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

MEETING OF
WEDNESDAY, October 7, 2026
4:00 PM TO 5:30 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 7 at 4:00 PM** at Spokane **City Hall, 808 W Spokane Falls Blvd** in **Conference Room 3B** on the third floor. 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
(software download may be required)

Join on your computer, mobile app or room device

Click here to join the meeting

Meeting ID: 291 137 164 093 Passcode: bbFZ2x

Download Teams | Join on the web

Or call in (audio only)

+1 323-618-1887,,357638756# United States, Los Angeles

Phone Conference ID: 357 638 756#

Neighborhood Project Advisory Committee Agenda

Regular Meeting
Wednesday, October 07, 2026
4:00 PM
Hybrid – City Hall Conference Room 3B / Microsoft Teams
808 W Spokane Falls Blvd, Spokane, WA 99201

VIRTUAL MEETING - See Following Page for Connection Information

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Committee Business:		
4:00 – 4:05	1. Roll Call	M. Iannelli (Chair)
4:05 – 4:10	2. Approve June Meeting Minutes	All
Discussions & Presentations:		
4:10 – 5:20	3. Continued: Discussion of TIF Priorities and Value Statements	All
Open Forum:		
4:55 – 5:00	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 an open forum, please email Kevin Freibott in advance at kfreibott@spokanecity.org to request a slot.**	

Adjournment: The next regularly scheduled NPAC meeting is TENTATIVELY scheduled for Wednesday, November 4, 2026.

*Items denoted with an asterisk may include final action taken by the Committee. Written public comments will be accepted on these items up to one hour prior to the start of the meeting. Verbal testimony may also be accepted during the meeting.

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 Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

NPAC Meeting Connection Information

Wednesday, October 07, 2026

NPAC Meetings will be held in a hybrid in-person & virtual format. Members of the public are welcome to attend in person on the third floor of City Hall or online by using the following connection information.

Meeting ID:
291 137 164 093

Passcode:
bbFZ2x

Microsoft Teams

Join on your computer, mobile app or room device:

Click here to join the meeting

Meeting ID: 291 137 164 093
Passcode: bbFZ2x

Download Teams | Join on the web

Join with a video conferencing device:

cityofspokane@m.webex.com

Video Conference ID: 119 245 752 3

Alternate VTC instructions

Or call in (audio only):

+1 323-618-1887,,357638756# United States, Los Angeles

Phone Conference ID: 357 638 756#

Find a local number | Reset PIN

Please note that public comments may be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to: **kfreibott@spokanecity.org**. Written public comments will be accepted up to one hour prior to the start of the meeting. Written public comments received after a hearing or approval will be forwarded on to City Council during their consideration of that item.

Please note: all NPAC meetings are recorded and can be made available by contacting Planning & Economic Development staff at kfreibott@spokanecity.org.

West Quadrant TIF Neighborhood Project Advisory Committee

Meeting Minutes

June 3, 2026

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

Staff Present*:* Kevin Freibott (Planning & Economic Development)

The meeting began at 4:08 PM.

1. **Welcome and Introductions –** Introductions were made. No action was taken.
2. **Approval of Meeting Minutes –** April minutes were discussed. Motion was made by M. Wilber for approval (S: M. Lawrence, Passed 5:0:1).
3. **Discussion of TIF Priorities and Value Statements –** Group discussion was undertaken. M. Freibott was asked to reply to the group with important notes from the meeting. No action was proposed or taken.
4. **Open Forum –** No one requested time to speak.

The meeting was adjourned by the Chair at 5:31 PM.

DRAFT

PLANNING & ECONOMIC DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6500
MY.SPOKANECITY.ORG

October 6, 2026

Neighborhood Project Advisory Committee
West Quadrant TIF
City of Spokane

Re: Meeting 2, NPAC Values and Priorities

Dear NPAC Members:

I want to first thank you all for your patience as the City and I have delayed things for a time while the City responded to and began to recover from the Spokane Complex fire and its impacts on the community. More than 500 homes were lost in those terrible two days, so you can imagine recovery has occupied much of our thoughts and minds these last two months.

The time has come to return to our group exploration of the TIF and its values and priorities as the NPAC sees them. Ultimately, we hope to bring this as part of the annual report to City Council for a potential Resolution re-affirming Council's commitment to this valuable economic development tool for the West Central, Emerson/Garfield, and Riverside Neighborhoods.

Please review the attached materials and consider your impressions and thoughts on the WQTIF overall, its uses and values. I look forward to continuing our discussion tomorrow.

Sincerely,

Kevin Freibott, Senior Planner
Staff Liaison, NPAC
kfreibott@spokanecity.org

Enclosure

The Purpose of this Prioritization Process:
Develop a framework for the Neighborhood Projects Advisory Committee (NPAC) concerning future project priorities and funding recommendations to City Council.

Questions Pondered in Meeting 1:

1. What is the overall purpose of the TIF?
2. What role does the NPAC play in the City's processes for considering and approving funding?
3. What public outcomes should the TIF seek to achieve?
4. What projects create lasting public benefit?
5. What concerns/limitations should guide future decisions?
6. What should the TIF *avoid* funding?

Goal for Meeting 2:

1. Craft a few value statements guiding future funding.
2. Weight those statements to inform a framework for future recommendations to Council.

Some additional information:

City Council Resolution 2007-0101 Establishing the NPAC:

- "Assist the City of Spokane in prioritizing Neighborhood Public Improvements in the neighborhood areas that surround Kendall Yards Development."

Ordinance C34032 Adopting the TIF in 2007:

- City desired to form an Increment Area . . . "to encourage private development."
- Construction of public improvements will "encourage private development and increase the fair market value of real property within the increment area."

Ordinance C35879 Amending the TIF in 2020:

- City Council desired to "provide for a dedicated source of revenue to fully or partially fund construction of the Public Improvements."

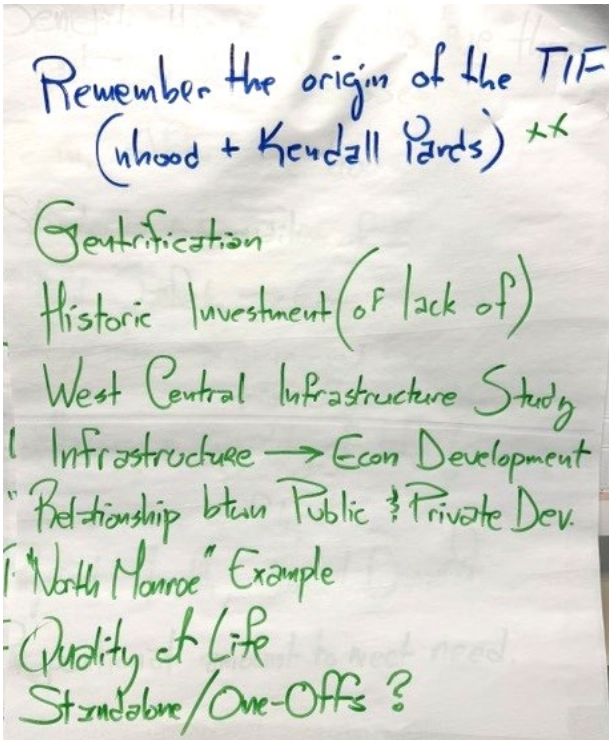
Revised Code of Washington (RCW) Section 39.89:

- Describes Community Revitalization Funding, under which the West Quadrant TIF was adopted.
- The stated purpose of CRF was to "promote and facilitate the orderly development and economic stability of its communities . . ." by raising revenue for the construction of certain improvements that "encourage economic growth" and in areas with historically "high levels of unemployment and stagnate employment and income growth."
- CRF was "designed to encourage private development" and to "prevent or arrest the decay of selected areas" where other means of securing revenue have been difficult or impossible.
- CRF can fund the following types of improvements:
    - Streets and roads;
    - Water and sewer systems;
    - Sidewalks and streetlights;
    - Parking, terminal, and dock facilities;
    - Park and ride facilities;
    - Park and recreation facilities;
    - Stormwater and drainage systems;

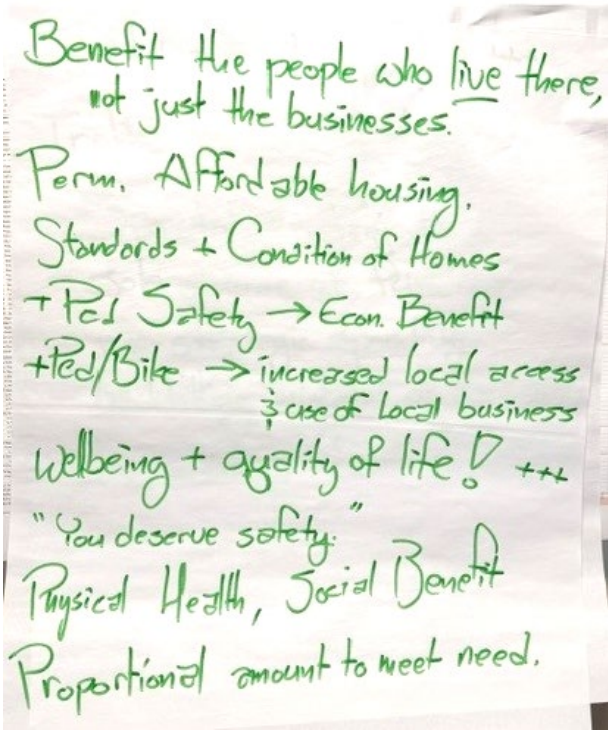
    - Permanently affordable housing; and
    - Public safety facilities.
- Types of expenses that can be repaid (generally):
    - Construction;
    - Reconstruction/Redevelopment;
    - Environmental analysis;
    - Professional management;
    - Planning;
    - Promotion;
    - Maintenance and security costs for common areas; and
    - Historic preservation activities.

Kevin's Notes from Meeting 1:

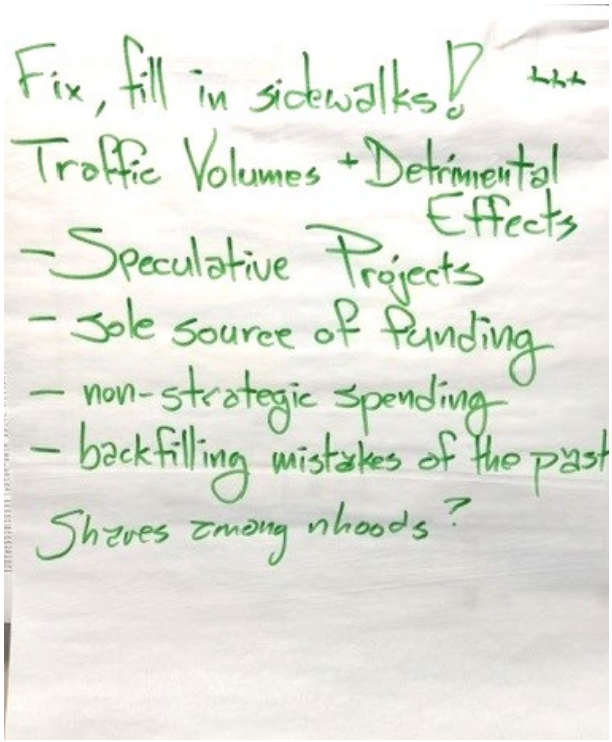
To assist you in reading my rapidly written scratches from last meeting, I've included bullets at right with the text. In a few cases I have clarified what is meant in the handwritten notes.



- Remember the origin of the TIF (the neighborhoods and Kendall Yards)
- Gentrification
- Historic Investment (or the lack of it)
- West Central Infrastructure Study
- Infrastructure leads to Economic Development
- Relationship between Public and Private Development
- North Monroe as an Example
- Quality of Life is part of Economic Development
- Standalone/One-Off projects?



- Benefit the people who live in the TIF, not just the businesses
- Permanent affordable housing
- Standards & the conditions of homes
- Pedestrian Safety is an Economic Benefit
- Pedestrian/bike improvements lead to increased local access, which leads to more use of local businesses
- Wellbeing & quality of life are a big part of economic development! +++
- "You deserve safety"
- Physical health has a social benefit
- Proportional amount to meet the need



- Fix, fill in the sidewalks! +++
- High traffic volumes have detrimental effects
- (minus signs denote things the TIF should avoid)
- --Speculative projects
- --The TIF as the sole source of funding
- --Non-strategic spending
- --Backfilling the mistakes of the past
- Shares among the neighborhoods?