



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

**MEETING OF
WEDNESDAY, March 5, 2025
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, March 5 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:

An Online/Telephone Option is Available via Microsoft TEAMS
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[+1 323-618-1887,,357638756#](#) United States, Los Angeles

Phone Conference ID: 357 638 756#

WQTIF Neighborhood Project Advisory Committee (NPAC) Agenda

March 5, 2025 | 4:00 PM to 5:00 PM | City Hall, 1st Floor, Tribal Conference Room

Attendees: Members of the Committee, Open to the Public

Discussion Items *(all times are approximate)*

1. Welcome and Introductions (All) 4:00 pm (5 mins)
2. Approval of January Meeting Minutes (All) 4:05 pm (5 mins)
3. Continued Discussion: LB Stone Project on Monroe (Nick Czapl)..... 4:10 pm (20 mins)
4. Continued Discussion: NPAC Forms and Processes (EJ Iannelli) 4:30 pm (15 mins)
5. Brief Update on Approved Projects (Kevin Freibott) 4:45 pm (10 mins)
6. 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 **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. 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

January 15, 2025

Committee Members Present: EJ Iannelli (Chair), Kimberly Lawrence (Vice-Chair), Alan Chatham, Liz Marlin, Vickie Munch, Fran Papenleur **Absent:** Amanda Richardson, Wende Wilber

Staff Present: Kevin Freibott and Colin Quinn-Hurst (Planning & Economic Development)

The meeting began at 4:02 PM.

1. **Welcome and Introductions** – Introductions were made. No action was taken.
2. **Approval of Meeting Minutes** – December minutes were discussed. Minutes were approved as drafted (M: M. Papenleur, S: M. Lawrence, Unan.).
3. **Project Request and Possible Vote: West Central** – M. Quinn-Hurst presented on project particulars, the final funding request amount, and answered questions from the Committee. A motion was made to recommend the City Council approve the use of TIF funds in the amount of \$138,876 by M. Chatham (S: M. Papenleur, Unan.).
4. **Continued Discussion: LB Stone Project on Monroe** – M. Czapla of LB Stone was called away unexpectedly and the proposal was not discussed. No action was taken.
5. **Continued Discussion: NPAC Applications & Process** – Discussion continued, with the Chair requesting input from members. No action was taken.
6. **Open Forum** – No one requested the opportunity to speak at Open Forum. Following a question by the Committee to staff regarding the schedule, a motion was made to cancel the standing February meeting and to meet next in March (M: M. Papenleur, S: M. Chatham, Unan.). Lastly, M. Freibott reminded the committee members that all committee business, including conversations between individual members, should be conducted using their City-provided email address.

The meeting was adjourned at 4:58 PM.

From: [Iannelli, E.J.](#)
To: [Freibott, Kevin](#)
Subject: Fw: NPAC application draft questions
Date: Thursday, February 27, 2025 12:11:26 PM
Attachments: [Draft Questions for Mar 2025 NPAC Meeting.docx](#)

Kevin,

For our discussion of the NPAC application at next week's meeting, I'd like to circulate a copy of Wende's suggestions in the e-mail below plus the attached list of questions that were largely generated by Kimberly with a few edits on my part. I think it'd be good for the committee to have both takes and discuss what works best for our purposes. My hope is that this brings us only a step or two away from arriving at a final version.

Thanks!

Best,

— E.J.

From: Wilber, Wende <wwilber@spokanecity.org>
Sent: Thursday, February 27, 2025 8:20 AM
To: Iannelli, E.J. <eiannelli@spokanecity.org>
Subject: Re: NPAC application draft questions

Thank you E.J.

I tried to simplify and be more objective with the questions based on what a developers are used to seeing in an application. I also think all questions should align closely with TIF requirements.

- Description and location of proposed public infrastructure. Include site location map and figures detailing proposed project. (TIF funds can be used for street and road improvements (including sidewalks, and lighting), water and sewer improvements, park improvement, stormwater and drainage systems, permanently affordable housing). (Suggest a link to the page [West Quadrant Tax Increment Finance District - City of Spokane, Washington](#))
- Current and proposed uses
- Description of end users
- Project start and end dates

Name of developer and owner

- Total development costs
- Overview of private-sector financing
- Amount of TIF assistance requested
- Statement regarding why TIF is essential
- Describe how the proposed project is consistent with adopted plans and community goals.
- Describe the public benefits related to purpose of the TIF to improve the neighborhood such as affordable housing, job creation, transportation safety and enhancements, recreational opportunities, connectivity and access to transit and services,

From: Iannelli, E.J. <eiannelli@spokanecity.org>

Sent: Monday, February 24, 2025 9:23 PM

To: Wilber, Wende <wwilber@spokanecity.org>

Subject: NPAC application draft questions

Wende,

Attached is a draft of NPAC application questions that Kimberly drew up and I edited slightly. These emerged out of the committee's conversation at the January meeting.

As you were interested in helping develop this set of questions, I'm looping you in here. Please let me know if you have any feedback.

Ideally, I'd like to have your input by the end of this week (Feb. 29) so that Kevin can incorporate a semi-final draft into the March meeting materials.

Thanks,

— E.J.

NPAC Intake Questions

- How did you become aware of the Neighborhood Project Advisory Committee (NPAC) and the West Quadrant Tax Increment Finance (WQTIF) district?
- Have you presented your proposal or project to the NPAC neighborhood councils (Emerson-Garfield, Riverside, West Central)? Please provide the dates of those meetings if they've occurred.
- Describe, if applicable, if and how this project is tied to historic preservation, the arts, affordable housing, infill (middle housing), traffic calming, or community health. (Proposed projects do not need to have impacts in these areas to be considered.) What are the short- and long-term physical implications of your project?
- Describe the short- and long-term economic impact of this project to the neighborhoods within the TIF boundary. Please attach documentation to support your projections.
- Please describe the location of the project and how it connects to the surrounding environment (e.g., public features, infrastructure, neighborhood need, culture). Provide a map, if appropriate.
- What impact might your project have on the health and safety of the neighborhood?
- How does your project tie into or align with the Comp Plan vision and values and/or other programs and projects underway in the vicinity?
- In what other ways might your project benefit the immediate neighborhood or the wider community?
- If you do not receive TIF funding, will the project still be able to proceed?
- What other funding sources are you relying upon for the project?
- Please list any community or professional partners on this project.