted to consider the size of the building. He acknowledged that over 100 buildings were looked at, but if it was started from scratch, would it be a 250-person facility. His concern is that if the CoC approves this, we will be locked in for a long time and given what happened at the Convention Center with the same operator, he fears the continued demonization of the homeless population as all of the blame fell on them and none of it on the Guardians who were running the emergency warming center at the Convention Center. Ben wanted to know how staffing at the new 250-person facility was going to be different then the staffing at the Convention Center especially when other places are reducing size to 100 or less and providing more specialized services. Jenn responded by saying that the City does recognize that smaller, more scattered shelter spaces are a best practice, but that there are a variety of examples of successful larger shelters – one being in San Diego and one being in Colorado Springs which has a capacity of 450 people. The City has been extremely challenged to find a location that a building owner will allow us to use and a neighborhood will allow us to locate in. Jenn followed up with the staffing portion by indicating that the Convention Center was opened very quickly (practically overnight) and over the holidays when people were out, there wasn't a lot of thought put into the space prior to letting people in, the ingress/egress flow of people throughout the night was a challenge, and the anticipated volume of people was not in line with the reality as the Convention Center was initially opened for 150-person capacity and ended up with more than 300 people routinely. However, whether the Guardians or any agency staffing can handle a large shelter isn't for the City to say, but is for the CoC to talk about and decide as part of the RFP process, but with proper planning, issues like what happened at the Convention Center should be avoidable.

Gage asked for clarification since to him it sounded like the new shelter is in a hurry to open which was something that was considered an issue with the Convention Center. Jenn agreed that there is a need to open quickly, however, the time that has been spent on this is lengthier than the time that was spent opening the Convention Center.

Hallie wanted more information on the larger shelters in San Diego and Colorado Springs – what was the level of training that went into opening the shelter, how much time went in to plan it, what is the success rate, how do the people who are being served there feel about it, do the Guardians have the training to operate such a model, what evidence based best practices are being used. Her concern continuing with the Guardians scoring lowest on staffing and collaboration.

Dale followed up by saying that he has questions about all of the agencies and doesn't know that

any of them can pull this off. He would like to see the partnering agencies get around the table for this. He also included that PIT numbers would be helpful since if they at least had numbers and could see how 250 people sheltered could help but that it won't mean much if there isn't housing for people to transition to. He also indicated that we don't know how many people will actually utilize this space since he has heard there are people who won't go. However, he feels the need to get something going because of the potential for wildfires from people camping. It may not be the best movement, but something has to get started to increase capacity.

Arielle acknowledged that this current plan is reactive and rushed and that we can do better but ultimately, we have to have someplace for people to go to so outreach workers can save lives. There is value in all of the other pieces, but we know every year the CoC and community put pressure on the City to open something up, and now there is something that will have inclement weather space.

Hallie feels like the City is including additional things into something people want just to get it pushed through. In response to Dale bringing up fires, Hallie said that if people don't want to stay at the shelter there will be fires anyway and additionally this isn't an inclement weather shelter, it's a 24/7 shelter with flex space so she is concerned about the criminalization of the homeless people once this shelter opens. Her fear is that there is a political agenda in this to increase stigma surrounding homeless people and to increase the criminalization of being homeless. She believes Larry Stone bought the building intentionally for this purpose, that it will take a lot of work and money to make it a trauma-informed space, the potential provider doesn't have a lot of experience with trauma-informed care – there are many problems with this plan.

Ben interrupted the Shelter Operator RFP discussion/vote to ask for the Board on the call to agree to allow Heather to send an email with the information regarding the reallocation of rapid rehousing funds for an electronic vote to be done since the RFP discussion is taking up the time in this meeting. None disagreed.

Eric Finch (joined late) acknowledged that this isn't a perfect space and shelter, but it is a way to increase capacity and it is available now. He asked that people allow the incremental changes to happen while still working toward addressing the other issues surrounding homelessness in our community.

Dale asked when the opening date would be. Eric said he doesn't have an exact date, but his best guess based on getting the lease completed and making improvements would be 6-8 weeks at the soonest. Eric also piggy-backed on what Jenn said about having more planning completed for this shelter than the Convention Center and that if we can get an approval for an operator we can negotiate the contract with them and even look at getting another group to help with services.

Daniel Ramos (joined late) offered to share some of the preliminary PIT numbers if it would help people make a decision for their vote. Ben declined due to time constraints.

Motion by Tim, seconded by Dale, to vote on the CoC RFP Committee recommendation to recommend the Guardians be the chosen applicant because it meets the scope of this proposal with negotiated reduced funding, and ask the City of Spokane to negotiate the level of funding down to provide funding to Jewels Helping Hands at a level to support the tent city, pallet home options, and parking program where they are at their current location, and that all options for transitional shelter during inclement weather should be considered, including hoteling; **failed** – 8 aye, 3 nay, 6 abstentions. (12 yes votes are needed to approve.)

Mary asked if it would be possible to recommend both providers to work together in the shelter. Ben suggested to take two weeks and have a few people dive into this and then come back with a compromise for a vote. Mary agreed.

Motion by Gage, seconded by Robert, to allow for more research and conversation around the RFP and shelter space to come up with a potential compromise before coming back for a vote in two weeks; **approved** – all aye, no nay, no abstentions.

Eric asked that everyone remember that we aren't having a vote on the location but just on the operator. This is a no vote on agreeing to what the CoC RFP Committee has recommended. It is not a no vote to have the shelter move forward. The City wants the feedback and wants to make improvements to the overall system and planning in parallel with this one option.

Ben said that he has three different City Council Members texting him right now because they are very interested in what the CoC is doing and will listen to what the CoC says.

Eric clarified that he is only trying to clarify that with other RFPs it didn't seem to include more than the RFP itself when there was a vote on an RFP.

Robert clarified that the additional look into the operational piece is to ensure due diligence on their end, especially given the size and potential.

Brian was concerned with the artificial constraints placed by the City on the process that doesn't mirror a human-focused or dignity-focused set of parameters. He likened the new shelter to being given a plate of lima beans, that you don't like, and being given the choice of a spoon or a fork to eat it. He is fully aware that it isn't Eric or Jenn doing it. He suggested that the City placed the parameters of it not being in the city core, near a school, or in a neighborhood. His concern is that the parameters are problematic. He also brought up concern that at the next election everyone will hear about how "we solved this" when that won't be accurate. He also brought up that it is hard to argue that we don't warehouse the homeless when we are literally looking at putting the homeless in a warehouse. He said the issue is the location but that's the starting point.

Mary wanted to make sure that her and Ben's suggested motion was not to the building, but to see if there could be a flexible approach to the operator.

Ben said that he would work to put something together to send out regarding how to move forward and be ready to vote again in two weeks.

Meeting Adjourned at 5:19 PM.

EXHIBIT 3

Transcript of April 11, 2022, conversation between Respondent and Eric Finch.

<https://www.facebook.com/spokanecitycouncil/videos/670251177573073>
(minute 1:13 - 1:15). Transcript of that interaction:

Beggs: "I have a related question because we took off the RFP for today and I'm just wondering, can Councilmembers gets copies of the RFP responses?"

Eric Finch: "Yes, I'll check. I mean there's a process we're supposed to follow in terms of trying to keep that in, you know, you know, uh, I think, with the right people on it and then it will become public so or certainly available for you so along as I'm not violating that, sure absolutely happy to supply. I think as soon as the vote is done, right, we can confidently bring that forward but we can't really until the CoC vote on it. "

Beggs: "Yeah I think we just want to see it before we're asked to vote on it. (Finch: Oh yes) As you might imagine, we're getting lots of comments about it. (Finch: yes, absolutely) So as soon as the CoC votes, if you can get that to us, that would be great."

Eric Finch: "Absolutely."

EXHIBIT 4

Jennifer Cerecedes' briefing of the City Council on the rebid of the shelter project and on the Mayor's bid selection at the June 6, 2022 Public Safety Committee Meeting:

<https://vimeo.com/717681083>

(marker 1:04:20).

EXHIBIT 5

City to Restart Provider Selection Process

Brian Coddington, Communications Director, 509.625.6740

Wednesday, April 20, 2022 at 8:08 a.m.

The process to select a provider to operate a new night-by-night drop-in shelter will start over after separate actions by third parties that constitute a conflict of interest and a breach of the process.

Members of the Continuum of Care board who were parties to one of the proposals participated in board discussion on April 15 about which proposal to recommend. Although those board members did not vote on the proposals, their participation violated the board's conflict of interest policy. Additionally, the three proposals were shared outside of the board evaluators before the board completed its process, which creates the potential for outside influence.

"Homelessness and the process of selecting a provider to meet the basic shelter needs of those in crisis is an emotionally charged challenge the City has been working exhaustively to meet," Mayor Nadine Woodward said. "It's really disheartening to get this far and to have it disrupted by even the potential appearance of outside influence in this competitive process."

The Continuum of Care board, as part of an outside review process that is customary for Community, Housing, and Human Services (CHHS) Department competitive processes, was asked to review responses to the [Request for Proposals for a shelter operator issued on March 10](#). The board's RFP committee reviewed and scored the proposals and made a recommendation for the full board to review. The voting and recommendation process from the full board to the CHHS Department was never completed.

Concerns about the integrity of the process were raised by City staff on Monday and Tuesday. Accounts of those concerns were captured in meeting minutes and email.

"The decision to start over was the right one even if it was extremely difficult because it potentially delays the opening of needed additional shelter space and hurts those who need help the most," Woodward said.

The decision to restart the process was communicated to proposers. Details are still being worked out about the restarted process and timeline and will be announced soon.

EXHIBIT 6

City Re-Starts Shelter Operator Search Process

Brian Walker, Communications Manager, 509.655.1387

Friday, May 6, 2022 at 10:11 a.m.

The City has re-started the process to select one or multiple providers to operate a possible new regional flex capacity homeless shelter with wrap-around services at 4320 E. Trent Ave. in east Spokane.

A [new Request for Proposals](#) seeks submittals for two separate project types – shelter operations and services – that help adult men and women escape homelessness. Providers may submit applications for one or both project types. Proposals are being accepted through 5 p.m. on May 19.

A broad-based independent group as described in the RFP will make a recommendation on the proposals to Mayor Nadine Woodward, who will then decide whether to forward the recommendation to City Council for final consideration.

The RFP asks:

- How the existing space will be utilized or subdivided to ensure safe, sanitary and appropriate sleeping and day space for six sub-populations;*
- How entry into the facility, including data collection, bed placement, storage, pet/service animal management; security/weapons management, and entry/exit policy, will be organized;*
- What the rules, including entry times, re-entry policy and trespassed/temporary ban, will be;*
- How core services, including restroom access, meal distribution, storage, hygiene resources, clothing banks and showers, will be managed;*
- How the shelter will be staffed with the capability to scale for flex capacity during inclement weather;*
- How proactive communication and maintaining a favorable relationship with the neighborhood is planned; and*
- For a budget narrative that outlines costs for operations, support, administration and data collection.*

The re-start on the search for a shelter operator comes after conflict of interests concerns arose last month when members of the regional Continuum of Care board who were parties to one of the proposals participated in a discussion about which proposal to recommend.

Although those board members did not vote on the proposals, their participation violated the board's conflict of interest policy. The board's Annual Conflict of Interest Acknowledgement Form, which members must sign, states: "Whenever a Member or any of their immediate family members have a financial interest or any other personal interest in a matter coming before the

Board or one of its committees, they must fully disclose the nature of the interest and recuse themselves from discussing, lobbying or voting on the matter.” Additionally, the three proposals were shared outside of the board evaluators before the board completed its process, which creates the potential for outside influence. As a result, that search was halted and a recommendation wasn’t forwarded to the City Council for consideration.

“While the pause was disheartening because the demand to provide basic shelter needs to those in crisis is immediate, this re-start in the search process was the right decision in the name of transparency and being careful stewards of taxpayer dollars,” Mayor Nadine Woodward. “This new process opens up more options for operators and is customized on how to best address the needs of both our vulnerable individuals and neighbors.”

Technical assistance workshops and a site tour will be offered to potential operators.

The City is negotiating a lease to open the shelter that has about 32,500 square feet of indoor space for a shelter and office/meeting space. The operator will manage the facility with an initial estimated daily usage of, at a minimum, 150 beds, scaling to a minimum of 250 beds based on demand, and with additional surge capacity due to inclement weather. An interim zoning ordinance to temporarily operate a shelter in any heavy industrial area citywide is also required. Both of those proposals are subject to City Council approval. The City has evaluated about 100 locations as potential spots for temporary shelter space since last summer.

Over the past 18 months, the City has partnered with regional governments and providers to add more low-barrier space for women, men, and young adults, bridge housing for men and women, and 24-hour shelter space while also meeting pandemic needs for social distancing. The City Council also approved Woodward’s budget request to add another permanent low-barrier shelter location outside of the downtown core. That search is ongoing.

Woodward announced [a Homelessness Plan 2.0](#) last month, the next evolution of a plan she announced in July 2020. The plan is built on community collaboration and relies on resources from providers, nonprofits, private industry and government to further build a regional system of assets and resources that meet people with services, prevent them from becoming homeless or get them temporarily housed, and move them out of homelessness.

EXHIBIT 7

7. CoC Board Code of Conduct, Section 7.1, Code of Ethics.

7. CoC Board Code of Conduct

7.1. Code of Ethics

Members of the CoC Board are committed to observing and promoting the highest standards of ethical conduct in the performance of their responsibilities on the board. CoC Board Members pledge to accept this code as a minimum guideline for ethical conduct and shall:

1. Faithfully abide by the CoC Governance Charter.
2. Exercise reasonable care, good faith, and due diligence in organizational affairs.
3. Fully disclose, at the earliest opportunity, information that may result in a perceived or actual conflict of interest. Sign a Conflict of Interest Policy annually.
4. Act with honesty, integrity, and openness in all dealings as CoC Board Members and representatives of the CoC.
5. Promote an environment with staff, Committees, and CoC Stakeholders that values respect, fairness and integrity, and that promotes inclusiveness.
6. Exercise the duties of serving on the CoC Board for the good of all stakeholders of CoC consistent with the Conflict of Interest Policy.
7. Respect the sensitive information known due to CoC Board service.
8. Respect the diversity of opinions as expressed or acted upon by the CoC Board, Committees, and Stakeholders.
9. Attend 75% of all meetings and subcommittee meetings on an annual basis.
10. Members representing an organization or municipality shall communicate back to their constituents important information to keep all stakeholders fully informed.

EXHIBIT 8

**Continuum of Care
Board Meeting Agenda
Wed, July 27, 2022 3:00 PM – 5:00 PM**

Continuum of Care Board Meeting
HYBRID (in person and online)

Link: [Click here to join the meeting](#) OR

**Empire Health Foundation Basement
1020 W Riverside**

1. Introductions (name, role) (5 minutes) Vice Chair	To Vote	RFP/Funding	Timeline
Angela Chapman- Fall 2023	Yes to YHDP	Yes	Yes
Dale Breise- Term Ending Fall 2022	Acting as chair		
Jennifer Wilcox- Fall 2026	Yes	Yes	Yes
Gage Spicer- Fall 2025	Recused	Abstain	Yes
Jennifer Haynes- 2024	Yes	Yes	Yes
Permanent Housing Rep Vacant			
Shannon Bonifice- Fall	Yes	Yes	Yes
Jenn Cerecedes- City of Spokane	Abstain	Abstain	Yes
Arne or Brandi Peet- Spokane Valley (Brandi here)			
Tim Crowley- County	Yes	Yes	Yes
Mary Logan- Fall 2027	No	Abstain	-
Hallie Burchinell with CAT- Spokane Regional Health- vacant			
Mark Mattke- no time limit	Yes	Yes	Yes
Erik Larson DSHS- Fall 2022			
Arielle Anderson- Spokane Housing Authority	Abstain	Abstain	Yes
Cat Nichols- Fall 2022 not present			
Dr. Lutz excused			
Vacant with business community			
Daniel Klemme- Fall 2026	Yes	Abstain	Yes
K-12 representation vacant			
Brian Davenport-			
Robert Lippman- excused			
Philanthropy- Andrey	No due to lack of time to review	Abstain	Yes
At large open			
Jason Campbell CHAS- at large position			

2. Consent Agenda (2 minutes) Vice Chair

- June minutes- Dale makes motion to include a more complete planning update and the adjourn time. Table until next meeting, Angela 2nd, ayes.

3:20pm Follow up: Conclusive Final Reading for the Record:

Answer to Conflict-of-Interest Complaint (15 minutes) – Dale
Formal complaint by CM Bingle, Stuckart violated per code ###. CoC convened AdHoc ethic meeting to review and board reviewed at June 22 exec meeting. In April meeting Stuckart didn't disclose conflict of interest. In April was part of discussions. Did mention after discussions conflict of interest. Did recuse from voting. On facts CoC board finds violation of conflict of interest policy. The CoC found as minor violations of governance charter. During time between

complaint and findings Stuckart resigned from board. As result the CoC committee has agreed that new members need more onboarding and verbiage be clear.

3. Additional Approval items (10 minutes) -3:24pm

- a. YHDP RFP recommendations and update – Melissa Morison
- b. Recusing from vote- Jenn, Gage, Arielle,
- c. Presentation by Melissa with funding recommendations. Finn and Pink gave overview on the interviews and the perspective. Recommendation for all 3 VOA fully funded, Family promise to fully fund. Extra funding areas including training, services, outreach, program development, engagement. Full presentation was recorded and sent to Dale. Open for questions. Dale- question on Host Homes, going forward, is there a limit or gender specific. Melissa answered on how youth/young adults stay with homes that have a background check, don't involve the state, and can share additional information if wanted. Dale- question involve 4C of agenda and is curious to see how this works with adult entry and if they can be integrated. Morgan answered that those over 18 would be offered adult services. Melissa gave insight on the structure and policy/procedures. Dale asked if the group would like to look over item or vote. Mary Logan requested to see the information. Dale said to schedule vote by 3pm on Friday and send to board today to review. Tim Crowley made motion to vote, Jennifer Wilcox 2nd. Vote on whether to vote- 7 yes, 1 no, 5 abstain. Vote for RFP to pass- 6 yes, 6 abstain. Motion passed.

4. Updates and Discussion Items

- a. FY2022 NOFO timelines and New NOFO (15 minutes) – Heather 3:53pm
(Introduce NOFO Orientation Session)
No open date for NOFO, August 1st for RFP, need approval by CoC for timeline, will share timelines as well as some links for CoC. Shannon had a couple questions on the consultants as far as qualifications and if funded with CoC funding. Jenn answered that funding is from the general fund and then KH Consulting can give background on qualifications, link: <https://thinkwritegrow.com/about-us/our-team/>. Heather shared link <https://www.hud.gov/sites/dfiles/CPD/documents/CoC/Webinar-Kick-Off-Special-NOFO-RURAL-Slides2022-06-29.pdf> and overview of funding timeline. Approximately \$750,000 for County and \$2.5 million unsheltered.
- b. SNAP CE plan (10 minutes) Group
- c. Coordinated Entry policy workgroup update (5 minutes) – Shannon 4:13pm
 - i. Meeting set up for next week.
- d. 5-year plan update (5 minutes) – Dale 4:14pm
 - i. Some were part of group to update the plan, homeless community said there is a gap in communication and trust
- e. Equity Sub Committee (5 minutes) – Brian Not here
- f. Governance Work Group update (5 minutes) – Morgan 4:16
 - i. Workgroup extended, goal is to present at August meeting, some items have taken longer than time allotted, goal is to have recommendations to governance charter by next meeting
- g. Collaborative Applicant Work Group – CA Audit (10 minutes) – Dale 4:18
 - i. Takes exhibit A and review annually, the MOU binds the CoC and City. Dale would like to form a committee to review. Heather shared.
- h. Built for Zero Update (5 minutes) – Morgan 4:23
 - i. No major updates
- i. CoC Administrative Calendar (10 min) Dale 4:23

- i. Created calendar of when to onboard, stakeholder meetings, executive committee June meeting, etc. Annual process updated every 5 years. Heather shared.
- j. Convene RFP Committees (10 minutes) – Dale 4:28
 - i. Talked about previously
- k. Board Membership (10 minutes) - Dale 4:28
- i. Mention of thinking of who in community would make good members.

Gage- Youth Advisory Board- 5 min update-4:35

Email was sent to Ben to add to agenda, Youth Advisory Board moving from to Better Health, is a subcommittee of CoC, new host with two employees: Gage and .

Andrey- 4:38 Shared the below regarding sharing information being reviewed at meeting. Dale recommended a setting a date to have information provided, example being 5 days prior to the meeting. Arielle commented that there hasn't been a lot of clarity for some sub-committees. Dale read off 6.2 that committee chairs attend executive committee meetings and make a report.

5 Board Rules of Governance - Communicating Information about Board Meetings: The Board shall take all reasonable and practical steps to keep CoC Stakeholders informed about upcoming Board meetings, pending matters before the Board, actions proposed for consideration by the Board, and decisions made by the Board; shall hold meetings in accessible and convenient locations; and shall expect CoC Committees to maintain those same standards of inclusiveness and transparency.

Timeline voted on 4:48pm, 11 yes, 0 no, 0 abstain.

5. Adjournment at 4:52pm

EXHIBIT 9

Contributor ^	Candidate/Committee ^	Election Year ▾	Campaign Type ⬆	City ⬆	State ⬆	Employer ⬆	Occupation ⬆	Amount ⬆	Cash or In-kind ⬆	Receipt Date ⬆	Contributor Category ⬆	Report ⬆
BEN STUCKART FOR CONGRESS	Breean L Beggs (BREEAN BEGGS)	2017	Candidate	SPOKANE	WA			\$1,000.00	Cash	06/27/2017	Organization	View Report
BEN STUCKART FOR CONGRESS	Breean L Beggs (BREEAN BEGGS)	2017	Candidate	SPOKANE	WA			\$1,000.00	Cash	06/27/2017	Organization	View Report
STUCKART BENJAMIN	Breean L Beggs	2014	Candidate	SPOKANE	WA	CITY OF SPOKANE	COUNCIL PRESIDENT	\$50.00	Cash	08/25/2014	Individual	View Report
STUCKART BENJAMIN	Breean L Beggs	2014	Candidate	SPOKANE	WA			\$100.00	Cash	01/03/2014	Individual	View Report
STUCKART BENJAMIN T	Breean L Beggs (BREEAN BEGGS)	2019	Candidate	SPOKANE	WA	CITY OF SPOKANE	CITY COUNCIL PRESIDENT	\$1,000.00	Cash	10/29/2019	Individual	View Report
STUCKART BENJAMIN T	Breean L Beggs (BREEAN BEGGS)	2017	Candidate	SPOKANE	WA	CITY OF SPOKANE	CITY COUNCIL PRESIDENT	\$250.00	Cash	03/29/2017	Individual	View Report
STUCKART LAWRENCE J	Breean L Beggs	2014	Candidate	SPOKANE	WA			\$25.00	Cash	09/22/2014	Individual	View Report
STUCKART MARY ANNE	Breean L Beggs	2014	Candidate	SPOKANE	WA			\$25.00	Cash	09/22/2014	Individual	View Report
STUCKART MARY ANNE	Breean L Beggs (BREEAN BEGGS)	2017	Candidate	SPOKANE	WA	N/A	RETIRED	\$100.00	Cash	06/13/2017	Individual	View Report
STUCKART MARY ANNE	Breean L Beggs (BREEAN BEGGS)	2017	Candidate	SPOKANE	WA	N/A	RETIRED	\$300.00	Cash	03/29/2017	Individual	View Report

EXHIBIT 10

BEGGS BREEAN	STUCKART BEN T (BEN STUCKART)	2011	Candidate	SPOKANE	WA			\$95.00	Cash	07/25/2011	Individual	View Report
BEGGS BREEAN L	STUCKART BEN T (BEN STUCKART)	2019	Candidate	SPOKANE	WA	PAUKERT TROPPMANN	ATTORNEY	\$500.00	Cash	01/22/2019	Individual	View Report
BEGGS BREEAN MR. ESQ.	STUCKART BEN T (BEN STUCKART)	2015	Candidate	SPOKANE	WA	PAUKERT & TROPPMANN, PLLC	ATTORNEY	\$500.00	Cash	03/07/2015	Individual	View Report

EXHIBIT 11

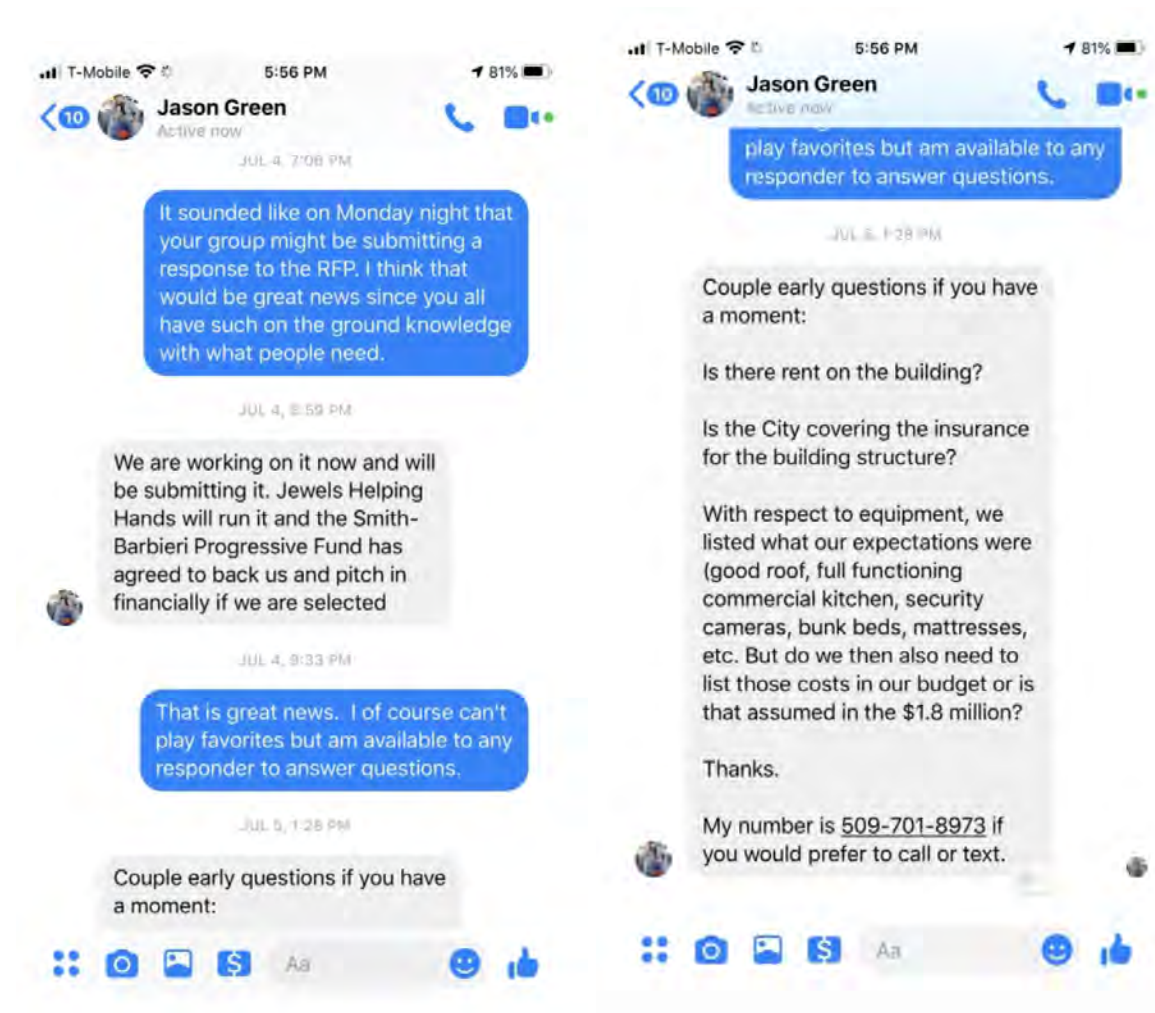
Beggs' endorsement of mayoral candidate Stuckart

<https://web.archive.org/web/20191102213522/https://www.benstuckart.com/endorsements>

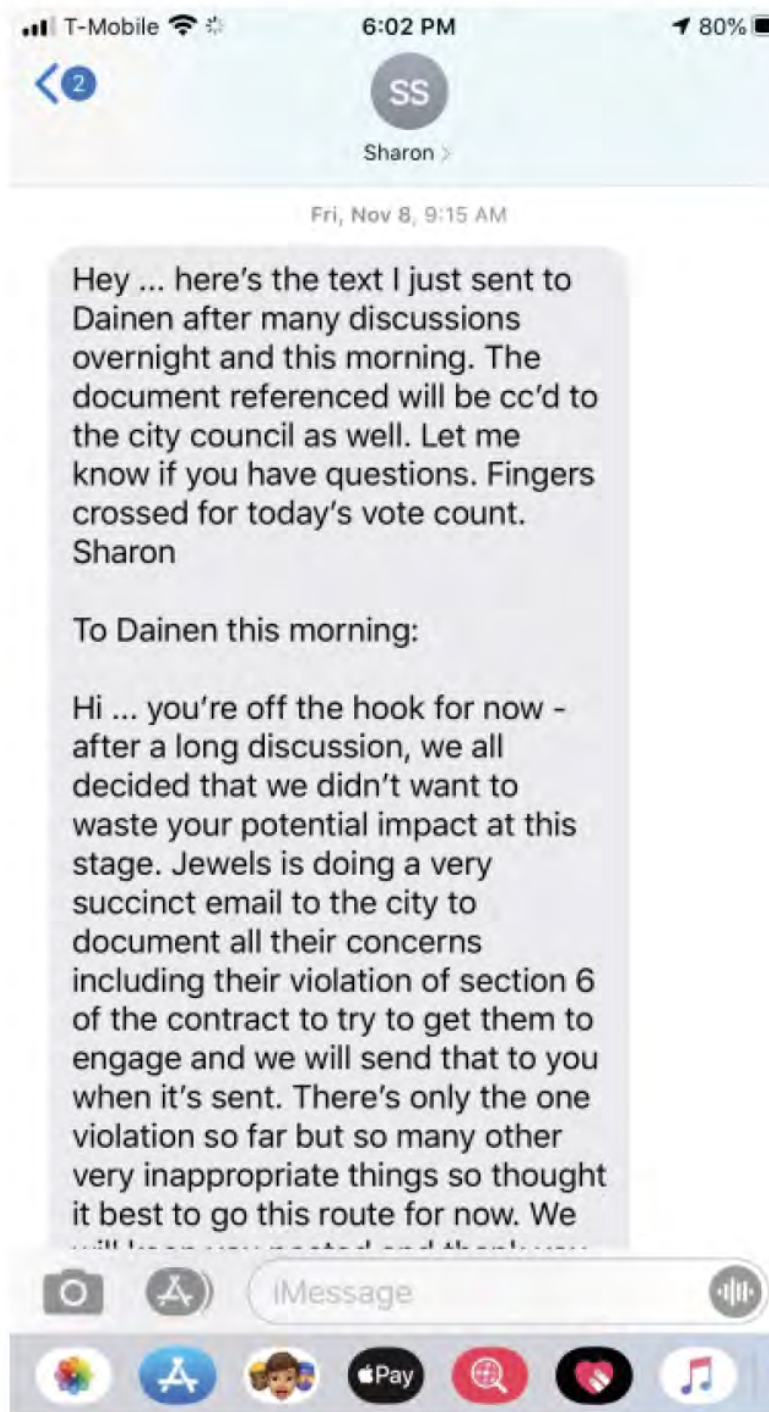
EXHIBIT 12

12. Text & Facebook messages between the Respondent and representatives of Jewels Helping Hands (“JHH”) produced pursuant to Public Record Request, showing Beggs’ financial and other support for JHH.

PUBLIC RECORDS: BEGGS ENCOURAGES JHH TO APPLY, JULY 2019 - INVITES AND LIKELY ANSWERS QUESTIONS



PUBLIC RECORD RELEASE: TEXT MESSAGE FROM SHARON SMITH (SMITH-BARBIERI FOUNDATION) TO BREEANN BEGGS, NOVEMBER 8, 2022 (IN WAKE OF JHH BEING ASKED TO LEAVE CANNON WARMING CENTER DUE TO INVESTIGATION - DAINEN, IS LIKELY DAINEN PENTA, ATTY AT CENTER FOR JUSTICE)



**PUBLIC RECORD RELEASE: JULIE GARCIA FB MESSENGER TO BREEAN BEGGS,
NOVEMBER 2019**



- JULY 2019: A public record released by the City Clerk in response to a public records request shows an exchange between [Jason Green, Treasurer of JHH](#) and Breann Beggs, where Beggs apologizes for missing the group's fundraiser but asks to be kept in the loop on "future donation opportunities."



- SEPTEMBER 2019: A public record released by the City Clerk in response to a public records request shows an exchange between Tanya Riordan ([a paid employee of JHH per IRS form 990](#)), and Breann Beggs, in which he indicates his personal financial support of the group, "...my wife and I delivered hundreds of dollars worth of supplies to them because we do support their work." Beggs also said: "I am happy to report that it looks like the City will soon contract with JHH to provide warming center services."

Subject: RE: Urgent-- ongoing warming centers needed
Date: Monday, September 30, 2019 at 9:08:42 PM Pacific Daylight Time
From: Beggs, Breean
To: Tanya Riordan

Tanya,

The City does not provide any funding to UGM or Truth Ministries, but I also applauded some lowering of barriers at UGM. We don't have formal leverage over their operations but try to influence them to work with the entire community on addressing shelter issues. I am happy to report that it looks like the City will soon contract with JHH to provide warming center services. In the meantime, my wife and I delivered several hundred dollars worth of supplies to them because we so support their work.

Thanks for your advocacy,

Breean

From: Tanya Riordan [tanyariordan@outlook.com]
Sent: Sunday, September 29, 2019 10:41 PM
To: Kinneer, Lori; Burke, Kate M.; Stratton, Karen; Mumm, Candace; Beggs, Breean; Stuckart, Ben
Cc: Andy.Billig@leg.wa.gov; Marcus.Riccelli@leg.wa.gov; Timm.Ormsby@leg.wa.gov
Subject: Urgent-- ongoing warming centers needed

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Council Members, I'm writing to urge you to insist that currently funded shelters and warming centers (UGM-men and womens, HOC- men and womens, and Truth Ministries) stay open 24/7 with barrier free requirements until a new warming center is funded and established.

The weather will not improve, and tomorrow morning after the temporary warming centers close (UGM and CAT/JHH) hundreds of people will be left out on the streets- with NO shelter or food. That can not happen!!

With zero funding or staffing, Jewels Helping Hands (JHH) established a volunteer led warming center for the weekend to ensure people didn't suffer or die. It's way past time for the City to step up and immediately create a shelter plan with existing services, until the new warming center(s) are funded and established.

We are deeply grateful UGM opened their doors, barrier free, to those in need this weekend. JHH warming center was at capacity with over 200 seeking shelter and food each day, and 100 staying the night. We need UGM and others to continue 24/7 barrier free warming centers until the City leases a building, contracts with a provider, and establishes new capacity.

Saturday when I volunteered with JHH, numerous people were in shock and close to hyperthermia due to being out in the cold, even for just a few hours. We had to call paramedics in one case. We can not put people out in the freezing cold even for a day!

Additionally, hopefully you've been notified of the vast reports of Sit/Lie tickets being written last week. These tickets need to be immediately dismissed! Don't allow the police to compound an already distressing and challenging situation for someone with no shelter by tangling them up in the criminal justice system. Instead, establish the shelter beds needed, and encourage the police to coordinate directly with center staff to outreach to others in need- in a humane way.

Page 1 of 2

Finally, I implore each of you to please reach out to all of the State Legislators, (especially 3rd LD, cc'd) and discuss options for their support. Tangible ways to address immediate needs, and longer term solutions.

Thank you.
Tanya Riordan

- OCTOBER 2019: A public record released by the City Clerk in response to a public records request shows an exchange between Julie Garcia, founder of JHH and Breean Beggs, discussing temporary shelters and homeless services, asking for his support—in which Beggs seems to respond in the affirmative:

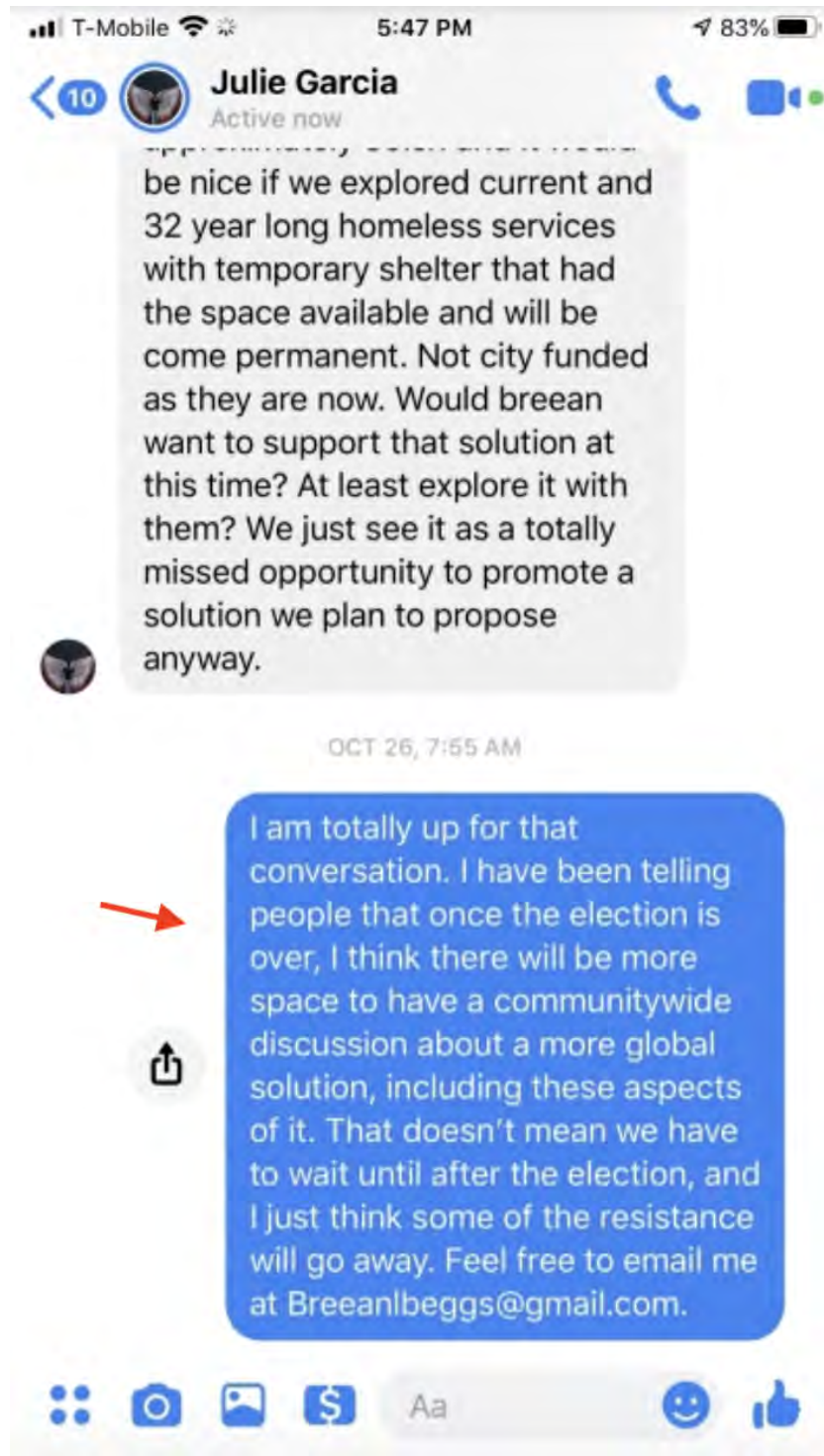


EXHIBIT 13

INLANDER

A state audit of Spokane's homeless shelter contracts casts shadows, without providing much light

By [Daniel Walters](#)



Daniel Walters and Young Kwak photos

Mayor Nadine Woodward brought in a third party — the state auditor's office — to look into concerns that involved her former opponent, Ben Stuckart. Yet the auditors never actually talked to Stuckart during their inquiry.

Mayor **Nadine Woodward** and then-City Administrator Wes Crago didn't technically call it an "investigation" when they announced that they'd be hiring a third-party fact-finder at a February 2020 press conference. But while discussing "potential wrongdoing" in the city's Community Housing and Human Services department, they certainly made it sound like a big deal.

The inquiry would dig into conflicts of interest, departmental procedures, financial accountability and whether "inappropriate pressure, real or perceived," had been placed on the city staff.

Reviewers would have unlimited time and would get "whatever they need to pursue to produce a report that we all can look at and say, 'Yep, that's what happened, this is why it happened, and this is how we fix it,'" Crago told the *Inlander*.

The city of Spokane wants an outside investigation to review serious concerns, the precise nature of which the city won't reveal



With a pandemic raging, the Washington State Auditor's Office took almost 14 months to conduct the inquiry, and the results were finally released last Monday.

"The nature and appearance of these findings cause us some concern, and show us that we must do better," Woodward said at a press conference last week. "These findings are serious."

Some problems appeared to be the kind of bureaucratic snafus you'd expect to see in underfunded, high-turnover government offices — forms that weren't filled out, a contract that hadn't been bid out to enough companies, procedures that hadn't been formalized — but others suggested deeper issues.

The report didn't name any names, but with job titles listed, it was easy to fill in the blanks. It implicated not only former staff CHHS department directors like Kelly Keenan, but also Woodward's mayoral opponent, former Spokane City Council President Ben Stuckart. The audit suggested that both had failed to disclose a potential conflict of interest. It suggested that city staff circumvented policies and procedures because they felt pressure from directors like Keenan, who in turn felt pressured by Stuckart.

But what the report *didn't* do, several city council members say, was to clearly explain what happened, why it happened or how to fix it. Without knowing that, they said, it was difficult to grapple with questions of conflicts of interest and "inappropriate pressure."

"Honestly, I'm more confused now than I was before I started," Spokane City Councilwoman Lori Kinnear said at a committee meeting last week.

And she wasn't alone in her uncertainty. The *Inlander* asked city spokesman Brian Coddington if, after reading the report, he had an understanding of what pressure had been exerted or how.

"I don't personally, no," Coddington acknowledges. But he says the point of the inquiry was more about tightening up city procedures moving forward.


But by raising the possibility of wrongdoing without actually investigating the truth, Councilwoman Karen

Stratton worries that the report was trafficking in the sort of innuendo that damages reputations.

"I've never dealt with something so vague," Stratton says.

Stuckart, in a Facebook message, was more blunt: "This report is full of shit."

"The nature and appearance of these findings cause us some concern, and show us that we must do better. These findings are serious."

tweet this 



DAVID O. RUSSELL'S COMEDIC THRILLER AMSTERDAM IS ALL BLUSTER

PRESSURE COOKER

The audit was bound to be controversial. It treads back onto the heated terrain that defined the 2019 mayoral election to the end: It was October. The coldest months of winter were bearing down on the city's homeless population. And the city still hadn't opened a warming center.

In this environment, Stuckart says he *did* put pressure on Keenan. *Everyone* did.

"Kelly would tell you he was getting pressure from activists, getting pressure from all the council members, from administration and from me to get [a warming center] open faster," Stuckart says. "I pressured him just as much as everybody else did."

Related

Two warming center operators have been fighting for their own reputations - and against each other

But Stuckart denies he pressured the city to pick one shelter operator over another. The city was faced with a choice over who would run the shelter: the Salvation Army, the Guardians Foundation or a newcomer, Jewels Helping Hands.

By October 2019, only two of the contenders remained. The Guardians had been knocked out of contention by a slew of serious allegations — including a claim from Jewels co-founder Julie Garcia that she saw with her "own eyes" Guardians employees having sex with homeless women behind a warming center. Garcia later told the police, "I didn't see them have sex behind the building." (While Garcia has denied she was being dishonest, the Guardians sued Jewels for defamation last year and, according to Guardians director Mike Shaw, walked away with about a \$75,000 settlement.)

Related

Co-founder of the city's new shelter revealed to have embezzled from previous employer

On Oct. 21, 2019, the CHHS department gave the City Council a choice: Salvation Army or Jewels Helping Hands. The council chose Jewels.

"In the discussions with the Salvation Army, they said it would take them six weeks to get up and running," Stuckart told the *Inlander* that night. "Jewels says, 'Two weeks.' To us, it was a no brainer to go with the faster."

Yet state auditors also suggested Stuckart had a "potential conflict of interest," noting that the city had previously labeled Jewels "high risk" due to an "unclear relationship" with the organization's fiscal sponsor, the

previously labeled Jewels "high risk" due to an unclear relationship with the organization's fiscal sponsor, the Smith-Barbieri Progressive Fund. Stuckart had received \$4,000 during his 2019 mayoral run from the fund's co-founders, Don Barbieri and Sharon Smith, and had participated in a contract review process involving Jewels.

Stuckart and Smith both scoff at the suggestion that there was anything improper. Smith was never a Jewels board member like the auditors contended. She was a donor who provided financial oversight. She didn't profit when the organization won the city-contract.



Young Kwak photo

Jewels Helping Hands co-founder Julie Garcia has ardent supporters like progressive activist Sharon Smith, yet Garcia has quickly become one of the most controversial names in the homeless outreach community.

The other two shelter applicants had *also* been labeled "high risk," according to public records.

But that doesn't mean Smith or Barbieri didn't have influence. After all, Stuckart says he considers Sharon Smith one of his mentors. He runs things by her. Stuckart says he stopped by Smith's place in late August 2019, not just to seek out a donation, but to commiserate about his poor performance in the mayoral primary. Smith says she has definitely sought to persuade city officials.

"We *hound* them," Smith says. "Both the city and the city councilmembers."

Smith was more than just a donor — she's one of Jewels' most enthusiastic champions, sometimes intervening on their behalf with the city.

"We would have to pick up a phone or send an email or, in some cases, even hired an attorney to help break through the logjams," Smith says.

She also criticized its competitors. In January 2019, records show, she sent Stuckart, Kinnear and Councilman Breean Beggs an email concerned that, despite city policies, the Salvation Army would start "imposing their values" on a homeless shelter, saying "we hope they will be audited."

She put in records requests to dig into the Guardians' finances. When Jewels co-founders Julie Garcia and Jason Green met with Councilmembers Stuckart and Kate Burke and others in 2019 to unspool a series of allegations about the Guardians, Smith and Barbieri attended, too.

Smith chuckles at the idea that she has any significant influence over city politics, saying that Spokane would look a lot different if she did.

Still, she says that her and Barbieri's wealth means people were more willing to listen to them.

"Unfortunately, money is power," Smith says. "That's the way it is."

That tension is exactly why Stuckart tried, unsuccessfully, to push for public financing of local election campaigns while he was in office.

"If you're going to get elected, you've got to raise money," he says. But raise money, and you also raise eyebrows, as people assume that the donations are buying your vote.

AT LEAST ONE SIDE TO EVERY STORY

Yet even councilmembers like Stratton who are unsatisfied with the audit's answers think that some of the questions it raises are worth considering.

The state auditors pointed to Keenan's current job with another major nonprofit, Catholic Charities, as another potential conflict of interest. A month after Keenan left the city, CHHS awarded a \$500,000 family warming center contract to Catholic Charities.

Stratton says she's sent emails to the state auditor's office on multiple occasions when previous high-level city directors have taken jobs with Catholic Charities: What happens when a person who helped direct large grants toward an organization. she asks. quits to work for that same organization?

"I just would like somebody to say it's *fine*, or they have to wait six months or they have to sign something," Stratton says. "But there's nothing that answers that question."

Related

Despite a lack of shelter space, records show Spokane Police still enforce laws targeting homeless people

But Keenan argues in an email to the *Inlander* that he wasn't actually involved in negotiation with that particular Catholic Charities contract. He wasn't hired by the agency until months later.

Keenan could have told the state auditors that, but they hadn't interviewed him. If they had, Catholic Charities argued in a statement, the audit wouldn't have so many inaccuracies.

The auditors also hadn't talked to Stuckart or Smith or Barbieri or anyone with Jewels Helping Hands.

"One of your findings is that a former director was pressured by a former council member," Beggs told the state auditor's office at a committee meeting last week. "And I don't think you interviewed either one of them."

When Woodward and Crago announced the third-party audit last year, they had assured the public that only former staff members were implicated in the concerns. Yet the state auditors had only spoken to current staff members. That, Stratton argues, was unfair to those whose names had been tarnished by the report.

Related

Following years of chaos, Spokane says it's more prepared to provide shelter for the homeless this winter. Will it be enough?

"There are people who have left this city," Stratton says. "It's affecting them, their professional life."

While Coddington says the city didn't know the audit wouldn't interview central subjects of the report, state auditor's spokeswoman Kathleen Cooper says they "had a clear understanding with city leadership about what our role was."

Cooper pushes back against the *Inlander's* contention that getting to the truth required reaching out to the people accused of potential wrongdoing. With their focus on process and documentation, Cooper suggested

people accused of potential wrongdoing. With their focus on process and documentation, Cooper suggested that wasn't necessary.

"I would challenge you to examine your assumptions that an audit report is supposed to have the same standards as a journalistic report," Cooper says. ♦

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EXHIBIT 14

August 2, 2021 Tweet by Inlander reporter Daniel Walters regarding a Stuckart email exchange (obtained via a PRR) with JHH Executive Director Julie Garcia.

<https://twitter.com/danielwinlander/status/1422368094693986333/photo/1>

On Fri, Jul 5, 2019, 8:28 AM Stuckart, Ben <bstuckart@spokanecity.org> wrote:

Do you need help today? I am free for a few hours mid day then half to attend a 50th anniversary party at 2pm then can help again.

It could also be argued that you don't want my help not should I help since I will be on the review committee and if I help in any fashion I should **recuse** myself.

Thanks
Ben

Sent from my iPhone

On Jul 3, 2019, at 7:35 PM, Julie Garcia

 wrote:

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Ben:

The RFP states that it must be turned in as a printed document by 5pm on the 7th. Given that is Sunday, will someone be at City Hall to receive said documents or is the deadline really Friday by 5pm?

On Wed, Jul 3, 2019, 9:33 AM Stuckart, Ben <bstuckart@spokanecity.org<<mailto:bstuckart@spokanecity.org>>> wrote:

Sharon and Julie

Staff met this morning and are not in favor of extending the RFP date out. They are worried about the delay causing bad press, the delay angering agencies who will have their proposals in place by the deadline and worried the delay will delay opening the shelter. The administration also would like to move forward with current timeline.

I also received word from catholic charities that even if we delayed the RFP their board is dead set against any application, whether that be with another organization or alone.

I am free Friday 11am-5pm to write the proposal with you if we want to try and hit the deadline.

Ben



Daniel Walters
@danielwinlander

Maybe the debate over whether fmr CP Ben Stuckart should've recused himself from the Jewels Helping Hands shelter selection process could've been informed by an email of Stuckart literally talking w/ Jewels about whether he'd need to recuse himself...

inlander.com/spokane/a-stat...

6:25 PM · Aug 2, 2021 · TweetDeck

2 Retweets 4 Likes



Daniel ... @dan... · Aug 2, 2021
Replying to @danielwinlander
...If it didn't take me OVER A YEAR AND A HALF to get this email after I made my records request.



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