



**NOTICE OF PUBLIC MEETING  
NEIGHBORHOOD PROJECT ADVISORY COMMITTEE  
WEST QUADRANT TAX INCREMENT FINANCING DISTRICT**

**MEETING OF  
WEDNESDAY, October 4, 2023  
4:00 PM TO 5:00 PM**

Please be advised that the next regular meeting of the Neighborhood Project Advisory Committee for the West Quadrant Tax Increment Financing District will be held on **Wednesday, October 4 at 4:00 PM** at Spokane City Hall, **808 W Spokane Falls Blvd** in the **Tribal Conference Room** in the First Floor Lobby. A link to the meeting is provided below. The public is encouraged to attend either in person, online, or by phone. Connection instructions are included in the attached agenda and below:

***The meeting will be held online via Microsoft TEAMS  
(software download may be required)***

Join the meeting on your computer or mobile app:

**[Click here to join the meeting](#)**

Or call in (audio only):

+1 323-618-1887,,630329187#

United States, Los Angeles

Phone Conference ID: 630 329 187#

# WQTIF Neighborhood Project Advisory Committee (NPAC) Agenda

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**October 4, 2023 | 4:00 PM to 5:00 PM | City Hall, First Floor, Tribal Conference Room**

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*Attendees: Members of the Committee, Open to the Public*

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## **Discussion Items** *(all times are approximate)*

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1. Welcome and Introductions (All) ..... 4:00 pm (5 mins)
2. Approval of April Meeting Minutes for August (All)..... 4:05 pm (5 mins)
3. Cont. Discussion – Monroe/Gardner Project (Nick Czapla, LBStone) ..... 4:10 pm (20 mins)
4. Discussion & Possible Vote – The Native Project (Toni Lodge) ..... 4:30 pm (25 mins)
5. Open Forum ..... 4:55 pm (5 mins)

*Open Forum is an opportunity for citizens to discuss items of interest that **are not on the current agenda for discussion**. Topics should consider the activities/ responsibilities of the NPAC and should not include political campaign topics. Each speaker may be limited to three minutes if several people wish to speak, subject to the Chairperson's determination. If you wish to speak at the open forum, please email Kevin Freibott at [kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org) **in advance** to request a slot.*

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**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mlovmaster@spokanecity.org](mailto:mlovmaster@spokanecity.org). Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



## West Quadrant TIF Neighborhood Project Advisory Committee Meeting Minutes

**August 2, 2023**

**Committee Members Present:** Kimberly Lawrence (Chair), Fran Papenleur (Vice-Chair), Amanda Richardson, Alan Chatham, EJ Iannelli, Vickie Munch **Absent:** Michael Pflieger, Amanda Richardson, Kelly Cruz

**Staff Present:** Kevin Freibott (staff liaison)

The meeting began at 4:02 PM.

1. **Welcome and Introductions** – Introductions were made. No action was taken.
2. **Approval of Meeting Minutes** – May minutes were discussed. Mr. Iannelli requested a correction to the spelling of his name. Motion was made to approve with corrected spelling (M: Ms. Munch, S: Ms. Papenleur, Unan.)
3. **Cont. Discussion -- Monroe/Gardner Project** – Mr. Nick Czapl of LB Stone Properties was unable to attend so the item was not brought to the table. No action taken.
4. **New Proposal – The Native Project** – Ms. Toni Lodge and others from the Native Project presented a proposal for funding for public improvements related to their redevelopment of a property on Maxwell within the TIF (West Central Neighborhood). Questions were asked and answered. Mr. Freibott was asked to coordinate with the proposers on allowed expenses and a final accounting of which improvements would be funded by the TIF. The item was postponed until the next meeting (currently scheduled for September) for continued discussion and a possible vote.
5. **West Central Brief Project Update** – Mr. Freibott reported on the RFP and evaluation process for this project. Questions were asked and answered. No action taken.
6. **Open Forum** – Mr. Freibott gave a quick summary of the status of the Habitat project, as contracts between the provider (Habitat for Humanity) and the City Legal department.

The meeting was adjourned at 5:02 PM (M: Ms. Munch, S: Mr. Iannelli, Unan.).

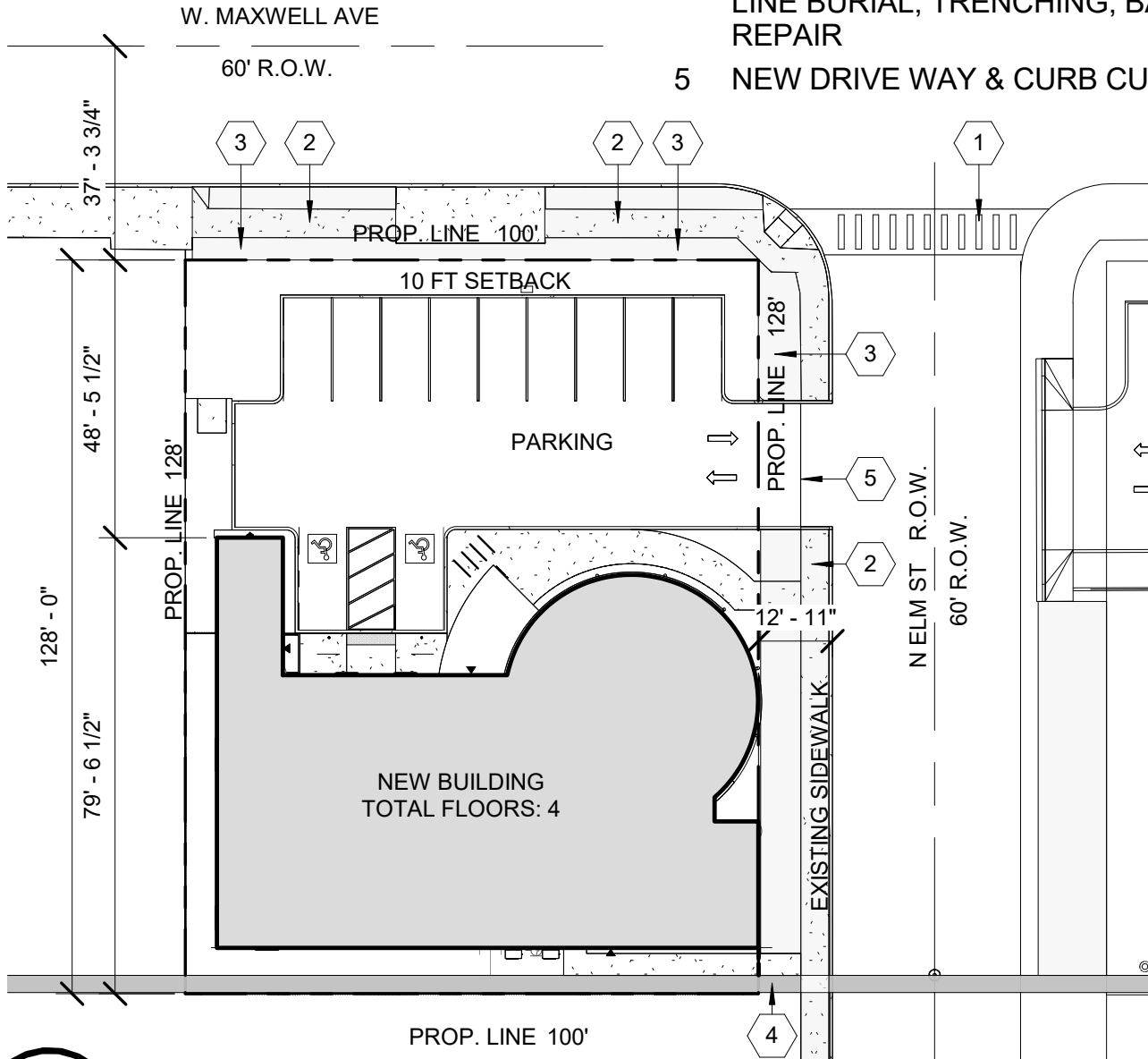
# SHEET NOTES

A. THIS SHEET IS FOR REFERENCE



# KEYNOTES

- 1 CROSS WALK RE-STRIPING
- 2 REMOVE & REPAIR SIDEWALK WITH NEW (IN SHADED AREA)
- 3 NEW LANDSCAPING, TO INCLUDE LAWN, IRRIGATION, & TREES (IN SHADED AREA)
- 4 SHADE AREA TO HAVE AVISTA POWER LINE BURIAL, TRENCHING, BACKFILL & REPAIR
- 5 NEW DRIVE WAY & CURB CUT



## 1 EXHIBIT A - SITE PLAN

AS0.02 SCALE: 1" = 30'-0"

REF:A4.01



**WOMER & ASSOCIATES**

ARCHITECTURE ENGINEERING PLANNING

165 South Howard Street, Spokane, WA 99201  
 TEL: (509) 534-4884 FAX: (509) 534-4943 www.womer.com

CHILDREN & YOUTH SERVICE CENTER

NATIVE PROJECT INC.  
 1907 W MAXWELL AVE, SPOKANE, WA 99201

TIF FUNDING - SITE PLAN

Job No.: 275-005  
 Date: 08.07.2023

Designed AWJ  
 Drawn CRL  
 Checked AWJ

**AS0.02**

8/28/2023 8:33:54 PM

The NATIVE Project Children & Youth Services Center  
 1907 W. Maxwell Ave., Spokane WA 99201

Civil Improvements within City of Spokane Right of Way					9-28-23	
NO.	ITEMS OF WORK AND MATERIALS	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL AMOUNT	
<b>SITE PREPARATION</b>						
1	Remove Concrete Walks	SY	186.0	50.00	\$ 9,300	
2	Remove Concrete Curb	LF	90.0	30.00	\$ 2,700	
3	Sawcut & Remove Asphalt	SY	41.0	35.00	\$ 1,435	
4	Remove Existing Fence	LF	20.0	20.00	\$ 400	
					<b>SUBTOTAL</b>	<b>\$13,835</b>
<b>SITE IMPROVEMENTS</b>						
5	Curbs-Curb and Gutter	LF	90.0	75.00	\$ 6,750	
6	Concrete Sidewalks	SY	186.0	30.00	\$ 5,580	
7	Asphalt Paving	SF	369.0	10.60	\$ 3,911	
8	Concrete Driveway Entries	SY	25.0	225.00	\$ 5,625	
9	Avista powerline relocation	LS	1.0	11622.00	\$ 11,622	
10	Trenching & Conduit for Avista utilities	LF	61.0	35.00	\$ 2,135	
					<b>SUBTOTAL</b>	<b>\$ 35,623</b>
<b>Landscape and Irrigation</b>						
11	Landscape and Irrigation	LS	1.0	5000	\$ 5,000	
					<b>SUBTOTAL</b>	<b>\$ 5,000</b>
<b>Site Civil/Mechanical Utilities</b>						
12	4" Water Service Lines	LF	48.0	60	\$ 2,880	
13	2" Domestic Water Service Line	LF	5.0	40	\$ 200	
14	Connect to Existing Water Main	EA	1.0	7500	\$ 7,500	
15	2" Water Meter	EA	1.0	7500	\$ 7,500	
16	1-1/2" Irrigation Meter	EA	1.0	3500	\$ 3,500	
17	4" Backflow Preventer	EA	1.0	10000	\$ 10,000	
18	Connect to Existing Sewer Main	EA	1.0	5000	\$ 5,000	
19	Vibration Monitoring & Video Inspection of Existing Sewer Main	LS	1.0	10000	\$ 10,000	
					<b>SUBTOTAL</b>	<b>\$ 46,580</b>

<b>Combined Totals</b>	<b>\$101,038.40</b>
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<b>Total Estimate</b>	<b>\$101,038.40</b>
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