PFC JOE E. MANN ARMY RESERVE CENTER SPOKANE, WASHINGTON

BRAC REDEVELOPMENT PLAN AND HOMELESS SUBMITTAL

Prepared by the City of Spokane, WA
acting as the federally-designated
Local Redevelopment Authority (LRA)
for the Mann Center

May 2008

CITY OF SPOKANE
COMMUNITY DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3339
(509) 625-6325
FAX (509) 625-6315

May 8, 2008

Office of Economic Adjustment
Attn: David McKinnon
400 Army Navy Drive, Suite 200
Arlington, VA 22202-2884

Dear Mr. McKinnon:

RE: SUBMITTAL OF REDEVELOPMENT PLAN FOR THE
PFC JOE E. MANN ARMY RESERVE CENTER, SPOKANE, WA

Enclosed is a copy of the Redevelopment Plan and Homeless Submittal for the PFC Joe. E. Mann Army Reserve Center in Spokane, WA. This Plan has been developed by the City of Spokane, serving as the Local Redevelopment Authority for this facility.

Copies of this document are also being submitted to your Sacramento office (Amanda Fagan), HUD Base Realignment and Closure Coordinator Linda Charest, HUD Seattle Office (Margaret Morris), and the Office of the Deputy Assistant Secretary of the Army (Mark Jones).

Please advise if any further materials need to be submitted regarding this matter. Please address any questions to Mr. Dale Strom of my staff, at 509-625-6321. Thank you.

Sincerely,

Michael H. Adolfae
Director of Community Development

Enclosure
C: Amanda Fagan
Linda Charest
Margaret Morris
Mark Jones

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EXECUTIVE SUMMARY

BACKGROUND

The PFC Joe E. Mann US Army Reserve Center has been in active duty since constructed in 1953 (some sources say 1958), and enlarged in 1974. It is a 5.9 acre site (some sources say 5.6 acres) located at the southern end of the Hillyard Business District (in the "Y" formed by the Market and Haven Street one-way system). The address of the property is 4415 N. Market Street.

Following Presidential and Congressional action, the Mann Center was declared surplus to military needs in November of 2005. The City of Spokane was designated by the Department of Defense as the Local Redevelopment Authority (LRA) for this project on September 1, 2006. The Mann Center is expected to be vacated and ready for reuse by the fall of 2009.

LRA ADVISORY COMMITTEE

The former Mayor and City Council worked together to nominate and appoint an "LRA Advisory Committee" which oversaw the planning process, provided outreach with assistance from City staff, took public input, and assessed the options. Following an extensive meeting schedule, that Committee transmitted a recommendation back to the Mayor and Council on February 25, 2008. A public hearing on the recommendation was held by the City Council on March 17, 2008. The recommendation, with minor amendments, was approved by the City Council on March 31, 2008.

STAFFING

The Community Development Department of the City of Spokane provided staff services to the LRA Advisory Committee. The lead person was Mr. Dale Strom.

GRANT FUNDING

Grant funding was provided by the Office of Economic Adjustment (Department of Defense) to cover the cost of two consultant studies, and partial payment of staff services provided by the City in developing this plan.

RECOMMENDATION HIGHLIGHTS

The City of Spokane, as the federally-designated LRA, recommends that the federal agencies approve the following reuse concept and undertake the appropriate forms of conveyance:

1. Education uses of the existing buildings in the north portion of the 5.9 acre site, along with sufficient parking areas to support the uses. The definition of "Education Uses" shall include K-16 as well as adult educational activities as defined by the State of Washington, including a full range of manufacturing skills and job development.

2. "Hillyard Gateway" use of the southern tip of the site, which is envisioned as public art/sculpture or other attractive development that would serve to beautify this portion of the neighborhood, and communicate the history and/or future of Hillyard. This small portion of the site, perhaps 50 feet in depth, should be conveyed to the City of Spokane for development and maintenance.

3. Once the parking, drainage and operational issues are addressed for Items 1 and 2 above, the balance of the property shall be available for public sale by the federal government to the highest bidder, with fee simple conveyance, likely for commercial development. Special design standards should be established by the City, with the intent of beautification while maintaining economic reasonable use and return. Establishment of a tax increment financing district (TIF) is recommended, with proceeds dedicated to a list of projects created by the City in consultation with the Hillyard Community Development Steering Committee and other entities.

APPROVAL OF PLAN BY LOCAL REDEVELOPMENT AUTHORITY

This BRAC Redevelopment Plan and Homeless Submittal for the Mann Center was subject to a public hearing on May 5, 2008, and a resolution approving the Plan was passed by the Spokane City Council that same night, and concurred with by the Mayor.

OVERVIEW OF PROCESS

Following Presidential and Congressional action, the Mann Center was declared surplus to military needs in November of 2005. The procedures for disposition of surplus property allow for local governments to lead a planning process for the eventual reuse of the property, which can be transferred at no cost for certain uses, or sold at market value for other uses. The City of Spokane determined that it would seek recognition from the Department of Defense to serve as the Local Redevelopment Authority (LRA) for this project. That recognition was granted on September 1, 2006.

Former Mayor Dennis Hession and the Spokane City Council appointed a 9 member Local Redevelopment Authority Advisory Committee (LRAAC) chaired by Mr. Ken Watts, General Manager of Comcast Cable Communications in Spokane, Washington. The appointments were made on November 6, 2006. Two City Council members served on the LRAAC, which also contained balanced representation of homeless and social service, neighborhood business, neighborhood community associations, education, banking, and real estate interests.

Members of LRAAC
Ken Watts, Chair – General Manager, Comcast Cable Communications
Bob Apple - City Council
Al French – City Council
Larry Griffith – Executive Director, Salem Arms
Paul Hamilton – Owner, Paul Hamilton Insurance, Inc.
Jeff Johnson – President, NAI Black Commercial Real Estate
Ray Mooney – Community Development Manager, Sterling Savings Bank
Luke Tolley – Hillyard Business Representative
Wallace Williams – Retired Principal, Rogers High School (resigned from LRAAC in June, 2007)

Goal/Purpose of the LRAAC
The City of Spokane expressed that it was extremely interested in developing a recommendation for future use of this significant site that will enhance both the broader community and the Hillyard Neighborhood. The very best future single or multiple use(s) of this property was the goal of this undertaking.

The City was interested in providing a transparent process leading to the reuse recommendation, incorporating significant levels of public input, and making certain that all interests, including those of homeless representatives and social service agencies, were included in the process. These goals were expressed in a memo from Mayor Hession to the City Council on November 7, 2006 (see Appendix).

Meetings of LRAAC

11/9/06, 11/17/06, 12/7/06, 12/21/06, 1/10/07 (public workshop attended by 95 people), 1/23/07, 3/8/07, 3/30/07, 5/3/07, 5/10/07, 5/25/07, 6/7/07, 6/29/07, 9/28/07, 10/5/07, 11/1/07, 11/15/07, 1/10/08, 1/25/08, 2/14/08

Public Participation

The LRA Advisory Committee was charged with exploring all options and ideas brought forward by the public, and conducting feasibility studies of the best options. This process began in January 2007 with a Public Workshop (January 10) attended by 95 individuals, continued with a Networking Workshop for prospective proponents on February 15, 2007, and reached a significant milestone with a published deadline of April 13 for submittal of a Notice of Interest (NOI) by project proponents. Ten responses were made, representing eight project proposals. A May 3, 2007, meeting was held to conduct a question and answer session with NOI submitters, at which each was asked if their proposal contained homeless benefit. This was followed by a May 10 LRAAC "retreat" to review and categorize the NOIs (continued to May 25). The four possible categories were: 1) worth considering, 2) worth considering, requires additional information, 3). recommend combining with other submitted proposal(s), and 4). release from consideration.

Decisions on how to categorize the proposals were made on May 25, including which would be released from consideration. Follow up letters were sent to the NOI proponents on June 1, 2007, notifying of their status. All proponents were given until June 20 to submit additional information, including enhancements or information that could reverse a dismissal, if that was the status. Following review of the additional information/enhancements provided, three "public benefit" projects advanced to the next round of consideration, based on perceived value and viability: one from the Community Colleges of Spokane, one from School District 81, and one from the Greater Hillyard Business Association/Hillyard Community (later known as the Consortium Proposal).

All meetings of the LRAAC were public, unless an executive session was needed. Guests were allowed to speak and ask questions, as appropriate. Comments were collected on standardized forms (see Appendix and Summary of Public Comments) and also via letter and e-mail.

Grant and Consultant Work

At its meeting of June 29, 2007, the LRAAC concluded that the City should pursue a grant with DOD-OEA to fund the engagement of consultant services, for the purpose of analyzing the viability of the remaining proposals, and to see if a workable business plan could be developed for each. It was later concluded that (based on direction from the DOD-OEA) the grant could not pay for business plan development on behalf of proponents. Instead, a market study of the likely utilization of the property if sold on the open market was undertaken. The purpose was to assess the option of recommending outright sale by the Army, which was one route

under consideration by the LRAAC. The LRAAC desired to know if "significant" development would likely occur if the property was sold outright, in other words, quality forms of development that would be an asset to the neighborhood. Another purpose was to estimate the potential tax revenue generated by private development. Another purpose was to estimate fair market value if a "negotiated sale" approach was recommended. This market analysis was identified "consultant product one," and the assessment of viability of each NOI as "consultant product two." Long term viability of the Redevelopment Plan is a key factor in achieving Army approval of this Plan. Lack of perceived viability could be a reason the Army would decide to simply put this property on the open market (see the March 17, 2007, letter - contained in the appendix - from the Department of the Army regarding their attempt to "strive to achieve a balance between meeting the needs of the homeless, approving public benefit conveyances, and meeting your desired economic redevelopment, while obtaining fair market value for the Army").

The grant request was authorized by the Spokane City Council on September 4, 2007, and submitted to DOD-OEA soon thereafter. The grant was approved on September 10, and signed on September 14, 2007.

The contract for consulting services for product one was signed on October 22, 2007, and the contract for product two was signed December 4, 2007. The Market Analysis (product one) was completed and delivered November 7, 2007, and the final version of the Analysis of NOIs (product two) was delivered on January 8, 2008.

Extension of Deadline for Preparation of Plan

The Office of Economic Adjustment approved on November 29, 2007, a request from the City of Spokane to extend the deadline for submitting the final Redevelopment Plan and Homeless Submittal from January 8, 2008, to May 8, 2008.

Retreat

A retreat of the LRAAC was set for Friday, January 25, lasting from 4:00 PM to 9:00 PM. The purpose was to digest all of the information submitted during the lengthy process, and see if the LRAAC could develop a consensus recommendation. No "draft solution" was prepared in advance. All members went into the retreat with a clean slate as to the outcome. Mayor Verner sat through the first portion of the retreat, which was attended by two representatives of the Army Reserve BRAC Transition Team, serving as resource. They described conveyance options, and the fact that the LRA would recommend the end use, and the Army and federal partners would determine the specific user.

At the end of the meeting, the LRAAC had devised a three part recommendation, which was then presented to the City Council and Mayor on

February 25, 2008. This presentation was public, and was televised on Comcast Cable Channel 5.

City Council/Mayor Consideration

The Spokane City Council conducted a public hearing on March 17, 2008, to consider the recommendation made by the LRAAC. Nearly two hours of testimony was heard. The Council continued that hearing to March 31, 2008, at which another lengthy session of testimony was heard. Both of these hearing sessions were televised. A resolution was passed by the Council to approve the LRAAC recommendation, with some minor amendments. Staff was directed to develop a Redevelopment Plan and Homeless Submittal based on Council action. This was subject to another public hearing on May 5, 2008. This was also televised. Another minor amendment was made, to clarify the meaning of "educational uses."

MANN CENTER REDEVELOPMENT PLAN

CURRENT STATUS OF MANN CENTER BUILDINGS AND SITE

The PFC Joe E. Mann US Army Reserve Center has been in active duty since constructed in 1953 (some sources say 1958). It is a 5.9 acre site (some sources say 5.6 acres) located at the southern end of the historic Hillyard Business District (in the "Y" formed by the Market and Haven Street one-way system). It is a very significant site within the Hillyard Neighborhood, which comprises the northeast portion of the City of Spokane, Washington. The future development of that site will act as a gateway into the heart of the Hillyard Neighborhood (its historic business district), and will impact future economic development in that distressed neighborhood.

It is anticipated that the site will be vacated in the fall of 2009, when the Army Reserve detachments relocate to a new building under construction at Fairchild Air Force Base.

The address of the Mann Center is 4415 N. Market Street. The original parcel was 7 acres (apparently measured to the center of the bounding streets), prior to a portion being deeded to the City of Spokane in 1963 for the Haven Street crossover. Surrounding properties are residential to the west, and commercial on the other three sides. The site consists of two permanent buildings: a 27,237 square foot administration building, and a 10,289 square foot maintenance and support activity shop. The USAR Center is currently occupied by the 981st Medical Detachment, the 396th Medical Detachment (storage), the 643rd (Training), the 22nd Legal Defense Organization Trial Defense Services, and AMSA #80.

An addition was added on the administration building in 1974. Since 1974, several renovations have occurred, but the configuration of the buildings has basically remained the same. The AMSA shop underwent a number of renovations, with the most recent being the addition of a metal rectangular structure in 2001. Both original structures consist of decorative brick over CMU building block. Both buildings rest upon concrete foundations. Most windows have been upgraded to double-pane in metal frames; however, a few of the smaller windows are likely the original windows. The roof of the administration building was replaced in recent years.

The following information regarding the existing buildings was developed in the consultant study (product one – market analysis, done by Auble Jolicoeur & Gentry):

> The main entrance is somewhat centrally located in the building. On the west end of the central area, with an opening to the drill hall, is the kitchen. To the south of the main entrance is the drill hall, which has a tall ceiling and supports a smaller mezzanine level. There are

upper windows to the east and west and a large overhead door on the west. An addition to the south included storage areas in chain link partitions.

The north portion of the building is two parts: the original wing included two stories above grade and the addition to the north is one-story with a full basement. The main floor of the original administration area includes one women's restroom with one sink and floor-mounted toilet, and a unisex, ADA-compliant restroom. These two restrooms are the closest to the drill hall and kitchen. The lower level has several private and semi-private offices and only the east end and south-facing offices have windows. A large portion of the south-facing main level has the sub-grade mechanical systems with additional exterior door and air-intake equipment. Most of the floors, especially in the hall, are terrazzo tile with some asbestos tile, carpet or exposed concrete in private rooms.

The second floor of the original addition is primarily large classrooms with wood floors and two sets of locker rooms. The locker rooms have limited locker space, but have two shower stalls in each. The women's locker room also has two floor-mounted toilets and three sinks in a laminate counter. The men's restroom has toilets, urinals and sinks. Both have ceramic tile wainscot. There are two stairwells providing access: one near the main entrance and the other on the west end.

The main floor of the north building addition includes the west end as a medical area with private exam rooms with sinks and two small restrooms. There are no windows in the medical area. The west end includes a large safe for gun storage, a library, a private office and a large area for conferences with cubicles. The north and east portions have windows. The basement level is accessible from one interior stairwell and there is an exterior stairwell on the north end. This level was originally built as an indoor firing range, but has since been converted to private offices and a large, open computer room with storage on the east end.

The negative factors about the administration building that would challenge redevelopment possibilities are:

- Concrete block demising walls are expensive to relocate.
- Only one restroom near the center is ADA-compliant and not sufficient in size to accommodate potential occupancy for the drill hall.
- The building is not elevator serviced, so also not ADA-compliant on the second and basement floors.
- Main entrance is orientated toward Market Street which is not near on-site parking – typically desirable for any use. A lobby could be added on the west side of the building to include an elevator and incorporate parking closer to an entrance.

- Lack of windows
- Lack of central air-conditioning for the whole building
- Due to layout, it would be difficult to have an efficient layout for multiple tenant use, but average efficiency for single-tenant use.

The warehouse/auto service building is two-part with the original having a concrete block, three-bay, oversized garage with a few private offices with a metal building addition that has a four-bay maintenance building. The bays are oversized to accommodate army vehicles. The addition did not include restrooms, so the only restrooms are on the opposite end of the original building and are not ADA-compliant.

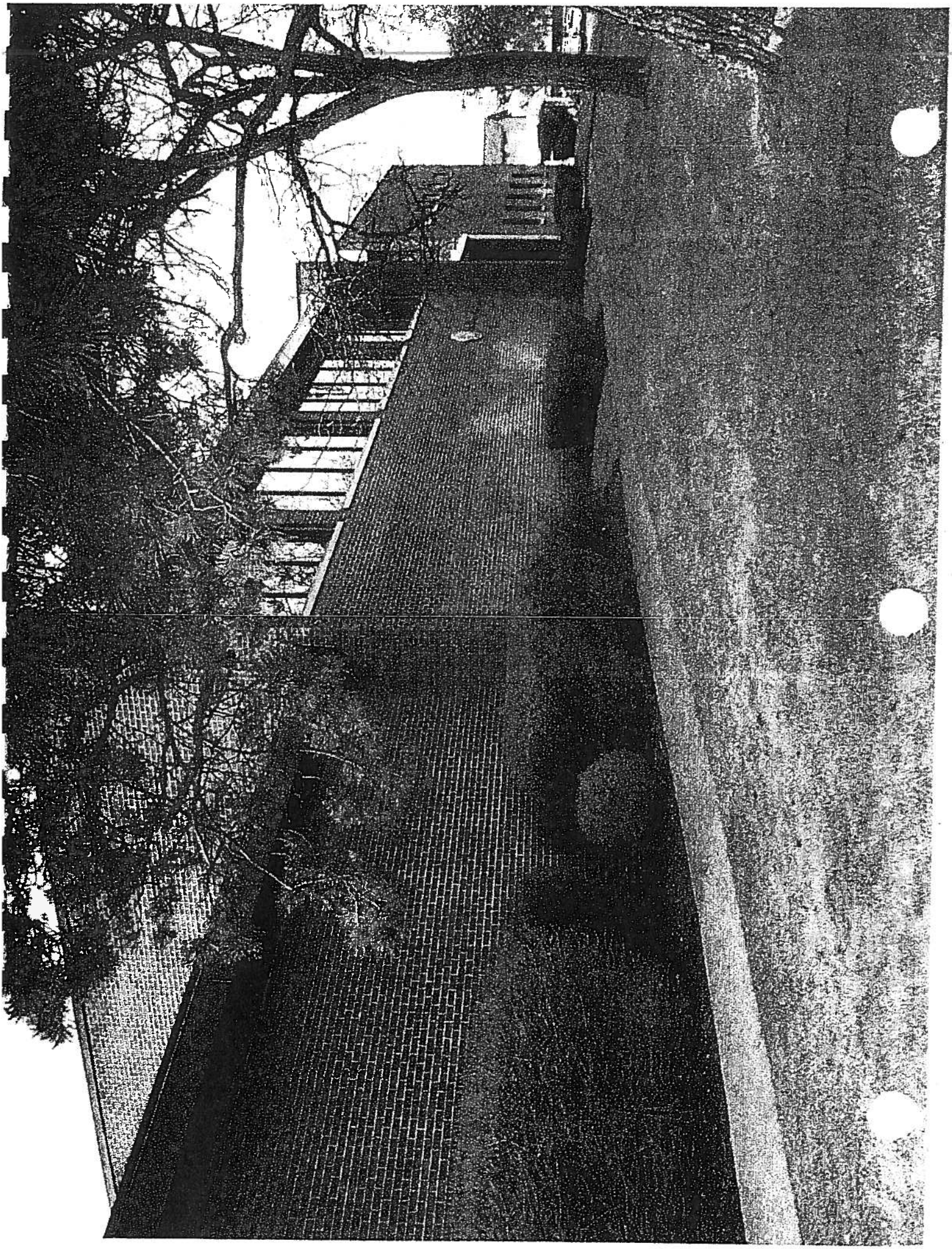
The negative factors about the warehouse/maintenance building that would challenge redevelopment are:

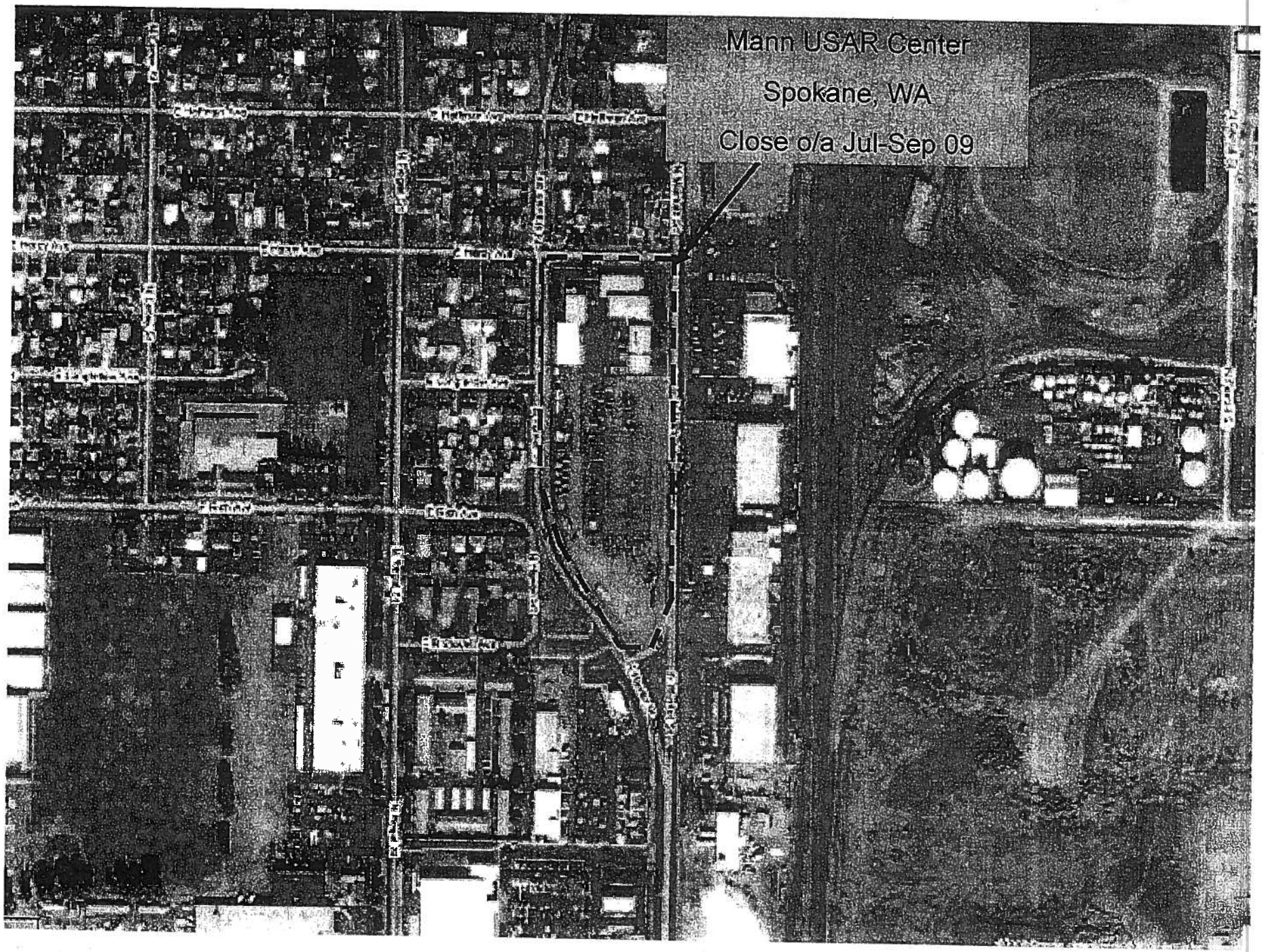
- The orientation of the overhead doors is toward the middle of the block as opposed to the street, which is typical for private, commercial operators. However, doors could be added to the west side of the buildings and essentially be a drive-thru type of service. The south addition may be too close to the street to allow a sufficient drive for service use.
- All of the service bays are slab on grade, and the one bay which had a lift was removed. Most service garages either have lifts or below grade service areas.

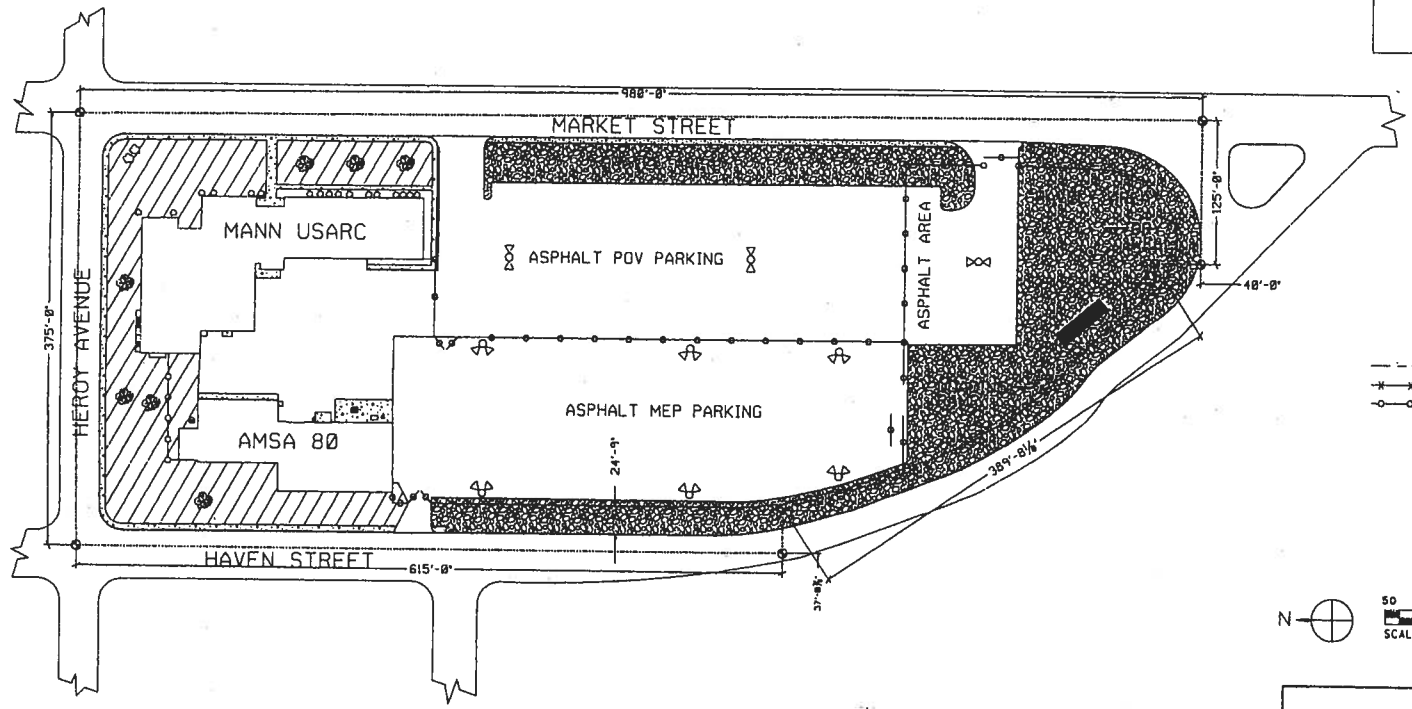
The two buildings are positioned at the north end of the site (the north 125') with a large open area between the two buildings. There appears to be up to 140' between the south portion of the buildings and only 40' between the north portions of the buildings. This larger south area could accommodate a 60' x 140' parking area, or 25 to 28 parking spaces, and still provide sufficient maneuvering for the vehicle bays.

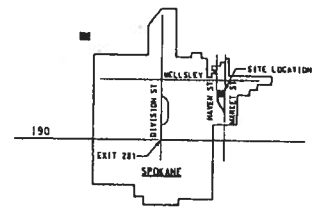
Approximately 80% of the site is covered by impervious surface features. Lawn, gravel and a sparse population of landscape shrubs and trees cover the remaining ground surface. Topographically, the site is relatively flat, and contains little relief. The site is situated at an elevation of approximately 2,037 feet above mean sea level.

The following five pages present a photo of the easterly facade of the administration building, an aerial photo showing the site and surrounding properties, a site map showing location of impervious surfaces, a plat map showing underlying lots created in the old City of Hillyard, prior to annexation into the City of Spokane, and a 1964 map showing the area deeded to the City of Spokane. The internal streets have been vacated.




Mann USAR Center
Spokane, WA
Close o/a Jul-Sep 09





SITE LOCATION

VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND:

- OUTDOOR LIGHT
- LIGHT POLE
- BUSH
- TREE
- UNIMPROVED LAWN AREA
- IMPROVED LAWN AREA (UNLESS OTHERWISE SPECIFIED)
- SEMI-IMPROVED LAWN AREA
- UNIMPROVED LAWN AREA
- MAN HOLE
- PROPERTY LINE
- FENCE
- CHAINLINK FENCE (UNLESS OTHERWISE SPECIFIED)
- P.P. POWER POLE

SCALED DATA DISCLAIMER

THIS DRAWING IS INTENDED TO BE USED AT THE SCALE SHOWN ON AN ANSI D SIZE SHEET (22" X 34"). IF PRESENTED AT A FINAL SCALE SMALLER OR LARGER THAN THE INTENDED SCALE, THE ACCURACY OF THE DATA CANNOT BE GUARANTEED.

N

50 0 50 100 150 200 250
SCALE: 1" = 50'-0" FEET

70TH REGIONAL SUPPORT COMMAND
DEPUTY CHIEF OF STAFF, ENGINEER
SEATTLE, WASHINGTON

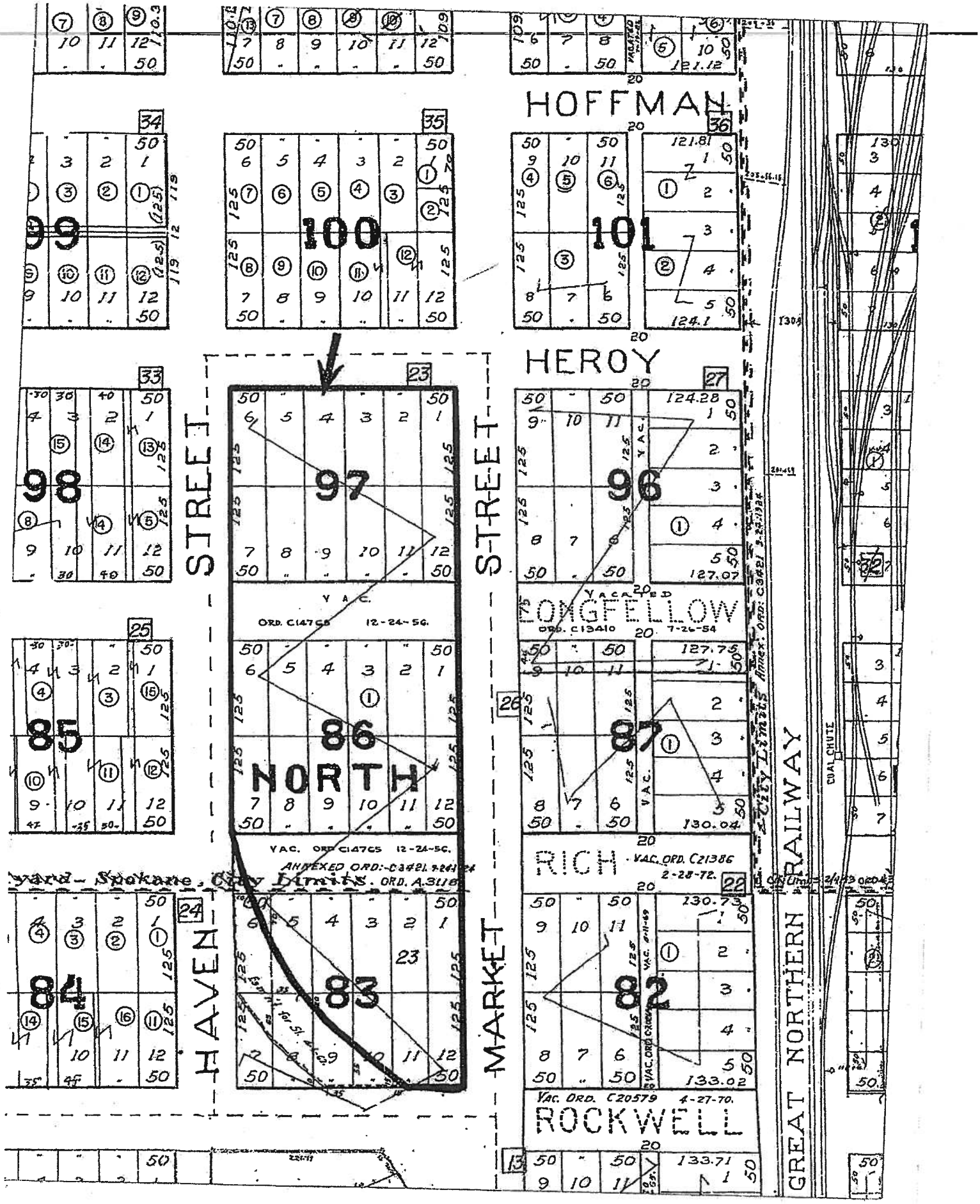
PROJECT: UDO

MANN USARC SITE PLAN
SPOKANE, WA

SHEET NO.:	FACILITY I.D.:
1 of 1	WA032

SCALE:	FILE NAME:	DATE:	PAGE:
1" = 50'-0"	UNO-C-005-000-01	SEPTEMBER 02, 2003	

_MANN USARC.DGN 9/2/2003 10:48:13 AM


HOFFMAN
HEROY
LONGFELLOW
RICH
ROCKWELL
NORTH
HAVEN STREET
MARKET STREET
GREAT NORTHERN RAILWAY
City Limits
COAL CHUTE
99
100
101
98
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96
85
86
87
84
83
82
VAC. ORD. C14765 12-24-56.
VACATED ORD. C13410 7-26-54
VAC. ORD. C21386 2-28-72.
VAC. ORD. C20579 4-27-70.
ANNEXED ORD: C3421. 9-24-24
ORD. A.3118
Yard - Spokane, City Limits.

CORPS OF ENGINEERS

U. S. ARMY

ACQUISITION TRACT REGISTER					
TRACT NO.	LAND OWNER	ACREAGE FEE	ACREAGE LIC.	REAL ESTATE DIRECTIVE	REMARKS
A	Public Housing Administration	0.39		6858	Transfer letter dated 1-18-57
100 L	City of Spokane		0.00	Ltr 6-30-62	Lic for R.W. Easement for Highway Purposes U.S.E.

FINAL PROJECT MAP

DEPARTMENT OF THE ARMY

USING SERVICE U.S.ARMY RESERVE

STATE WASHINGTON

COUNTY SPOKANE

DIVISION NORTH PACIFIC

DISTRICT WALLA WALLA

ARMY AREA SIXTH

LOCATION OF PROJECT

SPOKANE, WASHINGTON

MILES OF

TRANSPORTATION FACILITIES

RAILROADS N.P. G.N.

STATE ROADS

FEDERAL ROADS 10 & 395

AIR LINES SW

ACQUISITION

TOTAL ACRES ACQUIRED 0.39

ACRES FEE

ACRES TRANSFERRED Fee 0.39

ACRES LEASED

ACRES LESSER INTERESTS Lic. (1) 0.00

DISPOSAL

TOTAL ACRES DISPOSED OF 1.07

ACRES SOLD (FEE) 1.07

ACRES TRANSFERRED Fee

ACRES LEASES TERMINATED

ACRES LESS. INT'S. TERMINATED

ACRES READJUSTED

ACRES TO

LEGEND

EXCEPT FOR THE SPECIAL SYMBOLS SHOWN BELOW, MAP SYMBOLS ARE STANDARD IN ARMY MAP SERVICE TECHNICAL MANUAL NO. 15.

RESERVATION LINE

RESERVATION LINE (Actual Survey)

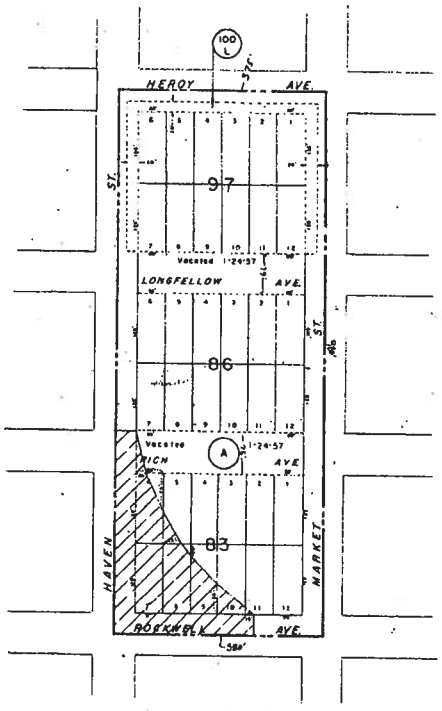
TRACT BOUNDARY LINE

TRACT NUMBER (A)

AVIGATION EASEMENT

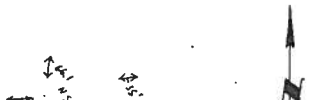
CONTOUR LINE

DISPOSAL

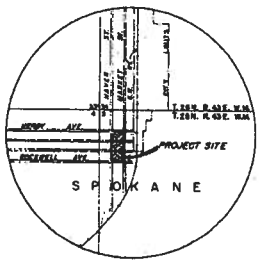


NORTH MINNEHAHA ADDITION
SPOKANE, WASHINGTON
NW¼ NW¼ Sec. 3, T.25 N., R.43 E., W.M.

STATE INDEX



T.25N., R.43E., W.M.



VICINITY MAP
STATUTE MILES

NOTE

The boundary of this installation was compiled from deed descriptions and plats of record.

ACQUISITION AUTHORIZATION
RE-D 6858, dated 16 Aug. 1956 Ltr. NO. FI Lewis dated 30 June 1962

1.07 ACRES FEE CONVEYED BY DEPARTMENT OF COMMERCE BUREAU OF PUBLIC ROADS TO CITY OF SPOKANE BY QUITCLAIM DEED DATED 16 DECEMBER 1963.

DATE	REVISIONS	BY
29 Aug 62	Due to disposal	VWC
17 Oct 62	Due to Revised Audit	V.P.
20 July 62	Added Tr. 100L	R.C.S.
17 Sept 57	Due to Final Audit	

DEPARTMENT OF THE ARMY
OFFICE OF THE WALLA WALLA DISTRICT ENGINEER
NORTH PACIFIC DIVISION

DRAWN BY M.A.L.
TRACED BY M.A.L.
CHECKED BY M.A.L.

SUBMITTED BY: Harry A. Lindsay
CHIEF, OPERATIONS, REAL ESTATE

RECOMMENDED BY: Mark K. Tyrone
CHIEF, REAL ESTATE DIVISION, COLUMBIA, CORPS OF ENGINEERS, PORTLAND, OREGON

APPROVED BY: [signature] DATE 18 OCT. 1956
CHIEF, REAL ESTATE DIVISION, OFFICE, CHIEF OF ENGINEERS, WASHINGTON, D. C.

REAL ESTATE
UNITED STATES ARMY RESERVE CENTER
SPOKANE, WASHINGTON
MILITARY RESERVATION

AUDITED

INSTALLATION OR PROJECT NO. 3764

SCALE IN FEET

SHEET 1 OF 1 | DRAWING NO. W.W. RE-199

NEIGHBORHOOD CONDITIONS

The Spokane area has a low per capita rate of income relative to the State of Washington as a whole, and especially to the Seattle metropolitan area. The most recent edition of The Real Estate Report for Spokane and Kootenai County shows that median household income in Spokane County stood at $37,308 in the 2000 Census, while the State of Washington was at $45,776, and the United States as a whole at $41,994. The City of Spokane, as the central city in the metropolitan area, displayed a median household income of just $32,273. Within the City of Spokane, the Hillyard Neighborhood is one of the poorer neighborhoods, with a median household income in 2000 of $27,137. For Census Tract 16, which the site is located in, the median household income was just $21,708, and the poverty rate for all individuals was 32.7% below the poverty level.

The Hillyard Neighborhood is designated as a Community Development Neighborhood by the City of Spokane. Needs and Priorities adopted by the Hillyard Community Development Steering Committee in 2007 are contained in the Homeless Submittal portion of this plan.

According to the 2003/2004 Traffic Flow Map published by the City of Spokane Street Department, the Haven/Market Street Couplet supports 30,000 vehicles per day (15,000 each direction – north and south).

ENVIRONMENTAL CONDITION REPORT

The U.S. Army Corps of Engineers (Louisville District) released an Environmental Condition of Property Report for the PFC Joe E. Mann U.S. Army Reserve Center in March 2007. That study is incorporated herein by reference. The primary findings were that: all underground storage tanks and contaminated soils were removed in 1991, the former firing range was remediated in 2001, and that encapsulated asbestos and lead passed paint are present in both buildings.

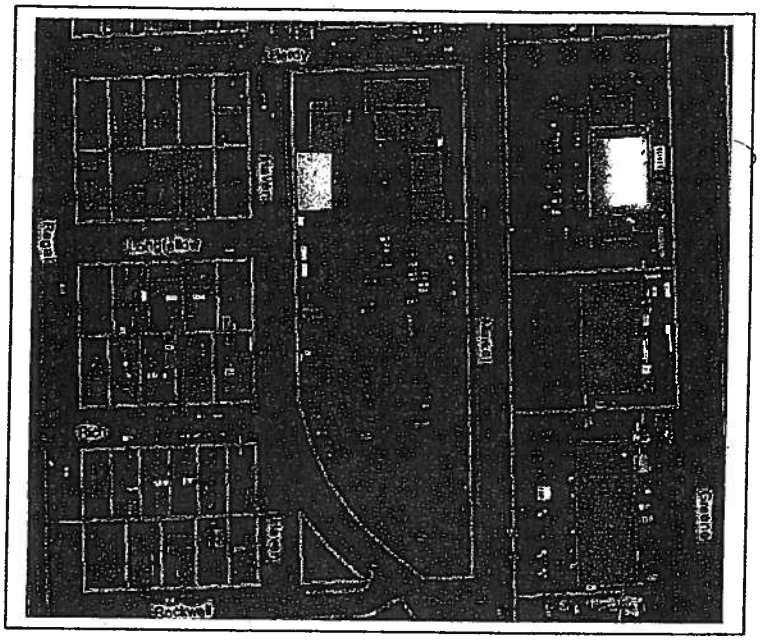
ZONING AND LAND USE PLAN

The following four pages present information related to zoning and development regulations that apply to the site.

PLANNING SERVICES
DEVELOPMENT NOTES

Planning Services
808 W. Spokane Falls Blvd.
Spokane, Washington 99201-3329
(509) 625-6060
FAX (509) 625-6013
www.spokaneplanning.org

DATE: December 14, 2006
PROJECT NAME: Joe E. Mann Reserve Center
ADDRESS: 4415 N. Market Street, Spokane, WA
CONTACT: Dale Strom
STAFF PERSON: Wanda Clark 625-6149



1. **Zoning and Land Use Plan:**

Zoning District: CC2-DC (Center and Corridor 2 in a District Center)

Land Use: CC Core

Permitted Uses: The CC2 is more auto-oriented than the CC1, thus allowing more auto type uses. The Center and Corridor zones are mixed use zones that allow for all types of residential uses, as well as many commercial uses including hotels, commercial, financial, retail and personal services, eating and drinking establishments, offices, entertainment and government or public service uses, parking lots, motor vehicle sales, rental, repair and washing as well as automotive parts and tires sales and service and gasoline sales. (See SMC Table 17C.122-1.)

2. **General Zoning Standards:**

A. Setbacks:

Front: There are no setbacks for the CC2 zone, except that a building can be no closer than 12 front the back of the curb facing a street.

Side: 0

Rear: 0

B. Height: 55 feet

Maximum FAR: For nonresidential uses, the FAR is .2. For residential uses, it is .5. These numbers may be increased by adding Public Amenities. (See SMC section 17C.122.090.) FAR is Floor Area Ratio. You find it by multiplying the total lot size by the FAR number. The result is the total floor area that is allowed for the given use. Certain areas are not counted, such as elevators, mechanical rooms, exterior decks, areas dedicated to parking or areas dedicated to public amenities.

C. Maximum Lot Coverage: N/A, refer to FAR specifications.

3. **Off-street Parking:**

Minimum Ratio: Nonresidential uses, one stall per thousand gross square of floor area. For residential uses, one stall per thousand gross square feet of floor area or a minimum of one stall per dwelling unit, whichever is less.

Maximum Ratio: Nonresidential uses. four stalls per thousand gross square feet. For residential uses the ratio is the same as for nonresidential uses.

4. **Signs:**

Signs in the CC zones are handled the same as signs in other mixed use zones so the following applies.

Section 11.17.390 B1 – Local Business Zone, and NR – Neighborhood Retail and NMU Neighborhood Mixed-Use Zones

A. Because B1 local business zones, NR neighborhood retail and NMU neighborhood mixed use zones are in the midst of residential areas, no commercial advertising signs or billboards are permitted. Only such signs as are necessary to reasonably identify the business enterprise are allowed and only under the conditions imposed in this section.

B. Each building or use may have either:

1. one freestanding sign or one projecting sign; and

2. one wall sign facing the street, or two wall signs if the building fronts on two streets.

In addition, a shopping center may have one freestanding center identification sign.

In addition, courtesy signs up to four square feet in area are permitted.

C. No identification sign may exceed one hundred fifty square feet in area or twenty feet in height above the average grade.

D. If a sign for an individual establishment exceeds forty square feet, it must be placed flat against the wall facing a public way or parking lot.

E. The aggregate gross area of all signs for an establishment may not exceed one and one-half times the lineal frontage on the principal street.

F. No sign in the B zones may be flashing, chasing, moving or animated, but signs may be illuminated to low intensity. Changing message centers and manual reader boards are permitted.

G. The content of a sign under this section is limited to identification of the business establishment and may not display a brand or trade name of a product or service unless such brand or trade name is part of or synonymous with the name of the establishment.

H. Signs for service stations shall comply with the sign regulations of this chapter; provided, that not more than two signs indicating the price of gasoline at the service station may be erected on the premises. Such signs shall not exceed fifteen square feet in area each and shall not be illuminated. Such signs shall be permanently mounted flat against the wall of the building, on the canopy over the pump islands or its supporting structure, or on a freestanding sign structure permanently affixed in the ground. A-frame and portable stand-type signs are not permitted.

Additionally, sandwich board "A" frames signs are allowed. Maximum height of freestanding signs is 20 feet, total height of the combined sign face and sign structure above grade. Other regulations may apply regarding projection into right-of-way and height limits in clear view triangles.

5. **Landscaping:**

On street frontages inside the property lines, a five-foot wide planting area of L2 see-through buffer, including street trees as prescribed in SMC 17C.200.050. For other property perimeter, a planting strip of five feet in width is required, except where buildings are built with no setback from the property line or where a parking lot adjoins another parking lot.

6. **Screening:** All outdoor garbage collection, dumpsters, recycling areas, loading and outdoor storage areas shall be screened from view of persons on adjacent properties and properties that are located across a street or alley from a commercial or center and corridor zone. Screening may be accomplished by one of the following techniques or their equivalent:

1. An L1 (see Landscaping standards SMC 17C.200 for description) visual screen;
2. A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 see-through buffer between the fence and the property;
3. A five-foot-tall earth berm planted with L3 open area landscaping;
4. Storage areas are not allowed with 15 feet of a street lot line;
5. Screening shall comply with the clear view triangle requirements regarding fences.

7. **Environmental Review:** Depends upon the proposal. A SEPA checklist is required on many projects.

8. **Design Review:** Formal design review is not required, however project must still address design standards and guidelines for Centers and Corridors as referenced in SMC 17C.122.060, "Initial Design Standards and Guidelines for Centers and Corridors."

9. **Traffic Study:** May be required depending on the scope of the project.

10. **Boundary Line Adjustment**
This parcel is comprised of more than 30 full and partial underlying lots. By using the Boundary Line Adjustment process, the property could be easily divided back into those underlying lots, not to exceed the original number, and sold individually or in grouped lots. The allowed uses on these newly-created lots would be the same as the uses allowed in the CC2-DC zoning as described above.

11. **Comprehensive Plan Land Use**
Comprehensive Plan Amendment/Zone change
In order to change the zoning on the subject property a Comprehensive Plan Amendment would have to be applied for. At this time there is no policy support in the comp Plan to change the land use designation to Commercial or Industrial.

PURPOSES OF THE REDEVELOPMENT PLAN

The purposes of this Plan are to assess the potential redevelopment options for Mann Center, to assess neighborhood needs, and the needs of the homeless, to assess economic development opportunities, and to create a balance between the needs, while providing a Plan that is financially viable. In the case of a public benefit conveyance, "financial viability" is defined as 30 years under BRAC law. The City, acting as the Local Redevelopment Authority, is entitled to recommend the best land uses, but the selection of the specific end user is retained by the federal agencies. Also, the method of conveyance is determined by the federal agencies.

CONVEYANCE OPTIONS

There are numerous potential conveyance options, which were explained in great detail by BRAC Transition Coordinators to the LRAAC, City Council, and the public. The two that seemed to best apply to the Mann Center were Public Benefit Conveyances and Negotiated Sales. Another form of disposal is Public Sale, which was also considered during the development of this plan.

PROCESS OF CRAFTING THE RECOMMENDATION

The overall process for creating this Plan is described in a preceding section. The specific recommendation regarding end use was crafted at the LRAAC Retreat held on January 25, 2008. All of the options and needs identified during the preceding year plus were in play at the retreat. No previous attempt at integrating all of the options into a specific recommendation had been made. There was no "obvious frontrunner" that had been identified prior to the retreat.

Three routes for a possible approach had been discussed for a few months. Those included:

1. Recommend outright sale of property by the Army for commercial development
2. Recommend City enter into Negotiated Sale process, in order to acquire at some discount (if possible) and manage a development process that might incorporate/underwrite public uses
3. Recommend public benefit transfer (up to 100% discount) of all, or a portion, of the site to one of three remaining public benefit proposals (or combination thereof). Most transfers are not at the full 100% discount, and not all entities are eligible.

At the January 25 retreat, Scott McKean, BRAC 2005 Base Transition Coordinator with the 70th Regional Readiness Command (Seattle), went

through an extensive explanation of conveyance options, and described in detail the process whereby the LRA recommends end use of the property in the Plan, and the federal agencies determine who the actual user is. He explained that a negotiated sale was possible, but has restricted utility due to fair market value being a requirement. Also, negotiated sale would have to be to the City, not to another entity. He said that an Economic Development Conveyance would not be an option here, as there is no major job loss to the community in this case, just a transfer of location to Fairchild AFB. That was helpful information, and placed the decision facing the LRAAC in context.

The other substantive element was the recognition that the recommended use should be one that is sustainable for 30 years if a Public Benefit Conveyance was in consideration. The risk of not presenting a viable Plan is that the Army would not approve the Plan, but determine their best interest to be placing the property for Public Sale at fair market value, without the community benefit derived from some other form of utilization.

RECOMMENDATION/RATIONALE

Following extensive discussion at the retreat, the LRAAC developed a variety of recommendation options, and unanimously selected one of the options, which contained three elements. The recommendation was modestly amended by City Council action on March 31, 2008, following public hearing, and again on May 5, 2008, to be as follows:

The City of Spokane, as the federally-designated LRA, recommends that the federal agencies approve the following reuse concept and undertake the appropriate forms of conveyance:

1. Education uses of the existing buildings in the north portion of the 5.9 acre site, along with sufficient parking areas to support the uses. The definition of "Education Uses" shall include K-16 as well as adult educational activities as defined by the State of Washington, including a full range of manufacturing skills and job development.

2. "Hillyard Gateway" use of the southern tip of the site, which is envisioned as public art/sculpture or other attractive development that would serve to beautify this portion of the neighborhood, and communicate the history and/or future of Hillyard. This small portion of the site, perhaps 50 feet in depth, should be conveyed to the City of Spokane for development and maintenance.

3. Once the parking, drainage and operational issues are addressed for Items 1 and 2 above, the balance of the property shall be available for public sale by the federal government to the highest bidder, with fee simple conveyance, likely for commercial development. Special design standards should be established by the City, with the intent of

beautification while maintaining economic reasonable use and return. Establishment of a tax increment financing district (TIF) is recommended, with proceeds dedicated to a list of projects created by the City in consultation with the Hillyard Community Development Steering Committee and other entities.

Many great concepts were presented to the LRAAC. These included unique museum concepts, an attractive public radio use, provision of temporary employment, public market, job training, business incubation, private/public development, and many more. All of these would be wonderful additions to the neighborhood and community. The challenge for the LRAAC and the City was to identify how to meet practical needs of acquisition, development, and sustainability, within the guidelines of the BRAC process.

One of the strongest cases was made for community-based business incubation and job training. This is a well-regarded need, especially in Hillyard. There may be options for integrating some of this into the eventual Education Public Benefit Conveyance, however that works out with the "federal partners." Those discussions should continue.

It was recognized that School District 81 and the Community Colleges of Spokane have the capacity and resources to create viable long-term use of the property, should one or both be selected for Public Benefit Conveyances by the Department of Education and the Army. Their need for space may not leave much room for business incubation and job training, but that can only be left up to those entities and their community partners. There is certainly no lack of interest. It has also been noted that other locations in Hillyard may be potential sites for such use, if funding can be found to support them.

One of the keystones of this recommendation is to provide for some of the needs of the neighborhood through new tax collections generated by the commercial development likely to be built on the land disposed of via Public Sale. There will be reasonable design standards applied, but the area is large enough to contain development that should generate significant new tax base. Whether this is ultimately collected and accounted for via TIF or via other forms of City accounting/budgeting, the intent is that the development and maintenance of the "Hillyard Gateway" public art statement, and neighborhood social service needs be funded with at least a portion of the new tax collections. It is possible that the Hillyard Gateway project could extend to the "triangle weed patch" already in City ownership. This would provide public art visible southbound on Haven, while the other portion on the main peninsula would be primarily visible by traffic heading north on Market Street. There has been discussion of how a statement of "Hillyard's Past" might be on one site, and of "Hillyard's Future" might be on the other.

The neighborhood social service needs include such things as child care, youth programs, and services for the homeless. These services could be

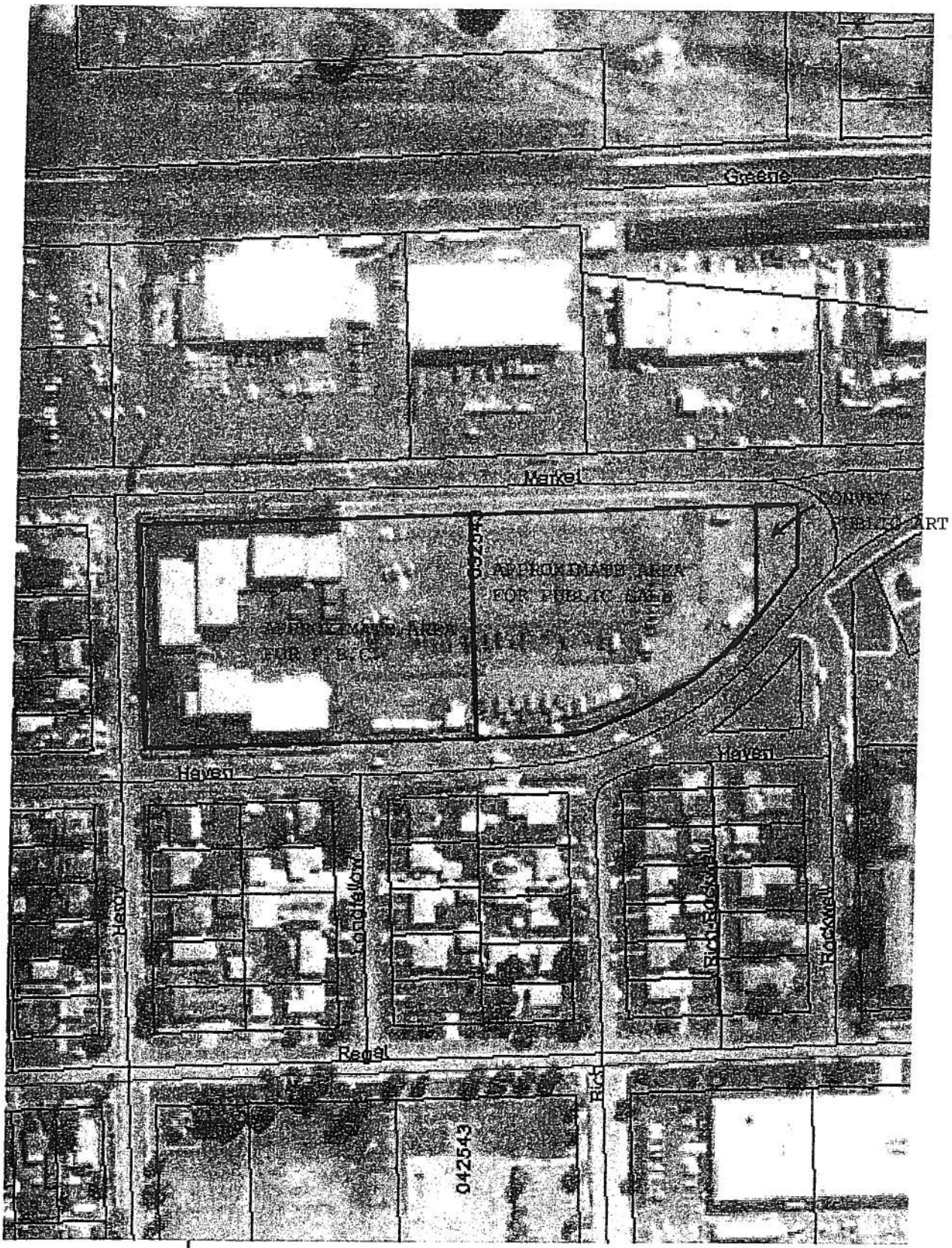
offered at other, more appropriate, locations, such as the Northeast Community Center.

PROCEDURAL MATTERS

If this Plan is approved by the Army, there would be a number of procedural steps that will have to occur, including boundary line adjustments. The City would take responsibility to accomplish the necessary boundary line adjustments. The City will also need to approach the National Park Service regarding the small conveyance for the Hillyard Gateway.

The exact size of the Education Public Benefit Conveyance would depend on what user the Department of Education and the Army select. Their needs for parking and meeting landscape and drainage requirements would determine how much land area they would need to be conveyed. The goal is to provide the minimum necessary to meet the development standards, so that the maximum area can be sold for new development (less the small "Hillyard Gateway" conveyance).

The map on the next page portrays the approximate area that might go into each use.


Greene
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MANN CENTER HOMELESS SUBMITTAL

OUTREACH

"Official" outreach to prospective Public Benefit Conveyance recipients, including representatives of the homeless, began when the LRA Advisory Committee (LRAAC) was appointed. One of the members of the LRAAC, Mr. Larry Griffith, Executive Director of Salem Arms, volunteered to serve as the primary contact between the LRAAC and homeless service providers. Mr. Griffith had been in communication with OEA and homeless representatives prior to the establishment/recognition of the Local Redevelopment Authority. He has reported that he made three presentations to homeless housing and service providers prior to the establishment of the LRA and his appointment by Mayor Hession to the LRAAC. These included:

(1) May 2006 to representatives of most major non-profits - a general briefing about BRAC and the available properties.
(2) June 2006 to the Spokane Homeless Coalition - a general briefing about BRAC and the available properties
(3) October 2006 to representatives of most major non-profits - a general briefing to update them and advise them that announcement has been published in the Federal register and the "clock is ticking".

There was outreach conducted in general (to all prospective interested parties, both homeless representatives and others) through the activities of the LRAAC, and documented in the "Overview of Process" section of this document, and as displayed in the Appendix.

In addition to the LRAAC meetings, Mr. Griffith provided "homeless-specific outreach," as documented in an e-mail to City staff dated April 18, 2008. Mr. Griffith stated the following:

"(1) Email to Spokane Homeless Coalition announcing my LRAAC appointment by Mayor Hession - November 2006
(2) Email to Spokane Homeless Coalition about the "process" that the LRAAC will follow - November 2006
(3) Formal briefing of the Spokane Homeless Coalition about the process and the property - January 2007
(4) Formal briefing of the Spokane Homeless Coalition about the Notice of Intent (NOI) process and procedures - February 2007
(5) Updated briefing of the Spokane Homeless Coalition about the NOI process and the deadline for submission of NOIs - March 2007
(6) Regular updates about the process and status of NOI submissions, and any relevant public meetings, workshops, or hearings that were scheduled to be conducted - April 2007, June 2007, July 2007, August 2007, September 2007, October 2007, November 2007, December 2007, January 2008, February 2008, and March 2008.

(7) Update about City Council action to accept the LRAAC recommendation - April 2008

From November 2006 continuing through February 2008 I responded to individual agency requests for updates on the status of the process.

Between December 2006 and April 2007 I met on three occasions with George Nossack [Ascenda] and talked with him on the phone on six-eight occasions providing input to this NOI proposal. During that same time, I talked on two or three occasions with Steve Larson about his proposal.

Between December 2006 and April 2007 there were 4 updates (I think) published in the Spokane Low Income Housing Consortium newsletter."

MEMBERSHIP OF THE SPOKANE HOMELESS COALITION

The following private for profit, nonprofit, business, and government agencies participate in the Spokane Homeless Coalition, to which outreach was conducted:

- American Indian Community Center
- Anna Ogden Hall
- Advanced Registered Nurse Practitioners (ARNP)
- Mobile Medical Clinic
- Campus Kitchens at Gonzaga University
- Catholic Charities
- Center for Justice
- Community Health Association of Spokane (CHAS)
- Christ the Redeemer Church
- Citizens Utility Alliance
- City Gate Ministries
- City of Spokane Council
- City of Spokane Fire Department
- City of Spokane Human Services
- City of Spokane Police Department
- Common Ground
- Community Colleges of Spokane
- Community Detox Services of Spokane – Cubhouse
- Community Frameworks
- Coalition of Responsible Disabled (CORD)
- Cup of Cool Water
- Eastern Washington University
- Eleanor Chase Work Release
- Goodwill Industries, CES Office
- Habitat for Humanity – Spokane
- Hate Incident Response Team
- Hope Partners
- House of Charity

- Household of Faith
- Housing & Urban Development (HUD)
- Human Services Advisory Board
- Intercollegiate Center for Nursing (ICN)
- Intercommunity Peace & Justice Center
- Interfaith Hospitality Network
- Life Center Foursquare Church
- Life Services
- Lutheran Community Services Northwest
- Mass Mutual Financial Group
- New Horizons Care Centers (Sun Ray Court)
- New Washington Apartments
- Northeast Washington Housing Solutions, dba Spokane Housing Authority
- Northwest Fair Housing Alliance
- Petrusek Consulting
- Pioneer Human Services
- R. E. Prime / Christmas House
- Rising Times
- Sacred Heart Medical Center – EO Case Management
- St. John's Cathedral
- Salem Arms
- Salvation Army
- Shalom Ministries
- Spokane Aids Network
- Spokane County Community Services
- Spokane County Housing & Community Development
- Spokane County Regional Support Network (RSN)
- Spokane County Supportive Living Program
- Spokane Human Rights Union; formerly People 4 People
- Spokane Low-Income Housing Consortium
- Spokane Mental Health
- Spokane Neighborhood Action Program
- Spokane Public Schools
- Spokane Regional Health District
- Spokane Valley Community Center
- Spokane Valley HEART
- Spokane Valley Police Department
- St. Margaret's Shelter
- Transitional Programs For Women dba Transitions
- Transitional Programs For Women dba Transitions Miryam's House
- Transitional Programs For Women dba Transitions Transitional Living Center
- Union Gospel Mission
- United Behavioral Health
- Volunteers of America (VOA)
- VOA Aston-Bleck Apartments
- VOA Crosswalk
- VOA Hope House
- VOICES
- Washington State Department of Corrections
- Washington State Department of Social &
- Health Services (DSHS)
- Washington Department of Veterans
- Women & Children's Free Restaurant

- Women's Hearth
- YWCA

ASSESSMENT OF NEEDS – CONTINUUM OF CARE PLAN

The current Continuum of Care Plan for the City of Spokane was prepared in 2007, and is incorporated herein by reference, with certain relevant sections extracted and reprinted. The following is taken from the Plan (please note that the CoC Plan is developed for the City of Spokane as a whole):

B. The Economic Challenge
The economy of the City and surrounding region tends to be somewhat less vigorous than the state and national average. According to data from the U.S. Census Bureau, poverty rates are higher, estimated at 16% as compared to 10.5% within the state, and median household income lower than the state averages. Within the City are significant clusters of households with extremely low median incomes. Although, "wage levels suggests [sic] that Spokane is becoming less dependent on low-wage and part time employment than it has in the past," low-paying jobs, under-employment and part time employment continue to challenge the region. The labor market has been improving somewhat with gains in construction, retail sales and health services. The manufacturing that has dominated in the past has rebounded somewhat, although still accounts for a same segment of employment and is not expected to make significant gains in the future. The economic sectors that are expanding may bring growth in the workforce but not necessarily an increase in average income. For example in recent regional history, there has been growth within the lowest paying area of the retail sector— eating and drinking establishments. Jobs in this area typically do not pay a living wage.

D. Homelessness In Spokane
The City of Spokane Homeless Management Information System (HMIS) was initiated in 1995. During the 12 years of operation, the number of programs reporting data has increased and in the last three years, leveled off. However, with recent changes in the database and efforts for greater regional collaboration, the number of participating organizations is expected to increase over the next few years. Data used for this plan was collected in 2006. Thirty-three (33) homeless-serving programs contributed data.

The changing number of programs reporting data over the years creates a challenge when identifying trends in homelessness. From the perspective of the years 2000 through 2004 there seems to have been a steady increase in the number of homeless persons. In data collected throughout 2000 indicated there were a total of 5,989 homeless individuals, in data collected throughout 2002 there were 6,238 homeless individuals and in data collected throughout 2004 there were 7,294 homeless persons counted.

In the latest count from data collected throughout 2006, the number increased slightly from 2005 (6,024 homeless persons constituting a total of 4,702 homeless households) to 6,188 homeless persons constituting 4,547 households. HMIS staff continues to research the data for indications that might help us understand the reasons for this decline in the total number of homeless persons and households between 2004 and 2005. Questions remain about whether the decline represented a true decline in homelessness or reflected changes in data collection.

In 2006, homeless households with children appear to have increased from 2005. The number of homeless households with children counted in 2006 was 710 (15.6% of the total homeless households). In 2005, 561 (11.9%) households with children were counted. While these numbers still represent a significant decline from the earlier years, as mentioned above, questions remain about whether the lower count represents a true decline from 2004 to 2005 in homeless households.

Similar patterns appear in the number of homeless households without children. Homeless households without children counted during 2006 totaled 3586 (78.8% of the total homeless households counted). In 2005 the totaled was 3852 (82% of the homeless households). In data collected throughout 2000 there were 4770 homeless households without children (79% of the total homeless households) and in data collected throughout 2003 there were 6009 homeless households without children (82.4% of the total homeless).

The third segment of the homeless population is independent youth. Independent youth households are defined as youth ages 13-17 and unaccompanied by an adult. Data from 2006 indicate 251 (5.5% of the total homeless households counted) were youth living on their own or with a child. In the data collected throughout 2005, 289 households (6% of the total homeless households) were independent youth. The data collected throughout 2004 indicated 320 such households. Again, the reason for the decline between 2004 and 2005 is, at this point, not clear.

Of the total homeless population (6,188 persons), 214 (3.5% of the total homeless persons counted) were classified as per the Housing & Urban Development (HUD) definition, as chronic homeless. Of the total homeless population, 67.8% were males and 32.2% were female. The count for 2005 was 338, which constituted 5.6% of the total homeless population. The primary difference in the chronic and other homeless populations is that the chronic homeless are by HUD definition, individuals with disabilities, not families.

C. Priorities

All aspects of housing and supportive services for the homeless remain priority and will be given particular focus and effort for both the chronic and

other homeless populations. However, the needs underlined below are of the greatest immediacy.

Permanent Housing with Support
1. Maintain existing and develop additional permanent housing with a wide range of supportive services.

Permanent Housing without Supportive Services
1. Maintain existing and develop additional safe affordable permanent housing without supportive services, especially for families living 30% below the poverty line.
2. Develop strategies around public policy to expand the funding base for housing developers/providers.

Transitional Housing
1. Maintain existing and expand availability of transitional housing.
2. Maintain and develop additional housing options for individuals currently substance using.

Emergency Shelter
1. Expand to year-round availability of shelter space for individual men.
2. Expand availability of shelters for chronic homeless families including 24-hour service access.
3. Increase shelter space for families with boys over 10 and men heads-of-households.

Supportive Shelters
1. Coordinate services/case management for people transitioning from mental health/substance abuse treatment to outpatient treatment.
2. Increase access to mainstream resources.

Prevention
1. Develop strategies for a 24-hour response system with direct interface with law enforcement.
2. Continue development of funding options to prevent people from becoming homeless.

Supportive Services including outreach, case management, life skills, employment, mental health, substance abuse, medical management, medication management, health care and aftercare
1. Continue seeking funds for all manner of supportive services that can be used to stabilize individuals and families so they can progress into permanent housing.
2. Create housing stability case managers for low-income safe permanent housing and provide resource training for property managers and owners on how to link with services.
3. Continue developing multiple models for case management and methods of accessing mainstream services for prevention through aftercare.

Communication and Coordination
1. Improve communication about issues pertaining to homelessness with the community, including the business community, political and community leaders, and the general public.

Section 6: Continuum of Care Gaps Analysis and 18-Month Goals

A. Gaps Analysis
In addition to the analysis of unmet need for housing shown on [Continuum of Care Plan] pages 31 (Emergency Shelter), 33 (Transitional Housing) and 35 (Permanent Housing) of this plan, homeless serving organizations note the following gaps, concerns and recommendations based on their field observations:

Prevention:
- A central clearinghouse of information and resources may allow more efficient use of existing resources, as might other forms of enhanced coordination/communication among homeless-serving systems.
- Increased funds for rental assistance could be employed to prevent people from becoming homeless.
- Availability of short-term housing stability case managers would help currently housed clients prevent evictions and maintain their housing.
- Collaboration among all regional jurisdictions to address issues of homelessness prevention would significantly increase system-wide efficiencies.

Supportive Services:
Supportive services are defined as including outreach, case management, life skills, employment training, mental health, substance abuse treatment, medical management health care and aftercare. Supportive services are crucial for stabilizing individuals and families who have experienced homelessness. The following are widely observed as needs for our community:
- Federally, emphasis remains on housing. For many clients to maintain housing stability support services must accompany housing. Adequate funding for supportive services remains an immense challenge.
- Expanded case management, medical management and mental health treatment would ultimately reduce overall costs by created greater stability in housing and reduce reliance on emergency rooms and other more expensive last resort interventions.
- Greater coordination of services/case management for people transitioning from mental health/substance abuse treatment to outpatient treatment would aid stabilization and reduce social and economic costs associated with recidivism.
- Gap funding for support services are needed for people who are awaiting qualification for GAX and discretionary funds for interim psychotropic mediation would aid in stabilizing clients in transition.

- Access to mainstream resources such as Medicaid, SSI, TANF, mental health and child care creates ongoing access to needed services.
- The continuing decrease in support services for the elderly, those with mental illness without benefits such as GAU/GAX and Medicaid thwarts efforts to assist these subpopulations.
- Additional improvement of services to individuals with co-occurring disorders of mental illness and substance abuse, especially for individuals without benefits such as GAU/GAX and Medicaid, is needed.
- Social service dollars for homeless families are not sufficient to provide adequate services.

Other sources as mentioned above serve as crucial adjuncts.

- The loss of services to non-Medicaid qualifying persons continues.
- TANF sanctions reduce the amount of grants to families and increase the avenues for cutting financial aid.
- Current state and federal barriers for people with felony convictions to qualifying for support services is counterproductive. Community safety and individual success could be improved with changes to regulations.

Outreach:

- The Police Department has requested a 24-hour 7-day/week access/response for direct interface with law enforcement/patrol to enhance prevention.
- Outreach has been extremely useful to help homeless families and individual access services to minimize duration and extremeness of homelessness. Funding to provide outreach at higher capacities is needed.
- Safe places for women (24x7) continue to be limited.
- A men-only drop-in center is not presently available.
- More participation in and coordination for outreach, especially with the unincorporated areas within the County, is needed.

Case Management:

- There is a gap in services when people are released from jail/prison, inpatient treatment and alcohol/substance abuse. There is a need for transitional plans, greater coordination between in-patient/institutional care and out-patient/community-based care and the development of treatment options that will provide an unbroken continuum of care.
- Funding for case management is presently not sufficient to address need.
- Transportation continues to be an issue. Transportation for people who do not qualify for special mobility is especially lacking. This population has been significantly impacted by Spokane Transit Authority (STA) route cutbacks in recent years.
- There is a need for discretionary funds for replacement of identification/birth certificates.

Emergency Shelter: House clients for less than 90 days

- Emphasis has been on transitional and permanent housing with federal funds available for these crucial elements in the continuum of care.

However, shelter for many chronic homeless remains for many the first option for beginning any shift away from homelessness.
- Recently extended hours need ongoing funding to ensure year-round availability.
- A year-round shelter for men who are currently substance abusing, would open an avenue for early efforts to stabilize these individuals and enhance community safety.
- Shelter space for single men or women, families and youth does not meet current needs. Current data indicates that while existing shelter space is not sufficient for any of these populations, single homeless outnumber families 5 to 1.
- Shelter space for families with boys over 10 and with men head-of-households is severely limited.
- Shelter space for women that is available 24-hours would provide this subpopulation with a safe place and create more accessibility to services.
- There is limited shelter for couples without children.
- There is limited shelter for families with members who are gay, lesbian, bisexual, transgendered or questioning their sexual orientation.
- Current public policy requiring a person or family spend one night in an emergency shelter in order to qualify for funds set aside to address homelessness, results in greater costs than preventing eviction and results in needless risk and potential trauma for children. More effective means of assisting individuals and families at a high risk for homelessness need to be developed.

Transitional Housing: House clients for 91 days – 2 years
Transitional housing is lacking for:
- Individuals who are currently substance abusing.
- Young adults (18-23).
- Youth living separate from parents.
- Single parents with boys who are age 10 and older.
- Unmarried couples living as a family unit.

Permanent Supportive Housing (PSH): Available housing with the support services sufficient to create stability for individuals and families is insufficient for the following:
- Affordable PSH (housing in the $160.mo range).
- Affordable PSH for chronically mentally ill adults with children.
- PSH for family reunification. It is noted that there are special (DSHS Child Protective Services) vouchers available at Northeast Washington Housing Solutions for family reunification services. These vouchers have historically been underused.

There are also challenges in the following areas pertaining to the provision of PSH:
- Dealing with/reducing restrictions for people with bankruptcy, bad credit and criminal history.
- Finding ways to provide continuing medical care and support services.

□ Funding for housing operations and rental assistance and Rural Rental Assistance Program funds.
□ While there has been improvement in the availability of child visitation facilities as part of the facilities needed for family reunification and in addition to the facilities for that population, need still exceed availability.
□ Cash for emergent needs with supportive services.

Affordable Permanent Housing without Support: Need exists in the following areas:
□ Availability of affordable and safe units.
□ Units for persons with disabilities.
□ Safe living space for very vulnerable populations, i.e., women who have experienced violence against them.
□ Housing for individuals with backgrounds of criminal justice involvement.
Additionally, the following are areas for improvement within the community:
□ Enhanced linkages among landlords, property managers and a rental clearinghouse to facilitate problem solving, assess affordability and other issues, and improve understanding of the homeless population and services available.
□ Development of a strategy to work on public policy for housing developers/providers to expand the funding base available to them through licensing, permits, tax breaks, density bonuses, rental assistance for affordable units and other policy-level incentives for developing affordable permanent housing.

Legal Services:
□ Legal services for emancipated independent youth are not readily available.
□ While a legal services attorney has been appointed to represent low-income and vulnerable persons who are at risk of eviction, more attention is needed to this issue.

Mainstream System Development Needs:
□ Continued progress towards improving coordination/communication among the systems engaged in services and housing for homeless individuals and families.
□ Countywide participation in the regional HMIS by service providers.
□ System-wide consideration of implications of changes in funding and payment structures (i.e., payment based on success with client).
□ Extend examination of system-wide issues to include private and non-profit landlords and rental associations.
□ Continued effort to increase accuracy of data and cost effectiveness throughout the homeless serving programs.
□ Establish standard protocols for intakes, discharges and other key phases of data collection.
□ Expand data collection on qualifying individuals and families to include services or housing requested but not provided due to lack of agency resources.

□ The current HUD definition of homelessness results in homeless families with significant unmet needs.

B. Continuum of Care 18-Month Goal
The National Alliance to End Homelessness and HUD has established a goal of ending chronic homelessness and moving families and individuals to permanent housing within 10 years. The State of Washington has asked communities to set a goal of reducing all homelessness by 50% by 2015.

The City of Spokane has adopted these goals for purposes of planning. Additionally, HUD has asked communities to commit to a strategy that will "End chronic homelessness and move families and individuals to permanent housing," and request actions to achieve five objectives towards this outcome. Section D below is a listing of actions to which the community has committed.

The Spokane Homeless Coalition acknowledges the active collaboration of the City of Spokane Community Development Department and their lead role in the creation of permanent housing. The Community Development Department partners with the City of Spokane Human Services Department and non-profit agencies to target homeless housing issues and provide supportive housing. This partnership is crucial to the success of our plan.

C. Obstacles to Meeting Goals
Though we have made some progress in the City of Spokane, like most communities, we face many challenges if we are to meet the HUD goal of addressing chronic homelessness within a 10-year time frame and the State of Washington Community, Trade & Economic Development (CTED) goal of reducing homelessness by 50% by 2015. Regional loss of affordable housing and the need to relocate individuals has thwarted the community. Insufficient access to funding for ongoing services, such as GAU, GAX (benefits for disabled singles), TANF, Medicaid, mental health, substance abuse treatment and food stamps threaten progress. In addition, the challenge of knitting services and housing to address the specific issue of chronic homelessness frustrates and exasperates both the agencies and personnel that live and breathe this issue on a daily basis. As a community, we continue to be faced with the ever-growing dilemma of people who cannot cope with daily life trying to live without resources.

There are other issues that limit our ability to meet these goals. As described in the Introduction, geographically Spokane is located in the midst of a large rural territory and serves as a catchment area for Eastern Washington, Idaho, Montana and northeastern Oregon. While HMIS data indicates a relatively small number of homeless live outside the area, field observation indicates that people do relocate to the City in order to access social services, medical care and employment. They may move thinking opportunities will be more plentiful in the city, but once here find the situation otherwise.

There are significant concentrations of poverty and there is a paucity of living-wage jobs and training to help individuals move from welfare to employment. Once employed, upward movement is also challenging, as there is little vertical and horizontal development within industries. One cannot simply walk across the street and make application to a competing business/industry. In fact, there is a lack of robust private industry. The largest economic sector for the region is government. Most entry-level jobs are in the service sector and many are within the lowest paying segment of that sector, food service.

Amid these difficulties, the homeless agencies continue to make strides in collaboration with each other and conversations are ongoing with the business community. A hopeful shift is that segments of leadership within the business and local government arenas are beginning to acknowledge the level of chronic homelessness among individuals who are mentally ill, substance abusers and living with co-occurring disorders. They are also beginning to recognize the impact of chronic homelessness on our community.

However, there remains a lack of community action around these issues. Significant segments of the community leadership still believe that the answer to homelessness is for these individuals to simply get a job. There is neither a comprehension of the magnitude of the barriers to doing that, nor of the intensiveness and diversity of the support services needed to succeed. Among the general population, there is still a lack of understanding about the social and economic impact of homelessness on the community.

MOST CURRENT COUNT OF HOMELESS IN NORTHEAST SPOKANE

The following information was prepared by Amy Jones of the City's Human Services Department, reflecting information from Spokane's Homeless Management Information System, which is the most current information available.

During the time period of January 1 – December 31, 2006, there were 341 homeless persons that indicated the Hillyard neighborhood or 99207 as their zip code of last permanent residence. This area covers much of the Logan and Nevada/Lidgerwood Neighborhoods, in addition to Hillyard. Of those 341, 256 were persons in families (75.1%), 70 were persons without children (20.5%) and 15 of those were unaccompanied youth (without a parent or guardian - 4.4%). The unaccompanied youth will be included in the Persons without Children category for the remainder of the report. This is an unduplicated count of homeless persons seeking services from agencies within the City of Spokane and entered into Spokane's Homeless Management Information System (HMIS).

Hillyard/99207 **Homeless Population**	**Total Number of Homeless N=341**		**# Of Homeless Persons with Children N=256**		**# Of Homeless Persons without Children N =85**	
Total Households	160		81	50.6%	79	49.4 %
Adults	166	48.7%	96	37.5%	70	82.4%
Children	160	46.9%	160	62.5%	0	0%
Unaccompanied Youth	15	4.4%	0	0%	15	17.6%

City of Spokane **Homeless Population**	**Total Number of Homeless N= 6188**		**# Of Homeless Persons with Children N= 2310**		**# Of Homeless Persons without Children N = 3878**	
Total Households	4547*		710	15.6%	3586	78.8 %
Adults	4498	72.6%	854	36.9%	3644	93.9%
Children	1438	23.2%	1438	62.3%	0	0%
Unaccompanied Youth	252	4.1%	18	0.77%	234	6.0%

*Unaccompanied youth are included in the 4547 Total Household count however; the specific data has been removed from this chart. Total Unaccompanied youth households for 2006 totaled 251. Please refer to the City of Spokane Continuum of Care Plan for 2007 for more information.

The comparison evaluation between the Hillyard/99207 table and the entire City of Spokane table shows that only 5.5 % of the homeless population indicated as the Hillyard neighborhood or the 99207 zip code as their last permanent residence. When evaluated further, of the total City of Spokane homeless population, 11.1% of persons with children (families) and 2.1% of persons without children (singles) are from the Hillyard/99207 area.

ASSESSMENT OF NEEDS – CONSOLIDATED PLAN

The Consolidated Community Development Plan of the City of Spokane was adopted on May 9, 2005. The Plan covers a 5 year period from 2005 through 2009. The Consolidated Plan incorporates the City's Continuum of Care Plan by reference, which at the time of writing, was the 2004 Continuum of Care plan.

Under the City's Community Development Program, the CD Neighborhoods create Needs and Priorities documents. The following two pages are the 2007 (current version) Needs and Priorities for Hillyard. Please note that

"homeless services" fall in the middle range of priority "needs for public services." The top public service needs are identified as neighborhood cleanup, crime awareness/prevention, and employment training. Infrastructure needs such as public area lighting, sidewalks, and street paving received high marks. Code enforcement is very popular. Employment training received high priority, but other Economic Development needs are expressed as moderate in priority, probably reflecting somewhat lower neighborhood willingness to allocate Community Development Block Grant funds to Economic Development purposes (other than employment training), compared to other pressing neighborhood needs. The neighborhood is known to support business incubation and existing neighborhood businesses.

NEEDS AND PRIORITIES WORKSHEET

For Community Development Neighborhoods

In your opinion, what is the need in your neighborhood for each of the items listed by category below?
Rate your assessment by checking one of the columns: "high," "medium," "low," or "no need."
Please rate the need for each category, even if projects and programs exist to address the need.
NOTE: An asterisk (*) indicates that item is not eligible for CDBG funding at this time.

Neighborhood Name:	Date:			
NEED CATEGORY	**PRIORITY LEVEL**			
	High	**Medium**	**Low**	**No Need**
HOUSING				
Rehabilitation of owner-occupied	37	25	16	3
Rehabilitation of renter-occupied	30	30	14	4
New single-family (land acquisition/site improvement)	13	25	23	7
New multifamily (land acquisition/site improvement)	6	23	25	13
Home purchase assistance	27	29	20	2
Rent subsidy *	18	18	21	10
Manufactured housing (land acquisition/site improvement)	9	15	29	13
Accessible housing for those with disabilities	18	33	16	3
Accessory (mother-in-law) dwelling units *	7	15	23	18
Architectural design ordinance *	4	16	24	18
Code enforcement *	43	11	13	7
HOMELESS HOUSING				
Emergency shelters	32	25	16	6
Transitional shelters	19	33	16	4
Safe houses (temporary protective housing)	29	26	15	4
Permanent housing (land acquisition/site improvements)	18	20	24	5
PUBLIC FACILITIES (building or other physical improvements)				
Senior centers	32	25	18	2
Youth centers	39	26	9	3
Community centers	35	21	15	3
Child care centers	27	32	9	5
Parks and/or recreation facilities	27	36	12	3
Parking facilities	9	21	27	10
Bus shelters	19	18	21	9
C.O.P.S. substations	37	26	13	6
Neighborhood gardens (physical improvements)	21	24	25	6
Street tree replacement	19	20	24	12
INFRASTRUCTURE				
Alley paving * (not done at this time, due to CD Board policy)	19	14	14	12
Alley grading *	30	17	9	7
Street paving	41	23	10	3
Sidewalks, new construction	28	28	16	4
Sidewalks, reconstruction (repair)	44	24	12	3
Sidewalks, wheelchair ramps	43	19	15	3
Lighting: alley, park, school	47	24	6	3
Lighting: street	43	17	13	5
Septic tank elimination	17	24	18	11
Traffic diversions/modifications	18	27	19	7
Pedestrian and bike routes	32	22	16	6
Natural gas (conversion/connections)	6	24	26	11

NEEDS AND PRIORITIES WORKSHEET

For Community Development Neighborhoods

In your opinion, what is the need in your neighborhood for each of the items listed by category below?
Rate your assessment by checking one of the columns: "high," "medium," "low," or "no need."
Please rate the need for each category, even if projects and programs exist to address the need.
NOTE: An asterisk (*) indicates that item is not eligible for CDBG funding at this time.

Neighborhood Name:	Date:			
NEED CATEGORY	PRIORITY LEVEL			
	High	Medium	Low	No Need
PUBLIC SERVICES				
Neighborhood cleanup	62	18	6	2
Senior services	32	42	7	1
Youth services	31	43	3	1
Services for those with physical disabilities	24	40	11	2
Services for those with mental disabilities	21	40	13	3
Substance abuse services	31	28	15	5
Homeless services	30	24	20	7
Transportation services	18	36	28	3
Employment training	41	24	11	2
Crime awareness/prevention	43	28	8	4
Child care services	21	34	18	3
Health services	26	32	11	4
Fair housing counseling	11	33	23	6
Community center operation	37	25	15	3
C.O.P.S. substation operation	39	28	10	4
Family support services	20	34	15	3
Immigrant services	8	22	26	13
Animal control services *	27	23	21	5
ACCESSIBILITY TO EXISTING BUILDINGS				
Residential (access improvements for those with disabilities)	19	27	17	8
Nonresidential (access improvements for those with disabilities)	22	24	17	6
HISTORIC PRESERVATION				
Residential	17	24	22	10
Nonresidential	19	26	19	9
ECONOMIC DEVELOPMENT				
Business loan	17	26	15	12
Commercial/Industrial development	19	25	14	13
Technical assistance	19	27	14	8
Neighborhood small businesses	31	29	6	5
OTHER NEIGHBORHOOD NEEDS				
Neighborhood communication (related to CDBG Program)	18	29	13	2
Neighborhood festival *	13	23	17	7
Specific plan update	17	29	10	4
Air quality improvement	22	19	17	4
1) Various other needs	8			
2)				
3)				

BALANCE OF HOMELESS NEEDS AND ECONOMIC DEVELOPMENT NEEDS

The City of Spokane is interested in establishing a balance between the various needs of the Hillyard neighborhood and the community as a whole. There are recognized economic development needs and homeless services needs, as reflected in the neighborhood's needs and priorities statement.

In the case of the Mann Center, there is no direct loss of employment in the community, as the functions of the Mann Center are being transferred to Fairchild Air Force Base, also in the Spokane area. The jobs likely to be transferred into the neighborhood after development under this recommendation (both education-related and commercial employment) should result in a net positive economic impact to the Hillyard Neighborhood. It could be argued that some other use could generate more positive economic impact, but it is believed that the educational institutions pursuing public benefit conveyance have the current capacity to carry through, and will be fiscally viable over the 30 year period required by federal law.

It is clear that there are significant economic development needs in the Hillyard area. The GHBA/Consortium proposal, in particular, spoke clearly about those needs. Whether that proposal was as financially viable as other options at Mann Center was the source of lengthy discussion during development of this plan, but the need for economic development and job training/workforce development is undeniable. Ongoing community attention to that need is a priority, despite somewhat lower marks in the 2007 Needs and Priorities Worksheet for most Economic Development needs (higher for employment training than for direct fiscal support for business loans and new development).

The recommendation contained in this plan strives to establish a balance of the various needs, by providing for educational opportunities, services offered to special needs persons and homeless, employment at new commercial development, and beautification of the neighborhood – hopefully leading to further development. The services offered to special needs persons and the homeless will have a long-term economic benefit to the neighborhood, and the community as a whole.

CONSIDERATION OF HOMELESS NOIs

There were three NOIs that included direct or indirect support for the homeless (amongst the eight independent proposals submitted). Here is a summary of the three NOIs:

1. Ascenda, a local nonprofit, submitted a proposal for a Therapeutic Community consisting of a treatment and transitional living center for homeless individuals, and individuals with drug, alcohol, or co-occurring disorders. Also proposed was a multi-story building with commercial retail

space and office space that might be leased to other social service agencies. Housing would be provided in the existing buildings.

2. A private citizen, Steve Larson, proposed an element of the (then known as) Greater Hillyard Business Association proposal, which would provide "flexible" temporary employment of homeless individuals with daily pay based on productivity. It would utilize certain space in the two existing buildings for assembly work, light manufacturing, and preparing food to be sold. This was not a "stand alone" NOI.

3. School District 81 proposed establishing a Special Education Assessment Center, which would provide a variety of student support operations, including the Homeless Education and Resource Team (HEART), an Auditory Testing Center, a Visual Testing Center, and space for the repair, testing, and storage of "adaptive technology" equipment for special education students requiring unique furniture for auditory, visual or mobility issues. Space would also be provided for counseling and education for students with psychiatric disorders. The HEART Program works with over 700 homeless children (grades K-12), and includes coordination of transportation, coordination of classroom space due to transitional needs of these students, ensuring provision of meals (especially breakfast), and coordination with other agencies providing support.

The LRAAC undertook extensive evaluation of all eight NOIs (of the 10 submittals, one was not a project proposal, but a suggestion that the City do something with the "triangle/weed patch" across Haven Street - not directly a BRAC consideration, and one, Steve Larson's, was incorporated at his request into the GHBA/Consortium proposal). This is discussed in part in the "Overview of Process" section and partially documented in the Appendix (minutes of meeting of May 3, 2007 – which represents just one portion of the extensive review of the NOIs).

It was recognized by the LRAAC that the site of the Mann Center has limited utility for serving the homeless. The site is located between two heavily-traveled one-way arterials, carrying substantial truck traffic. This makes residential use of any kind inappropriate. In addition, the existing buildings due not lend themselves to residential use, due to configuration (the maintenance building) or internal construction (concrete block interior walls in the administration building, making renovations for residential use very difficult). However, providing services to the homeless at the site would be appropriate.

Following review at the meetings of May 10 and May 25, 2007, the following determinations were made by the LRAAC regarding each of the NOIs with a homeless component:

ASCENDA – It was noted that Ascenda (and Christmas House – its sponsoring organization) are not members of the Spokane Homeless

Coalition, but this was not a factor in considering the outcome. The goals of the Ascenda project were found to be lofty, but the details were vague. It contained residential use, not the best use given the traffic surrounding the site, and the financial plan to support the concept was very uncertain. The impact on the surrounding community of this proposal was determined to be marginally positive. This proposal was released from consideration, primarily due to lack of a clear financing mechanism.

STEVE LARSON/GHBA/CONSORTIUM – This proposal was carried into the final round of consideration, and would be locally endorsed if somehow incorporated in a successful Education Public Benefit Conveyance, though that seems unlikely. It was not clear how much space would have ended up being utilized for temporary employment of homeless persons, as the number of "partners" in the Consortium Proposal was lengthy. The Consortium proposal ultimately was found to be very worthy, but overly complex and lacking in a clear path to implementation and long-term viability. No viable Public Benefit Conveyance for the full proposal, of which the homeless component was a very small piece, was demonstrated. The other option for execution was Negotiated Sale to the City, which would have required a fair market purchase price. Development funds following purchase were also not in evidence. The impact on the surrounding community of this proposal was determined to be positive.

SCHOOL DISTRICT 81 – This proposal was carried into the final round of consideration, and could possibly be executed, as this plan calls for an Education Public Benefit Conveyance, and School District 81 is apparently eligible for a conveyance, according to the Department of Education. The District has capital improvement funding on hand. The ultimate decision of "user" rests with the Department of Education, if the Army accepts this plan. The impact on the surrounding community of this proposal was determined to be positive.

SUMMARY OF PUBLIC COMMENTS

Extensive amounts of public comment were made during the course of time that this Plan was being developed. This is a summary of the recorded comment, primarily from people not working inside the process.

11/9/06 meeting of LRAAC – Dave Griswold advised that an environmental conditions report for the property should be pursued.

11/17/06 letter from JR Sloan on behalf of representatives of various Hillyard organizations, describing Hillyard culture, people, views on homeless shelter location, use as youth center, non-competition with NECC, need to house agencies that can benefit economic rejuvenation, support for the centers and corridors of the City Comprehensive Plan, support for commercial operations that would underwrite operations of the agency operating the facility, potential utilization by museums, farmer's market, flea market, and special events, and potential financing of a management operation.

11/17/06 meeting of LRAAC – JR Sloan stated that an important consideration in developing projects is to put "stakeholder agreements" in place, in order to ensure funding of capital and operations of the selected project(s).

12/7/06 meeting of the LRAAC – Dave Griswold offered the assistance of the Historic Hillyard web site in getting word out about the January 10 public meeting. John Dixon suggested publicizing the event statewide.

12/21/06 – Dave Griswold reported that he had checked with the Army Reserve regarding development of an environmental report. Jean Farmer volunteered to put an article about the January 10 public meeting in The Advocate (neighborhood newspaper). She also volunteered a NECC staff person to do graphic work.

1/8/07 – Chris Tuckerman of ESD 101 expressed interest in learning more about the Mann center, due to future space needs of science education support programs.

Written comments received at 1/10/07 public meeting:

- Donna Jilbert commented that a mini-mall with a food court would draw the public, that an employment center with skill training would be good
- Richard Kunkel of Spokane Public Radio said that the current Mann center drill hall would be good space for public radio operations
- Paula Davis said that Hillyard needs a multi-cultural center, including uses such as museums, community groups, all ages computer lab, and that Hillyard does not need to have a homeless shelter.

1/23/07 meeting of the LRAAC – Jean Farmer offered the NECC as the site for the Networking workshop. Dave Griswold suggested collecting e-mail addresses of interested parties, as a convenient way to stay in touch with proponents.

2/20/07 – Bonnie Harper of Habitat For Humanity asked for a tour of the site (accomplished 2/27/07)

2/22/07 – John Bogensberger submitted a written comment stating that Hillyard "needs another full time fund raising entity like it needs a hole in the head," instead the entity should be self sustaining.

2/22/07 – Dwight Hamilton submitted a written comment stating it would be best to bulldoze the site, and redevelop privately, without government support for a pipe dream.

3/30/07 meeting of the LRAAC – Dave Griswold suggested the City consider donating the "triangle" to the project.

6/11/07 – Mary Ann Rapp submitted a public comment card to the office of the Mayor, expressing dislike of the manner in which the Mann Hall decisions are being made, especially in regard to the GHBA NOI.

6/21/07 – Pete Rayner sent a letter describing his concept of how a public/private partnership could be formed to develop the property.

9/28/07 meeting of the LRAAC - four persons filled out public comment forms:

- Mary Ann Rapp commented on clarification of dates of determination, concern over private purchase offers possibly submitted to the Army, suggested there is a predetermined outcome.
- Mike Rapp suggested eliminating the "third option" (negotiated sale to the City) under consideration by the LRAAC.
- Robert Lawrence said the meeting was very well run
- Darryl Reber stated that IERR owns property nearby, and is interested in the end use of the Mann Center

9/28/07 meeting of the LRAAC – Tom Heckler commented that the Fire Museum portion of the Museum Consortium is still interested in being a part of the GHBA proposal.

10/5/07 meeting of the LRAAC – Tom Heckler asked that the Hillyard Heritage portion of the Museum Consortium also be added to having continued interest in being part of the GHBA proposal.

10/7/07 – JR Sloan sent an e-mail suggesting additional options recommended by Mike Marzetta for potential consultant services.

10/19/07 – the Board of County Commissioners sent a letter to the GHBA (forwarded to the City) supporting the redevelopment concept proposed by the GHBA.

1/18/08 – Pete Rayner sent a letter to the LRAAC related to establishing a public/private partnership.

3/13/08 – e-mail from Ben Cabildo to the Mayor expressing support for the GHBA proposal.

3/16/08 – letter from Mike Brewer to the Mayor regarding financial viability of the "Community Proposal" (also known as GHBA Proposal).

3/17/08 public hearing on LRAAC recommendation – 14 individuals spoke on behalf of the concept developed by the Consortium, 6 individuals were present to support the School District 81 proposal, and Donna McKereghan provided a biography on the soldier for whom Mann Hall was named, PFC Joe E. Mann.

3/31/08 continued public hearing on LRAAC recommendation – 10 individuals spoke on behalf of the concept developed by the Consortium.

5/5/08 public hearing on the Mann Center Redevelopment Plan and Homeless Submittal – Marjorie Brewer expressed thanks to everyone involved in the lengthy process for their hard work.

APPENDIX

- City application for LRA recognition, 8/2/06
- LRA recognition approval letter, 9/1/06
- City resolution establishing the LRA Advisory Committee, 9/5/06
- E-mail notice from Larry Griffith to homeless service providers, 9/8/06
- Affidavit of publication of City notice soliciting NOIs, 10/18/06
- Mayor memo to Council regarding process goals, 11/7/06
- City Public Affairs Officer e-mail regarding public meeting notice, 11/17/06
- Spokane Homeless Coalition web calendar listing 1/10/07 public meeting
- Press release announcing 1/10/07 public meeting, 12/22/06
- Press release containing public meeting program, 1/5/07
- List of outlets receiving City press releases
- Agenda and information given to public meeting attendees, 1/10/07
- Public feedback form utilized at public meeting, 1/10/07
- Press release seeking NOI proposals, 1/11/07
- E-mail describing additional regional press outreach, 1/12/07
- SLICH Newsletter with Mann Center outreach, 1/31/07
- Press release regarding 2/15/07 networking workshop, 2/7/07
- Flyer advertising networking workshop of 2/15/07
- Affidavit of publication for extension of NOI deadline, 3/14/07
- Letter from the Army regarding obtaining fair market value, 3/16, 2007
- Letter to NOI proponents describing 5/3/07 Q&A session, 4/19/07
- Summary of Mann Center NOIs received by extended deadline
- Minutes of LRAAC retreat (Q&A session), 5/3/07
- Press release regarding contractor selection, 10/9/07
- Approval of plan submittal deadline extension to 5/8/08, 11/29/07
- E-mail describing resolution of "triangle ownership," 1/28/08
- Spokesman-Review article regarding 3/17/08 public hearing, 3/13/08
- Spokesman-Review article describing postponed action, 3/20/08
- Larry Griffith e-mail describing homeless outreach, 4/18/08
- Press release for 5/5/08, public hearing on Plan, 4/29/08
- Web site version of 4/29/08 press release
- Affidavit of publication for 5/5/08 Public Hearing
- Resolution approving the Plan and concurred with by Mayor Verner

City of Spokane

RECEIVED
AUG 03 2006
COMMUNITY
VELOPMENT

August 2, 2006

Mr. Patrick O'Brien
Director
Office of Economic Adjustment
400 Army Navy Drive, Suite 200
Arlington VA 22202-4704

Re: PFC Joe E. Mann US Army Reserve Center USARC/AMSA 80 (Spokane)
Request for Recognition as Local Redevelopment Authority

Dear Mr. O'Brien,

The City of Spokane has been informed of the recommended closure of and May 9, 2006 surplus determination for the PFC Joe E. Mann US Army Reserve Center USARC/AMSA 80 (Spokane), located in Spokane, Washington ("Mann Center"). The City of Spokane respectfully requests that the Department of Defense recognize the City as the Local Redevelopment Authority (LRA) for Mann Center.

The City of Spokane recognizes that communities have an option to form and designate a Local Redevelopment Authority for purposes of planning the reuse of facilities closed as a result of the Base Realignment and Closure (BRAC) process. We understand that an LRA would conduct outreach to homeless-assistance providers and other eligible recipients of public benefit property transfers, prepare a redevelopment plan that balances the needs of the homeless and economic development, and submit our plan to the Department of Defense and the Department of Housing and Urban Development.

The City of Spokane believes that it should be designated as the Local Redevelopment Authority (LRA) for Mann Center for the following reasons:

- Mann Center falls entirely within the jurisdiction of the City of Spokane, Washington.

- The Mayor and City Council are the duly elected officials of the City of Spokane, and as such, represent the citizens of Spokane which is the only jurisdiction with planning and development authority over Mann Center.

808 W. Spokane Falls Blvd. • Spokane, Washington 99201-3335
Phone: (509) 625-6250 • Fax: (509) 625-6789

- The City of Spokane has the technical expertise to prepare a Reuse Plan, which will serve as the primary planning document that will establish the vision for base redevelopment.

- The overall approach of the City of Spokane LRA as it pursues the reuse planning process will be to keep the public informed and solicit broad input in order to develop a Reuse Plan that reflects local desires. The Mayor will nominate and the City Council will appoint a LRA advisory council to guide development of the reuse plan as well as to encourage participation from all interested stakeholders, homeless assistance providers, and other interested parties.

- Once the City of Spokane is recognized as the LRA, it will be eligible to receive economic adjustment assistance and funding for reuse planning.

The City of Spokane is very interested in the process and intends to work closely with the Department of the Army and the Office of Economic Adjustment as the planning process progresses.

If you have additional questions regarding the City's role in these matters, please contact Michael H. Adolfae, Director of the City's Community Development Department. His phone number is (509)625-6325.

Sincerely,

Dennis P. Hession
Mayor

Cc: Mr. Philip W. Grone
Deputy Under Secretary of Defense

S. Ashe
M. Adolfae
D. Strom

THE UNDER SECRETARY OF DEFENSE
3010 DEFENSE PENTAGON
WASHINGTON, DC 20301-3010

ACQUISITION,
TECHNOLOGY
AND LOGISTICS

SEP 1 2006

RECEIVED
SEP 6 2006
COMMUNITY
DEVELOPMENT

Honorable Dennis P. Hession
Mayor of Spokane
Spokane, WA 99201-3335

Dear Mayor Hession:

This is in response to your request that the City of Spokane be recognized as the Local Redevelopment Authority for planning the redevelopment of PFC Joe E. Mann USARC/AMSA 80, Spokane, Washington, including outreach to homeless providers and other interested parties. On behalf of the Secretary of Defense, the request is approved. The following information will be published in the Federal Register and a newspaper of general circulation in the local area.

Point of Contact:	Michael H. Adolfae Director Community Development Department City of Spokane
Address:	808 W. Spokane Falls Boulevard Spokane, WA 99201-3335
Phone:	(509) 625-6325

Questions pertaining to this recognition or requests for assistance to guide your organizational and planning activity may be directed to Amanda Leiker Fagan, your Office of Economic Adjustment Project Manager, at (916) 557-7365.

Sincerely,

David A. Norkunas
for Patrick J. O'Brien
Director
Office of Economic Adjustment

cc:
DASA (I&H)
DAS HUD (Special Needs Program)

09/13/06

RECEIVED
AUG 24 2006
CITY CLERK'S OFFICE
SPOKANE, WA

PERM
AgSht01-18-2006

AGENDA SHEET FOR COUNCIL MEETING OF: September 5, 2006

Submitting Dept.	Contact Person/Phone No.	Council Sponsor
Office of the City Council	Council President Joe Shogan 625-6255	Council President Joe Shogan

ADMINISTRATIVE SESSION
- o Contract
- o Report
- o Claims

LEGISLATIVE SESSION
- o Emergency Ord
- X Resolution
- o Final Reading Ord
- o First Reading Ord
- o Special Consideration
- o Hearing

CITY PRIORITY
- o Communications
- X Economic Development
- o Growth Management
- o Human Services
- o Neighborhoods
- o Public Safety
- o Quality Service Delivery
- o Racial Equity/Cultural Diversity
- o Rebuild/Maintain Infrastructure

CLERK'S FILE CPR 2006-0035
RENEWS
CROSS REF
ENG
BID
REQUISITION

STANDING COMMITTEES (Date of Notification)
- o Finance _____
- o Neighborhoods _____
- o Planning/Community & Econ Dev
- o Public Safety _____
- o Public Works _____

Neighborhood/Commission/Committee Notified: _____
Action Taken:

AGENDA WORDING: (If contract, include the term.)

A resolution establishing the Local Redevelopment Authority Advisory Committee for the City of Spokane.

BACKGROUND: (Attach additional sheet if necessary)

The PFC Joe E. Mann US Army Reserve Center USARC/AMSA 80 ("Mann Center") is scheduled for closure pursuant to the Base Realignment and Closure Act (BRAC). Pursuant to federal law, the City has requested to be recognized by the Department of Defense as the Local Redevelopment Authority (LRA) for the Mann Center BRAC disposal process. The City Council passed Resolution No. 06-89, which ratified the Mayor's request that the City be recognized as the LRA. Under federal law, the City, as the LRA, can create an advisory committee which will, during the redevelopment planning process, solicit input from a broad and inclusive group of community stakeholders interested in the redevelopment of the Mann Center. Pursuant to federal law, the composition of the LRA Advisory Committee must meet certain requirements, including the requirements that the membership be broad based, a cross section of the public and private leadership, diverse and representative of the community perspectives. This resolution establishes that the committee shall include members who represent certain segments of the community as set forth in the resolution.

RECOMMENDATION:

Fiscal Impact: o N/A	**Budget Account:** o N/A
o Expenditure: $	#
o Revenue: $	#
o Budget Neutral	

ATTACHMENTS: Include in Packets:
On file for Review in Office of City Clerk:

SIGNATURES:

City Councilperson	Division Director	Finance
Legal	Deputy Mayor for Mayor	Council President Alexander J. Shogan, Jr.

DISTRIBUTION: James Richman, Legal Dept.
Mike Piccolo, Legal Dept.

COUNCIL ACTION:

September 5, 2006: See Council Action Memorandum dated September 13, 2006, for Council action on September 5, 2006.

DBS 2006-0102

CITY OF SPOKANE

OFFICE OF THE CITY CLERK
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3342
(509) 625-6350

September 13, 2006

City Clerk File Nos.:
RES 2006-0102

COUNCIL ACTION MEMORANDUM

RE: RESOLUTION 2006-0102 ESTABLISHING THE LOCAL REDEVELOPMENT AUTHORITY ADVISORY COMMITTEE FOR THE CITY OF SPOKANE

During its 6:00 p.m. Legislative Session held Tuesday, September 5, 2006, the Spokane City Council considered Resolution 06-102 establishing the Local Redevelopment Authority Advisory Committee for the City of Spokane. Subsequent to Council debate, the following action was taken:

> **Motion** by Council Member Verner, seconded by Council Member McLaughlin, to amend Resolution 06-102 in the final paragraph, item No. 3, to read "Business Community Representative" rather than "District 1 Business Community Representative;" **carried 6-1 (Council Member French voting "no").**

Mayor Dennis P. Hession presented comments and requested a further amendment to the composition of the committee from two District 1 City Council Members to one at large City Council Member. Subsequent to Council debate, additional comment by Mayor Hession, and public testimony on Resolution 06-102, as amended, the following action was taken:

> **Upon Unanimous Roll Call Vote**, the Spokane City Council **adopted Resolution 06-102**, as amended, establishing the Local Redevelopment Authority Advisory Committee for the City of Spokane.

Terri L. Pfister, CMC
Spokane City Clerk

c: James Richman, Asst. City Attorney
Mike Piccolo, Asst. City Attorney

RESOLUTION NO. ____

A resolution establishing the Local Redevelopment Authority Advisory Committee for the City of Spokane.

WHEREAS, on July 31, 2006, the City Council passed Resolution No. 06-89 relating to the proposed closure of the PFC Joe F. Mann US Army Reserve Center (hereinafter "Mann Center") and the creation of a Local Redevelopment Authority (LRA) for the redevelopment of the Mann Center;

WHEREAS, 32 CFR part 176.6 defines a LRA as:

> [a]ny authority or instrumentality established by . . . local government and recognized by the Secretary of Defense, through the Office of Economic Adjustment, as the entity responsible for developing the redevelopment plan with respect to the installation or for directing implementation of the plan.

WHEREAS, pursuant to Resolution No. 06-89, the City Council ratifies the Mayor's request to the Department of Defense that the City of Spokane be recognized as the LRA for the Mann Center Base Realignment and Closure Act (BRAC) disposal process;

WHEREAS, pursuant to federal law:

1) the LRA must establish an advisory committee which will, during the redevelopment planning process, solicit input from a broad and inclusive group of community stakeholders interested in the redevelopment of the Mann Center;
2) the makeup of the LRA should reflect a cross section of public and private leadership, be diverse, and represent community perspectives.
3) the LRA should have broad-based membership, including, but not limited to, representatives from those jurisdictions with zoning authority over the property.

WHEREAS, pursuant to Section 24 of the City Charter, the Mayor has the responsibility to nominate suitable people for appointments to boards and commission and the City Council has the responsibility to make the appointments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPOKANE that an advisory committee (hereinafter referred to the "LRA Advisory Committee") is hereby created to assist the City of Spokane in its capacity under federal law as the Local Redevelopment Authority for the Mann Center;

BE IT FURTHER RESOLVED that the LRA Advisory Committee shall consist of nine members nominated by the Mayor and appointed by the City Council who satisfy the requirements under federal law and include members who represent the following segments of the community:

1) Hillyard Business Represesntative;
2) Homeless and Social Services Provider;
3) Business Community Representative;
4) Real Estate Industry Representative;
5) Hillyard Neighborhood Organization Representative;
6) District 1, Position 1 Council Member;
7) District 1, Position 2 Council Member;
8) Educational Representative; and
9) Banking/Lending Agency Representative.

Adopted this 5th day of August, 2006.

City Clerk

Approved as to form:

Assistant City Attorney

CITY OF SPOKANE

Strom, Dale

From: Adolfae, Mike
Sent: Friday, September 08, 2006 9:56 AM
To: Strom, Dale
Subject: FW: Spokane Area BRAC Stuff

-----Original Message-----
From: Salem Arms [mailto:salemarms@hotmail.com]
Sent: Friday, September 08, 2006 9:41 AM
To: slihc@omnicast.net; ugmphil@ugmspokane.org; jaynea@spokanehousingventures.org; rbarnett@voaspokane.org; dbriese@remassociation.com; frankc@communityframeworks.org; scervantes@spokanehousing.org; marjd@commongroundwa.org; jdhatthonekamp@help4women.com; lgallopierce@spokanehousing.org; don.gillespie@va.gov; cgriffith@arc-spokane.org; hlake@lcsnw.org; dianel@communityframeworks.org; llepinski@spokanehousing.org; benton_markham@usw.salvationarmy.org; rmccann@ccspokane.org; kim_mccollim@hud.gov; jnielsen@lcsnw.org; integrisbusinessconsultants@msn.com; arlene_patton@hud.gov; peeler@snapwa.org; ierr811@omnicast.net; miker@northwestharvest.org; rieckers@snapwa.org; daver@spokanehousingventures.org; mroloff@voaspokane.org; jrowe@arc-spokane.org; jthomas@familyservicespokane.org; nvanstone@ccspokane.org; jared.webley@mail.house.gov; zzorrozua@hotmail.com
Cc: Amanda.Fagan@wso.whs.mil; Scott.McKean@usar.army.mil; Adolfae, Mike; Barada, Christine; Harris, Phil; Hession, Dennis; Mielke, Todd; Richard, Mark J.; Shogan, Joe; Schmelzer, Allen; dmercier@spokanevalley.org; dwilhite@spokanevalley.org
Subject: Spokane Area BRAC Stuff

This email is sent to advise you that you will not be receiving further updates on BRAC issues in the Spokane area from me.

I will continue to work with the original core group that came together last March and with our federal partners.

Here is the current Spokane area BRAC status, from my perspective:

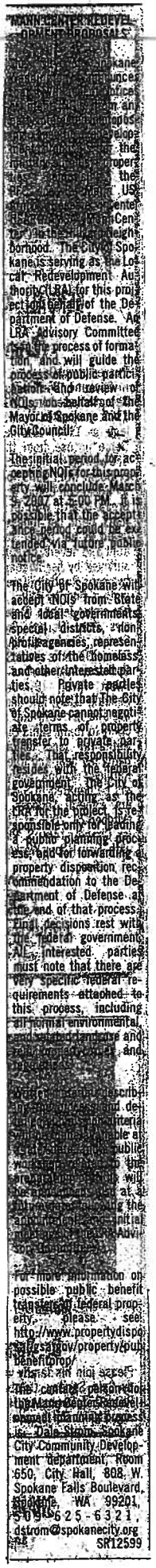
(1) The City of Spokane Valley has opted out of the process. There is a possibility that the State of Washington will step forward and form an LRA but I think that it doubtful.

(2) Direct and indirect efforts to continue the conversation with the Spokane County Board of Commissioners have not been successful. There is no staff support at the county level. There is a possibility that the State of Washington will step forward and form an LRA but I think that is doubtful.

(3) The City of Spokane continues to move forward withthe formation of a Local Redevelopment Authority (LRA) for the Mann Reserve Center. I do not know when specific individuals will be identified to serve on the Advisory Committee, but the City Council recently passed the resolution designating 9 specific representative positions, including one position for "Homeless and Social Services Provider". Our thanks for Mayor Hession and the City Council for reconsidering their initial decision and moving forward with the LRA.

My thanks to the core group of folks who have been working on this since the beginning - Darryl Reber, Inland Empire Residential Resources; Cathie Griffith and Jim Rowe, Arc of Spokane; and Arlene Patton, Field Director of the Spokane HUD office.

Larry Griffith
Executive Director
Salem Arms
1022 W. Shannon Ave
Spokane, WA 99205



MANN CENTER REDEVELOPMENT PROPOSALS

...kane ...unces ...nfices ...n an ...ngos ...elop... ...the ...roper... ...the ...Ken... US ...enter ...Cen... ...ter in the ...neighborhood. The City of Spokane is serving as the Local Redevelopment Authority (LRA) for this project on behalf of the Department of Defense. An LRA Advisory Committee is in the process of formation, and will guide the process of public participation. The review of NOIs on behalf of the Mayor of Spokane and the City Council ...

The initial period for accepting NOIs for this property will conclude March 5, 2007 at 5:00 PM. It is possible that the acceptance period could be extended via future public notice.

The City of Spokane will accept NOIs from State and local governments, special districts, non-profit agencies, representatives of the homeless, and other interested parties. Private parties should note that The City of Spokane cannot negotiate terms of property transfer to private parties. That responsibility resides with the federal government. The City of Spokane, acting as the LRA for the project, is responsible only for leading a public planning process, and for forwarding a property disposition recommendation to the Department of Defense at the end of that process. Final decisions rest with the federal government. All interested parties must note that there are very specific federal requirements attached to this process, including all formal environmental, ... and ... and ... Prescribed ... and ... criteria ... available at ... public ... the ... will ... at a ... during the ... initial ... Advi...

For more information on possible public benefit transfers of federal property, please see http://www.propertydisposal.dasa.gov/property/pubbenefit.htm

This ... can be directed to ... Planning Process is Dale Strom, Spokane City Community Development department, Room 650, City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA 99201, 509-625-6321, dstrom@spokanecity.org

SR12599

*Federal Tax ID No. 91-0420030

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON
County of Spokane, ss.

Name: Spokane City Comm Development **Acct:** 111252

P.O.: **No Lines:** 109

Total Cost: $ 132.94 **Log No:** SR12599

I, Virginia Oberg
do solemnly swear that I am the Principal Clerk of the **SPOKESMAN-REVIEW**, a newspaper established and regularly published, once each day in the English language, in and of general circulation in the City of Spokane, Spokane County, Washington; and in the City of Coeur d'Alene, Kootenai County, Idaho; that said newspaper has been so established and regularly published and has had said general circulation continuously for more than six (6) months prior to the 23rd day of July, 1941; that said newspaper is printed in an office maintained at its place of publication in the City of Spokane, Washington; that said newspaper was approved and designated as a legal newspaper by order of the Superior Court of the State of Washington for Spokane County on the 23rd day of July, 1941, and that said order has not been revoked and is in full force and effect; that the notice attached hereto and which is a part of the proof of publication, was published in said newspaper, one time(s), the publication having been made once each time on the following dates:

October 18, 2006

That said notice was published in the regular and entire issue of every number of the paper during the period of time of publication, and that the notice was published in the newspaper proper and not in a supplement.

Virginia Oberg

Subscribed and sworn to before me at the City of Spokane, this 18th day of October, 2006

Honoramarie Tibbetts-Freiday

Notary Public in and for the State of Washington residing in Spokane County, Washington

HONORAMARIE TIBBETTS-FREIDAY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES SEPTEMBER 18, 2010

Memorandum

Office of the Mayor

RECEIVED
NOV 08 2006
COMMUNITY DEVELOPMENT

TO: Spokane City Council

FROM: Dennis Hession

RE: LRA Advisory Committee

DATE: November 7, 2006

I wish to express my personal thanks to the City Council for its confirmation of the appointments I made to the LRA Advisory Committee for the Mann Center. This planning process will be successful given a high level of cooperation between the multiple parties and interests having a stake in the outcome. The common goal is to find and assist the very best reuse of this property for the neighborhood and for the community as a whole.

Please be assured that my guiding principles in making the nominations were to find a cohesive, well-balanced Committee with strong qualifications and experience, commitment to see a transparent process brought to conclusion, and the ability to work effectively as part of a team.

It was brought out during the deliberations that some individuals believed they were misinformed regarding the criteria for nomination or that someone who actually submitted an application was not considered. I do not know the source of any misinformation or oversight. I assume that if you have such information that you will provide it to me so that I might look into it further.

The Committee and staff are committed to conducting an open process, with maximum public participation. All interested parties will have the opportunity to stay connected to the work of the LRA Advisory Committee as it advances.

cc: Jack Lynch, Deputy Mayor
Dale Strom, Community Development

Strom, Dale

From: Feist, Marlene
Sent: Friday, November 17, 2006 9:59 AM
To: Strom, Dale
Subject: Public meeting publicity

Dale,
Here is what I would recommend to get the word out on the LRA public meeting, no budget required:
1. Press release two to three weeks prior to the meeting.
2. Second press release the week of the meeting.
   (I send my releases to all local media, community centers, downtown business groups, etc. They also get forwarded by the Office of Neighborhood Services to all the neighborhood councils.)
3. Information added to the front page of the City's web site and pushed out to those registered to receive City news items (list is about 7,000 addresses)
4. Information put on Metroguide (reader board information) on CityCable 5
5. Information added to the City's weekly master calendar of meetings.
6. LRA board member present the information during an administration report to the City Council prior to the meeting.

We can also do this as a topic for the Mayor's program on CityCable 5. We could ask a board member to request a Comcast Local Edition taping slot. We could present in front of Community Assembly. Etc. Etc.

Let me know what else you need.
Marlene

Marlene Feist
Public Affairs Officer
City of Spokane
(509) 625-6740
email: mfeist@spokanecity.org

Come celebrate the City of Spokane's 125th Birthday this November. Information at www.spokanecity.org.

The Spokane, WA Homeless Coalition

Home Page
About SHC
Calendar
Resource Finder
Accessible Housing
Meal Sites
Community Links
Coalition Business
Plans, Studies, and Reports
Volunteer Post
Donation Wish List
Governmental Contacts
Photo Exhibit
Spokane's Homeless Management Information System (HMIS)
Spokane Regional 10 Year Plan to Address Homelessness
Communication Systems
Member Log In

Calendar

Local Redevelopment Authority (LRA) Advisory Committee
Date: 1/10/2007
Start Time: 5:00 P.M.
End Time: 8:00 P.M.
Admission: 0
Location: Mann Center
Address: 4415 N. Market

For additional information, you may contact Larry Griffith at Salem Arms. Phone: 327-0774, ext. 10; email: salemarms@hotmail.com

For further information please contact: Dale Strom, phone: 625-6321, email: dstrom@spokanecity.org

Back

E-MAIL

Dec	January 2007					Feb
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City of Spokane—**Media Release**

www.spokanecity.org

FOR IMMEDIATE RELEASE

December 22, 2006

Contact: Luke Tolley, Vice Chair
LRA Advisory Committee
(509) 475-3509

Marlene Feist
Public Affairs Officer
(509) 625-6740

****

PUBLIC MEETING SET FOR JAN. 10 TO HELP DETERMINE FUTURE USE OF MANN CENTER

****

The City of Spokane Local Redevelopment Authority (LRA) Advisory Committee, which is overseeing the redevelopment planning for the Joe E. Mann Army Reserve Center, will hold an open house and public meeting at the center on Wednesday, Jan. 10, to help stimulate ideas for future use of the location.

The open house will be held from 5 to 6 p.m., with the public meeting getting under way at 6 p.m. The Mann Center, at 4415 N. Market St. in Spokane, has been declared surplus by the military. The more than five-acre site is located at the "Y" intersection of Haven and Market streets in Hillyard.

"We hope that many people take advantage of this opportunity to see the center and to understand the opportunity we have to enhance this neighborhood," says Ken Watts, chair of the LRA Advisory Committee.

The open house and meeting are intended to educate citizens about the potential of the site as well as to generate proposals for redevelopment by interested individuals and organizations, including organizations serving the community, homeless, governmental entities, non-profit, and for-profit corporations. Citizens also will be able to provide written input on what they would like to see developed at the site.

Proposals for the site could include uses that enhance economic growth and development, social services, education, arts and culture, etc. Public benefit transfers of the site are a possibility, as are negotiated sales.

-more-

Proposals are due to the committee by March 9. Proposal instructions will be made available at the Jan. 10 meeting and posted on the City of Spokane's web site at www.spokanecity.org on Jan. 11. Questions may be directed to the lead City staff member, Dale Strom, Community Development Department, at (509) 625-6321.

Because the Mann Center remains a secure military facility, open house and workshop attendees are required to bring a photo ID to enter the facility. Also, bags, backpacks, briefcases, etc. won't be allowed.

-30-

City of Spokane—Media Release

www.spokanecity.org

FOR IMMEDIATE RELEASE

January 5, 2007

Contact: Luke Tolley, Vice Chair
LRA Advisory Committee
(509) 475-3509

Marlene Feist
Public Affairs Officer
(509) 625-6740

****

PUBLIC MEETING SET FOR JAN. 10 TO HELP DETERMINE FUTURE USE OF MANN CENTER

****

The City of Spokane Local Redevelopment Authority (LRA) Advisory Committee, which is overseeing the redevelopment planning for the Joe E. Mann Army Reserve Center, will hold an open house and public meeting at the center on Wednesday, Jan. 10, to inform people on how they can develop proposals for future use of the location.

The open house will be held from 5 to 6 p.m., with the public meeting getting under way at 6 p.m. The Mann Center, at 4415 N. Market St. in Spokane, has been declared surplus by the military. The more than five-acre site is located at the "Y" intersection of Haven and Market streets in Hillyard.

"This is a great opportunity to see the center and to understand the opportunity we have to enhance this neighborhood," says Ken Watts, chair of the LRA Advisory Committee.

The open house and meeting are intended to educate citizens about the potential of the site as well as to generate proposals for redevelopment by interested individuals and organizations, including organizations serving the community, homeless service providers, governmental entities, non-profit, and for-profit corporations.

The process for submitting proposals will be outlined, and there will be time for questions from the public. Citizens also will be able to provide written input on what they would like to see developed at the site.

-more-

In addition to Mayor Dennis Hession and members of the LRA Advisory Committee, presenters at the meeting will include:

- Amanda Leiker Fagan, project manager, Office of Economic Adjustment, Department of Defense, who will provide an overview of the BRAC process.
- Scott McKean, Base Transition Coordinator, U.S. Army Reserve, Fort Lawton, Seattle, who will discuss the closure timeline for the facility.
- Margaret Morris, Community Planning and Development Representative for the Seattle Regional Office of HUD, who will discuss the potential for using the site for services for the homeless.

Proposals for the site could include uses that enhance economic growth and development, homeless and/or social services, education, arts and culture, etc. Public benefit transfers of the site are a possibility, as are negotiated sales.

Proposals are due to the committee by March 9. Proposal instructions will be made available at the Jan. 10 meeting and posted on the City of Spokane's web site at www.spokanecity.org on Jan. 11. Questions may be directed to the lead City staff member, Dale Strom, Community Development Department, at (509) 625-6321.

Because the Mann Center remains a secure military facility, open house and workshop attendees are required to bring a photo ID to enter the facility. Also, bags, backpacks, briefcases, etc. won't be allowed.

-30-

Strom, Dale

Distribution List Name: Media Email List

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KXLY	news4@kxly.com

Lindsey Chamberlain, KREM	lchamberlain@krem.com
Linn Parrish, Building magazine	lparish@vivopub.com
Lisa Barrett, Rockey Hill & Knowlton	lisa.barrett@hillandknowlton.com
Lorna Evans	lorna.evans@citcomm.com
Maria Gaines	bilingualpress@icehouse.net
Maria Vandervert (E-mail)	mvandervert@edc.spokane.net
Mark Billings, Assignment Desk	mark.billings@khq.com
Marla Nunberg (E-mail)	mnunberg@downtown.spokane.net
Matt Funk, KHQ	matt.funk@khq.com
Melissa Roberts	melissas@kxly.com
Metro Networks	bob_lutz@metronetworks.com
Mike Prager	mikep@spokesman.com
Nick Geranios	apspokane@ap.org
Nicole Hillman-Stewart	nstewart@chamber.spokane.net
Pat Schilling, KXLY	pats@kxly.com
Paula Simons	psimons@krem.com
Pia Hansen	piah@spokesman.com
Rebecca Mack	rebecca.mack@citcomm.com
Richard Miller	richardmi@spokesman.com
Richard Ripley	editor@spokanejournal.com
Robin Toth	rtoth@spokaneedc.org
Rocky Wilson	rockyw@spokanejournal.com
Sean Owsley	sean.owsley@khq.com
Shawn Vestal	shawnv@spokesman.com
Spokesman	news@spokesman.com
S-R Voice Section	voice@spokesman.com
Staci Lehman	slehman@SRTC.ORG
Stella Mar	stellamar@clearchannel.com
Susan Nielsen, Rockwood Clinic	snielsen@rockwoodclinic.com
Ted McGregor	tedm@inlander.com
The Fig Tree	figtree@thefigtree.org
Thomas Clouse	tomc@spokesman.com
Tim Connor	tjccamas@comcast.net
Tim Reilly	tim.reilly@khq.com
Tom Durian	tom.durian@khq.com
Tom Sowa	toms@spokesman.com
Traci Zeravica	traci.zeravica@khq.com
Trinity Spencer	tspencer@krem.com
Vince Bozzi, Spokane/CDA Living &...	vince@spokanecda.com

AGENDA

MANN CENTER PUBLIC WORKSHOP
MANN CENTER LOCAL REDEVELOPMENT AUTHORITY
ADVISORY COMMITTEE
WEDNESDAY, JANUARY 10, 2007

5:00 PM to 6:00 PM	Self-guided tour of the Mann Center (see reverse)
6:00 PM	Welcome and Introductions Ken Watts, Chair, LRA Advisory Committee and Mayor Dennis Hession
6:10 PM	Overview of BRAC Process Amanda Leiker Fagan, Project Manager, Office of Economic Adjustment, Department of Defense, Sacramento, CA
6:25 PM	Facility Closure Timeline Ron Hulsey, Assistant Base Transition Coordinator, US Army Reserve, Ft. Lawton, Seattle, WA
6:40 PM	HUD Review of Homeless Submittal and Redevelopment Plan Margaret Morris, Community Planning and Development Representative HUD, Seattle Regional Office
6:50 PM	Ten minute break
7:00 PM	Instructions for Submitting a Notice Of Interest Dale Strom, City Community Development Dept.
7:15 PM	Timeline for Mann Center Planning Process Ken Watts, Chair, LRA Advisory Committee
7:25 PM	Public Feedback Forms Luke Tolley, Vice Chair, LRA Advisory Committee
7:30 PM	Facilitated Question and Answer Period Ken Watts, Chair, LRA Advisory Committee and Members, LRA Advisory Committee
7:50 PM	Thank You and Adjournment

SELF GUIDED TOUR

The Mann Center complex consists of the main building, maintenance building, and the parking area. After checking in, you may explore the main building. We recommend starting in the basement, utilizing the central stairway (there is no elevator). You should then proceed up to the second floor, and return to the main floor. The west corridor takes you past the boiler room and (turning right) into the old clinic area. After that, you may go out the west door, and across to the maintenance building. Please return from there back into the west door to the main building, and proceed to view the kitchen and the drill hall/mess hall where the meeting will occur.

Please note that this is a secure military building, and some doors will be locked. Please do not try to open desks or cabinets. Members of the LRA advisory Committee will be stationed around the facility. They, along with staff of the Mann Center, may be able to answer certain questions.

WHO WAS PCF JOE E. MANN?

Joe Eugene Mann was born on July 8, 1922, in Reardan, Washington. He was the fifth born in a family of nine children. Joe Mann grew up on a wheat farm and graduated from Reardan High School in 1940. He enlisted in the U.S. Army at Ft. Lewis, Washington in August 1942. On September 17, 1944, Private First Class Mann, 502nd Parachute Infantry Regiment, 101st Airborne Division landed in Holland to take part in Operation Market Garden. On September 18, while acting as lead scout PFC Mann crept to within rocket-launcher range of an enemy artillery position and, in the face of heavy enemy fire, destroyed an 88mm gun and ammunition dump. Completely disregarding the great danger involved, he remained in his exposed position, and, with his M-1 rifle, killed the enemy one by one until he was wounded 4 times. Taken to a covered position, he insisted on returning to a forward position to stand guard during the night. On the following morning the enemy launched a concerted attack; throwing grenades as they approached PFC Mann's position. One of the grenades landed within a few feet of PFC Mann. Unable to raise his arms, which were bandaged to his body, he yelled "Grenade" and threw his body over the grenade, and as it exploded, died. His outstanding gallantry above and beyond the call of duty and his magnificent conduct were an everlasting inspiration to his comrades for whom he gave his life. On July 3, 1945, PFC Mann was posthumously awarded six Purple Hearts, The Bronze Star, and the Congressional Medal of Honor.

MEMBERS OF THE MANN CENTER LRA ADVISORY COMMITTEE:
Ken Watts, Chair, General Manager, Comcast Cable Communications Inc.
Luke Tolley, Vice Chair, Owner, ACES E-Z-Go
Bob Apple, City Council, District 1, Position 1
Al French, City Council, District 1, Position 2
Larry Griffith, Executive Director, Salem Arms
Paul Hamilton, Owner, Paul Hamilton Insurance, Inc.
Jeff Johnson, President, Tomlinson Black Commercial
Ray Mooney, Community Development Manager, Sterling Savings Bank
Wallace Williams, University Outreach Coordinator, WSU
Dale Strom, staff to the Committee, City Community Development Dept.

Mann Center Public Workshop

Mann Center Local Redevelopment Authority Advisory Committee

Wednesday, January 10, 2007

On behalf of the Mann Center Local Redevelopment Authority (the City of Spokane), and the Advisory Committee established to guide the redevelopment planning process, thank you for your interest in the property comprising the PFC Joe E. Mann Army Reserve Center.

Overview:
In November of 2005 the Defense Base Closure and Realignment Commission (BRAC) declared the Mann Center was surplus to military needs.

The Federal base closure process is complex and is carefully regulated by law and regulation. The Defense Base Closure and Realignment Act of 1990, as amended, and the Redevelopment Act of 1994, as amended, places responsibility for base reuse planning in the hands of the Local Redevelopment Authority (LRA), which is the City of Spokane. Through its appointed LRA Advisory Committee (LRAAC), the City is responsible for preparing a base redevelopment plan for the Mann Center that appropriately balances the City of Spokane's (and the Hillyard Neighborhood's) need for economic redevelopment, for other types of development, and for homeless assistance and other social services in the vicinity of the installation.

When considering proposals there are three primary objectives, as defined by The Redevelopment Act, that must be considered. First, to balance the community's expressed needs for economic redevelopment and other development with the expressed needs of the homeless individuals and families in the vicinity of the installation. Second, to ensure that base reuse planning is directed by local communities in the vicinity of the installation. And, third, to promote rapid reuse of closing or realigning military installations by establishing timelines or deadlines for each stage of the process.

Public input is an important part of the redevelopment process and will be included in the criteria that is used to evaluate the various proposals.

Instructions:
- Complete the Comment section on the back of this page.
- Name and address section must be filled out.
- Return form to one of the LRAAC members or mail to:

Dale Strom
Community Development
Room 650, City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3339

- Thank You -

CITY OF SPOKANE

City of Spokane – LRA Advisory Committee

www.spokanecity.org

[Front]

Mann Center

Local Redevelopment Authority Advisory Committee

Public Comment Form

Name: _____ Date: _____

Street Address: _____

City/State/Zip _____

Comments:

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City of Spokane—Media Release

www.spokanecity.org

FOR IMMEDIATE RELEASE

January 11, 2007

Contact: Luke Tolley, Vice Chair
LRA Advisory Committee
(509) 475-3509

Marlene Feist
Public Affairs Officer
(509) 625-6740

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PROPOSALS SOUGHT FOR NEW USES OF MANN ARMY RESERVE CENTER IN HILLYARD

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The City of Spokane Local Redevelopment Authority (LRA) Advisory Committee, which is overseeing the redevelopment planning for the Joe E. Mann Army Reserve Center Hillyard, is seeking proposals for a future use of the site. Proposals, which are called "Notices of Interest" in the property, are due by March 9.

The Mann Center, at 4415 N. Market St. in Spokane, has been declared surplus by the military. The more than five-acre site is located at the "Y" intersection of Haven and Market streets in Hillyard. A Notice of Interest application packet that includes instructions for submitting a proposal as well as background information on the Mann Center is attached.

"Our committee is hopeful that a variety of different uses will come forward during this process," says Ken Watts, chair of the LRA Advisory Committee. "We have a tremendous opportunity to enhance this neighborhood and the City through this process."

Proposals for the site could include uses that enhance economic growth and development, homeless and/or social services, education, arts and culture, etc. Public benefit transfers of the site are a possibility, as are negotiated sales. All individuals are organizations are eligible to make a proposal, including organizations serving the community, homeless service providers, governmental entities, non-profits, and for-profit corporations.

Questions may be directed to the lead City staff member, Dale Strom, Community Development Department, at (509) 625-6321.

-30-

Strom, Dale

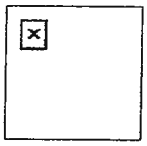
From: Feist, Marlene
Sent: Friday, January 12, 2007 4:10 PM
To: Strom, Dale
Subject: Mann Center
Importance: High

Dale,
In addition to the media lists I sent over last week, the Mann Center information also went to:
Puget Sound Business Journal
Business Journal Serving Greater Portland
Seattle Daily Journal of Commerce
KING and KIRO TV, Seattle
Northwest Cable News
Seattle P-I
Seattle Times
Tacoma News Tribune
Cheney Free Press
Coeur d'Alene Press
Deer Park Tribune
Post Falls Press

I'm also attaching the information that Teresa Brum provided to me about where the Rookery Block information went to. Unfortunately, I don't have time to track down the email addresses for this list. Perhaps you can call Teresa to see if there is an email list that you can use to send out the information.

Marlene

Marlene Feist
Public Affairs Officer
City of Spokane
(509) 625-6740
email: mfeist@spokanecity.org



Find out more information on the City of Spokane at www.spokanecity.org.

SLIHC Report

January 31, 2007

A Publication of the Spokane Low Income Housing Consortium
Working together to promote the long-term availability and maximum use of affordable housing in greater Spokane.

Ten Eastern Washington projects receive Tax Credits

The Washington State Housing Finance Commission (WSHFC) recently published their Low Income Housing Tax Credit Program 2007 Allocation List. Thirty (30) projects across the State received credits totaling $12,340,992. Twenty-three percent (23%) of the funding--$2,890,228--will support 10 projects located in Eastern Washington:

Summerwind Apts., 27 units, Ephrata - $274,042
Lathbury Apts., 39 units, Moses Lake - $207,475
Camas Court Senior Apts., 25 units, Soap Lake – $364,693
Vista View Apts., 13 units, Omak - $44,089
Riverview Apts., 15 units, Twisp - $48,198
Quail Run Apts., 21 units, Quincy - $61,236
Parkwood Twinhomes, 23 units, Sunnyside – $357,075
Colville Homes 1, 25 units, Nespelem - $384,570
The Borning Building, 49 units, Spokane - $760,725
Spruce Street Apts., 21 units, Yakima - $388,125.

The amount of tax credits requested totaled $20,307,209, leaving a shortfall of nearly $8 million. Thus 21 projects were not funded, including nine Eastern Washington projects located in Tieton, Yakima, Spokane, Davenport, Pullman, Wapato, Airway Heights, Wenatchee, and Winthrop.

The lack of adequate tax credit funding is exasperated by an over subscribed State Housing Trust Fund. For example, Spokane Neighborhood Action Programs (SNAP) applied twice for Housing Trust funds to support development of a 50-unit complex, Riverwalk Point II. The project finally received Housing Trust funds in fall 2006. The delay increased the project cost about 10% or about $800,000. If the project had been funded the first time, it would have been competitive and received tax credits in 2006. Because of the delay of one year, and changes in the competition for tax credits in 2007, the entire project is at risk and may not be built.

Riverwalk Point II is the second phase of a planned three-phase development, complimenting 50 units at Riverwalk Point I, leased up in the fall of 2003. Riverwalk Point I won several national awards for the creation of sustainable affordable housing.

OneStopHousing reaches milestone: 10,000 searches!

Nothing is as cool as OneStopHousing.org (except the weather, of course)! Although this frigid weather threatens to slow down everything to a freezing halt, OneStopHousing searches have increased after the holiday break. The need for housing during this chilly time makes itself apparent since we are beyond our 10,000th search (10,600 in fact)!

This past month, OneStopHousing was promoted at the following places: DOVIA, Spokane Homeless Coalition Family Shelter meeting, SLIHC's Landlord/Tenant Law Training, Spokane Valley Community Center, and Interfaith Council Meeting.

With the launch of 2-1-1, the Washington Information Network (WIN) will be able to assist individuals in finding housing. If people are unable to access computers/internet at the different site locations to search on OneStopHousing, they will be able to dial 2-1-1. WIN employees that answer the community information line will be able to search OneStopHousing and make referrals over the phone.

OneStopHousing Success Story

Crystal Clark, an AmeriCorps member with Page Ahead Literacy Program had great success with OneStopHousing. Clark only had one month to move out to accommodate the change to her budget. "I was buying a paper every weekend, but then I saw this website from an AmeriCorps newsletter." Finding the website easy to search, Clark soon discovered what she needed. "There were a couple of properties that interested me," Clark said "I was able to move within two weeks."

Proposals sought for new uses of Mann Army Reserve Center in Hillyard

(from City of Spokane City News, 1-12-07)

The City of Spokane Local Redevelopment Authority (LRA) Advisory Committee, which is overseeing the redevelopment planning for the Joe E. Mann Army Center Hillyard, is seeking proposals for a future use of the site. Proposals, which are "Notices of Interest" in the property, are due by March 9.

The Mann Center, located at 4415 N. Market St. in Spokane, has been declared surplus by the military. The five plus acre site is located at the "Y" intersection of Haven and Market streets in Hillyard. A Notice of Interest application packet that includes instructions for submitting a proposal, as well as background information on the Mann Center, is available at www.spokanecity.org.

"Our committee is hopeful that a variety of uses will come forward during this process," says Ken Watts, chair of the LRA Advisory Committee. "We have a tremendous opportunity to enhance this neighborhood and the City through this process."

Proposals for the site could include uses that enhance economic growth and development, homeless and/or social services, education, arts and culture, etc. Public benefit transfers of the site are a possibility, as are negotiated sales. All individuals and organizations are eligible to make a proposal, including organizations serving the community, homeless service providers, governmental entities, nonprofits, and for-profit corporations.

Citizens are also encouraged to provide comments on what they would like to see developed at the site. Questions may be directed to the lead City staff member, Dale Strom, Community Development, at 625-6321.

LRA Advisory Committee member Larry Griffith reports that the Committee will be hosting a "Mann Center Prospective Owner/Tenant/Developer Networking Workshop" on Thursday, February 15, 2007, from 4 to 7 p.m. at the Northeast Community Center in Hillyard. The purpose of the workshop is to provide an opportunity for prospective Notice of Interest filers to network and "team up," especially those smaller organizations that will need only a portion of the property, or other organizations who may be looking for partners.

Larry has also learned that Governor Gregoire has asked the City of Spokane Valley and Spokane County to reconsider their decisions regarding forming LRAs for Walker and Four Lakes reserve centers respectively. If they do not form an LRA, the State will not from an LRA and the process will need to be completed by HUD and the Dept. of Defense.

Spokane City Forum Monthly Lunch Meeting
Developers Rob Brewster, Tom Reese and Ron Wells will speak about Kendall Yards, The Montvale Hotel, Carnegie Square and other projects.
Wednesday, Feb. 21, 11:45 a.m. to 1:00 p.m., First Presbyterian Church, 318 S. Cedar.
Register at www.spokanecityforum.org.

Upcoming events

SLIHC Board Meeting, Wednesday, February 21, 2:00 p.m., 829 W. Broadway.

Spokane Homeless Coalition Meeting, Thursday, March 1, 9 a.m., 212 S. Division.

SLIHC Board Meeting, Wednesday, March 21, 1:30 p.m. 829 W. Broadway.

Annual Fair Housing Conference, Wednesday, April 18. Details available in the February newsletter.

The ***SLIHC Report*** is a monthly publication of the Spokane Low Income Housing Consortium. Please address comments to Cindy Algeo, 509-325-3235, or slihc@omnicast.net. Website: www.slihc.org.

City of Spokane—**Media Release**

www.spokanecity.org

FOR IMMEDIATE RELEASE

February 7, 2007

Contact: Luke Tolley, Vice Chair
LRA Advisory Committee
(509) 475-3509

Marlene Feist
Public Affairs Officer
(509) 625-6740

****

INTERESTED IN CREATING A PROPOSAL TO REDEVELOP THE MANN CENTER?

Networking workshop set for Feb. 15

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The City of Spokane Local Redevelopment Authority (LRA) Advisory Committee, which is overseeing redevelopment planning for the Joe E. Mann Army Reserve Center in Hillyard, will hold a networking workshop for prospective owners, tenants, or developers of the Mann Center on Thursday, Feb. 15, at the Northeast Community Center, 4001 N. Cook, from 4 to 7 p.m.

The idea is to provide an opportunity for these prospective owners, tenants, and developers to discuss their ideas and look for ways to team up on a proposal. Some people are interested in using only a portion of the site and could develop a more viable proposal with the help of others.

The workshop is intended to be mostly informal with individuals and groups each having an opportunity to provide a short presentation about their idea or concept.

The Mann Center, at 4415 N. Market St. in Spokane, has been declared surplus by the military. The more than five-acre site is located at the "Y" intersection of Haven and Market streets in Hillyard. A Notice of Interest application packet that includes instructions for submitting a proposal to redevelop the site as well as background information on the Mann Center is available at www.spokanecity.org. Applications are due by March 9 at 4 p.m. in the City of Spokane's Community Development Office, 6th Floor, City Hall, 808 W. Spokane Falls Blvd.

-more-

2/6/07
MAX CALLED THE WHOLE JAN. 10 MEETING ATTENDEE LIST RE: 2/15 NETWORKING WORKSHOP

Proposals for the site could include uses that enhance economic growth and development, homeless and/or social services, education, arts and culture, etc. Public benefit transfers of the site are a possibility, as are negotiated sales. All individuals are organizations are eligible to make a proposal, including organizations serving the community, homeless service providers, governmental entities, non-profits, and for-profit corporations.

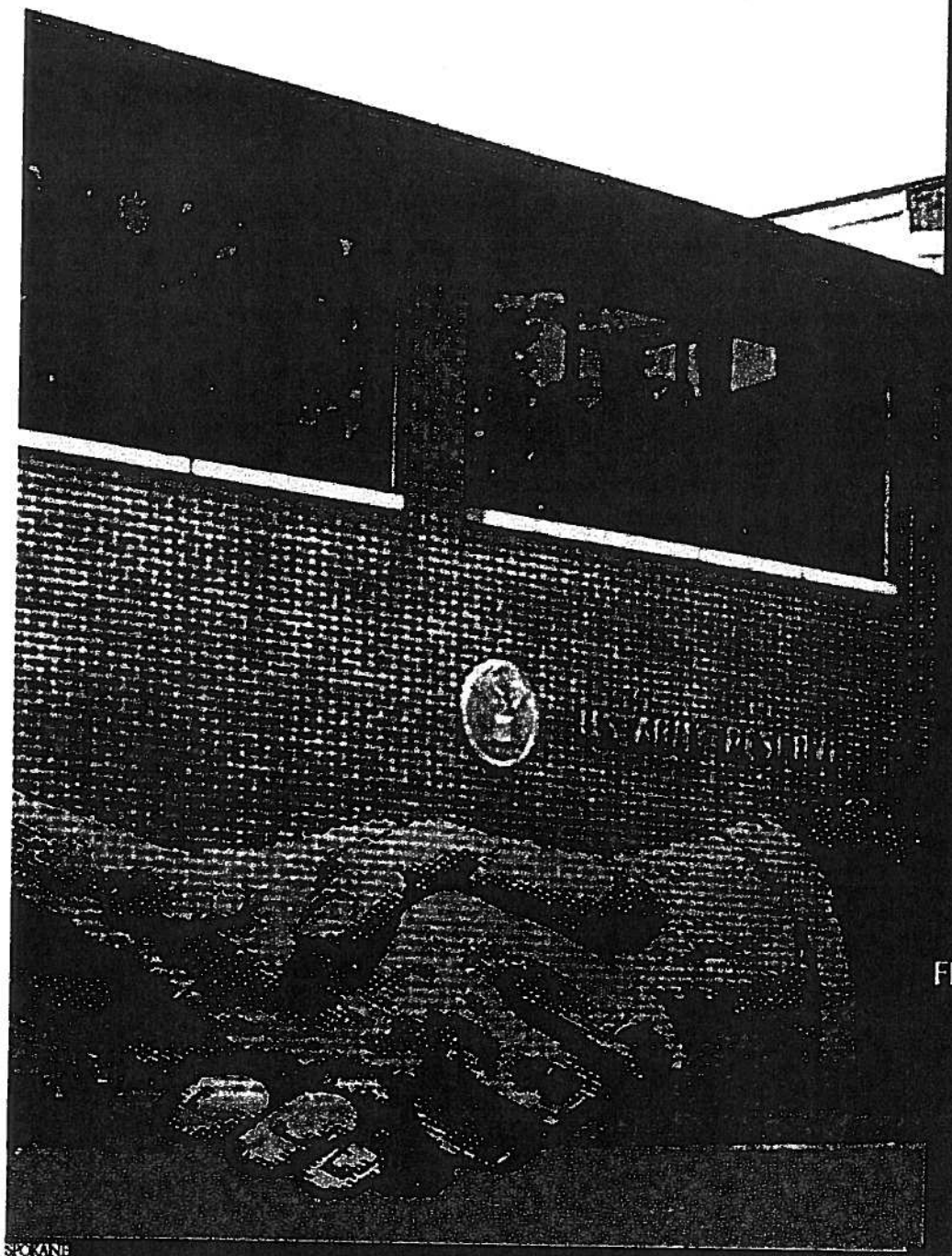
Questions about the application process should be directed to Dale Strom, of City's Community Development Department, 625-6321,

-30-

MANN CENTER

NETWORKING WORKSHOP

PROSPECTIVE DEVELOPERS, OWNERS & TENANTS
INTENDING TO SUBMIT PROPOSALS BY MARCH 9TH



NORTHEAST
COMMUNITY
CENTER
4001 N. COOK

FEBRUARY 15TH
4PM TO 7PM

CONTACT DALE STROM, CITY OF SPOKANE 625-6321

EXTENSION OF DEADLINE FOR MANN CENTER REDEVELOPMENT PROPOSALS

The City of Spokane, Washington, announces that it has extended the deadline within which it will accept Notices of Intent (NOIs) from any party interested in proposing specific redevelopment proposals for the military-surplus properties comprising the PFC Joe E. Mann US Army Reserve Center USARC/AMSA ("Mann Center") in the Hillyard Neighborhood. The City of Spokane is serving as the Local Redevelopment Authority (LRA) for this project on behalf of the Department of Defense. An LRA Advisory Committee is guiding the process of public participation and review of NOIs, on behalf of the Mayor of Spokane and the City Council.

The initial announced period for accepting NOIs for this property was set to conclude March 9, 2007, at 4:00 PM. A technical question regarding the specific boundaries of the property available for transfer/sale led to a decision to extend the deadline. The new deadline is Friday, April 13, 2007, at 4:00 PM local time.

The City of Spokane will accept NOIs from State and local governments, special districts, nonprofit agencies, representatives of the homeless, and other interested parties. Private parties should note that The City of Spokane cannot negotiate terms of property transfer to private parties. That responsibility resides with the federal government. The City of Spokane, acting as the LRA for the project, is responsible only for leading a public planning process, and for forwarding a property disposition recommendation to the Department of Defense at the end of that process. Final decisions rest with the federal government. All interested parties must note that there are very specific federal requirements attached to this process, including all normal environmental, and related land use and real property rules and regulations.

Previously submitted NOIs may be amended, at the discretion of the proponent, up to the new deadline date/time.

Related materials may be found at www.spokanecity.org.

The contact person for the Mann Center redevelopment planning process is: Dale Strom, Spokane City Community Development Department, Room 650, City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA 99201, 509-625-6321, dstrom@spokanecity.org.

SR13499

*Federal Tax ID No. 1-0420030

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON
County of Spokane, ss.

Name: Spokane City Comm Dev **Acct:** 111252

P.O.: **No. Lines:** 106

Total Cost: $ 125.46 **Log No :** SR13499

I, Patricia Knowles
do solemnly swear that I am the Principal Clerk of the **SPOKESMAN-REVIEW**, a newspaper established and regularly published, once each day in the English language, in and of general circulation in the City of Spokane, Spokane County, Washington; and in the City of Coeur d'Alene, Kootenai County, Idaho; that said newspaper has been so established and regularly published and has had said general circulation continuously for more than six (6) months prior to the 23rd day of July, 1941; that said newspaper is printed in an office maintained at its place of publication in the City of Spokane, Washington; that said newspaper was approved and designated as a legal newspaper by order of the Superior Court of the State of Washington for Spokane County on the 23rd day of July, 1941, and that said order has not been revoked and is in full force and effect; that the notice attached hereto and which is a part of the proof of publication, was published in said newspaper, one time(s), the publication having been made once each time on the following dates:

March 14, 2007

That said notice was published in the regular and entire issue of every number of the paper during the period of time of publication, and that the notice was published in the newspaper proper and not in a supplement.

Patricia Knowles

Subscribed and sworn to before me at the City of Spokane, this 14th day of March, 2007

Honormarie Tibbetts Freiday

Notary Public in and for the State of Washington, residing in Spokane County, Washington

HONOR MARIE TIBBETTS-FREIDAY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES SEPTEMBER 18, 2010

DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON, DC 20310-0110

16 MAR 2007

RECEIVED
MAR 22 2007
COMMUNITY
DEVELOPMENT

Mr. Michael H. Adolfae
Director, Community Development Department
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3335

Dear Mr. Adolfae,

I am writing today to re-emphasize a few important concepts about the process that we will use in determining the disposition of Army real property closed or realigned pursuant to the 2005 Base Realignment and Closure (BRAC) Commission Report.

As a Department of Defense (DoD) recognized Local Redevelopment Authority (LRA) for a closing or realigning Army Reserve Center, your organization is responsible for preparing and submitting a Redevelopment Plan to the Army for consideration in its disposal planning process. As you prepare to carry out this responsibility, I want to reiterate, as we have openly communicated in all past public forums, the Army will select the methods of property disposal consistent with the alternatives outlined in the DoD Base Redevelopment and Realignment Manual.

We will strive to achieve a balance between meeting the needs of the homeless, approving public benefit conveyances, and meeting your desired economic redevelopment while obtaining fair market value for the Army. In balancing these different interests, the Army will employ a highest and best use analysis of your Redevelopment Plan. Public sales, Military Construction exchanges, and, on a case-by-case basis, negotiated sales are the preferred and expected methods to obtain fair market value for BRAC 2005 Reserve Center surplus properties.

We look forward to working with you to meet our respective objectives through a cooperative relationship. The Army is committed to obtaining win-win property disposal determinations. Our point of contact for further information is Mr. Mark Jones at (703) 697-1155 or Ms. Carla Coulson at (703) 614-4897.

Sincerely,

W T Birney

William T. Birney
Acting Deputy Assistant Secretary of the Army
(Installations and Housing)
OASA(I&E)

Printed on Recycled Paper

CITY OF SPOKANE

COMMUNITY DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3339
(509) 625-6325
FAX (509) 625-6315

MICHAEL H. ADOLFAE
DIRECTOR

April 19, 2007

TO: Mann Center NOI Submitters

FROM: Dale Strom, staff to the Mann Center LRA Advisory Committee
Community Development Department, City of Spokane

SUBJECT: NOTICE OF QUESTION AND ANSWER SESSION – MAY 3, 2007
AT COMCAST CABLE COMMUNICATIONS OFFICE

Thank you for your recent submission of a Notice Of Interest (NOI) for the Joe E. Mann Army Reserve Center in Spokane, Washington. We received 10 NOIs by the extended deadline of April 13, 2007. A summary of the NOIs is attached. Please review this summary for accuracy, and contact me (see below) with any observations.

The LRA Advisory Committee for this project has determined that it will conduct a review session on May 3, 2007, at Comcast headquarters, 1717 E. Buckeye. A copy of all 10 NOIs will be delivered to LRAAC members later this week. They will review these independently, and prepare questions that they would like answered. The session on May 3 is the primary opportunity for the LRAAC to ask those questions of submitters. This is not intended to be a "presentation" opportunity – the time will be devoted to questions that LRAAC members have of your submittal. If a date conflict exists, a second opportunity will be on May 10, 2007, between 9:00 AM and 11:00 AM.

Please respond to me (see contact information below) if representatives of your organization could attend the May 3 session on the following schedule:

9:20 - 9:35 AM #1 – Northwest Laborers – Employers Training Trust Fund
9:35 - 9:50 AM #2 – Museum Consortium
9:50 - 10:05 AM #3 – City Probation Services Department
10:05 - 10:15 AM break
10:15 - 10:30 AM #4 – Steve Larson
10:30 - 10:45 AM #5 – Community Colleges of Spokane
10:45 - 11:00 AM #6 – AscendA, Inc.
11:00 - 11:15 AM #7 – Spokane Public Schools
11:15 - 11:35 lunch
11:35 - 11:40 AM discussion of #8 (questions not necessary)
11:40 - 11:55 AM #9 – Greater Hillyard Business Association
11:55 - 12:10 PM #10 – Hillyard Town Square

EQUAL HOUSING OPPORTUNITY

NOTE: it is possible that additional time will be allotted, and the schedule revised, if multiple NOI submitters cannot be in attendance on May 3. Submitters are highly encouraged to attend on this date, if at all possible. It is possible that we could arrange a "trade" of time slots, if requested. Also, please arrive at least 15 minutes early, in case the schedule advances.

As you know, the deadline for NOI submittals was extended due to the LRAAC receiving advice that a small (approximately 7500 square feet) triangle of property at the SW corner of the original parcel (lying across the re-routed Haven Street connection to Market Street) MIGHT be included in the BRAC process for the Mann Center. As noted previously, we subsequently received correspondence from the US Army Corps of Engineers, which appears to conclude that the triangle is NOT in federal ownership, and NOT subject to the BRAC planning process. That is our current stance.

Please contact me at 509-615-6321 or dstrom@spokanecity.org to respond to this inquiry, or to raise any question related to this matter. Thank you.

SUMMARY OF MANN CENTER NOIs RECEIVED BY APRIL 13, 2007

1. Submitting organization: Northwest Laborers – Employers Training Trust Fund
   Contact name: Michael B Warren, Training Director
   Address: 27055 Ohio Ave. NE, Kingston, WA 98346
   Phone: 360-297-3035
   Non-profit or for profit: Non-profit 501(c)(3)
   Primary purposes: Training of individuals as Construction Craft Workers, both classroom and hands-on learning. This would involve the relocation of other Northeastern Washington and North Idaho commitments.
   Portion of property desired: Entire site
   Public benefit transfer requested? Yes, educational
   Partnership with other entities? Yes, but only in recruitment, not other on-site partners

2. Submitting organization: Museum Consortium
   Contact name: Glen L. Whiteley
   Address: Spokane Law Enforcement Museum, C/O Spokane Law Enforcement Credit Union, 924 W. Sinto, Spokane, WA 99201
   Phone: 624-0933 or 434-9456
   Non-profit or for profit: Non-profit 501(c)(3) - SPLEM
   Primary purposes: Display of law enforcement and fire fighting historical materials.
   Portion of property desired: Not specified
   Public benefit transfer requested? Not specified
   Partnership with other entities? Yes, Spokane Fire Museum, Vance Smith (private collector), Ray Kresek (private collector), John Bujosa (private collector), and Jack Pearson (private collector). In addition, relationships with other entities is proposed.

3. Submitting organization: City of Spokane Municipal Court Probation Services Department
   Contact name: Karla McNeilly, Bob West, and John DuBois
   Address: Public Safety Building
   Phone: 622-5808
   Non-profit or for profit: Municipal department
   Primary purposes: Establishment of a day reporting center, satellite court, cashier and clerk services, 24 hour jail alternative program, social service outreach sub-station, etc.
   Portion of property desired: Not specified
   Public benefit transfer requested? Not specified
   Partnership with other entities? Not specified

4. Submitting organization: Steve Larson
Contact name: same
Address: 9403 E. Little Deep Creek Road, Colbert, WA 99005
Phone: 928-4949
Non-profit or for profit: potentially either
Primary purposes: Assistance to the homeless through "flexible" temporary employment with daily pay based on productivity
Portion of property desired: Classrooms for assembly or other simple work, shop for light manufacturing, kitchen for preparing food packages to be sold (kitchen and cafeteria to be used only during non-meal times for other partners/users)
Public benefit transfer requested? Not certain if qualified, homeless
Partnership with other entities? This NOI is also submitted as part of the GHBA NOI. Subcontracts with local businesses are proposed, and transportation services from local shelters

5. Submitting organization: Community Colleges of Spokane
Contact name: Scott Morgan, Chief Operations Officer
Address: 501 N. Riverpoint Blvd., MS 1002, Spokane, WA 99217
Phone: 434-5060
Non-profit or for profit: State agency
Primary purposes: Education and training in northeastern Spokane through an expansion of the programs offered through the Institute for Extended Learning, specifically PACE, Displaced Homemaker Center, and Workforce Training and Continuing Education. Counseling and workshops of the Small Business Development Center would also be offered.
Portion of property desired: Most of the main building (not medical clinic or Drill Hall except occasional use, the maintenance shop, and parking on the north portion of the site – not the southerly portion
Public benefit transfer requested? Yes, educational – northerly portion
Partnership with other entities? Potential sharing of space with either KPBX Public Radio or the GHBA.

6. Submitting organization: AscendA, Inc.
Contact name: George Nossek
Address: C/O Christmas House, 3000 W. Sunset Blvd., Spokane, WA 99224
Phone: 535-7678 or 217-1920
Non-profit or for profit: Non-profit 501(c)(3) DBA Christmas House
Primary purposes: Combination of retail business (south campus) with a work training facility for homeless and addicted individuals,

including a transitional living center (north campus). The commercial portion is envisioned as a multi-storied building with retail on the ground floor, office use in the middle floors, and a restaurant and radio station on the top floor. "Up to 100%" of commercial lease earnings would be dedicated to support the activities on the north campus.
Portion of property desired: Apparently entire site
Public benefit transfer requested? Yes, homeless
Partnership with other entities? Partnership with a for profit incubator Company, Integris Business Consultants LLC, and an unnamed "National Charity"

7. Submitting organization: Spokane Public Schools
Contact name: Kevin Morrison, Technical Specialist, Facility and Planning Services
Address: 2815 E. Garland Ave., Spokane, WA 99207
Phone: 354-4801
Non-profit or for profit: School District
Primary purposes: Relocation of Special Education Assessment Center Personnel, and co-location of a variety of student support Operations, which could include District Science Center, HEART, Auditory Testing Center, Visual Testing Center, MAP, and repair, maintenance, and storage of "adaptive technology" equipment; meeting and public use areas
Portion of property desired: Entire site
Public benefit transfer requested? Yes, educational
Partnership with other entities? Not specified

8. Submitting organization: Michael Meagher
Contact name: same
Address: C/o Kiemle & Hagood, Inc., 601 W. Main, Suite 400, Spokane, WA 99201
Phone: 624-8831
Non-profit or for profit: private individual
Primary purposes: City ownership of the "triangle," neighborhood improvement and maintenance of that piece of land
Portion of property desired: boundary line adjustment for the triangle
Public benefit transfer requested? No
Partnership with other entities? Perhaps an improvement or maintenance agreement with private owners of commercial property to the south

9. Submitting organization: Greater Hillyard Business Association
Contact name: JR Sloan
Address: PO Box 6357, Spokane, WA 99217

Phone: 467-2241
Non-profit or for profit: Non-profit 501 (c)(3), proposes ownership by an new 501(c)(2) and management by a new 501(c)(6) or (c)(3)
Primary purposes: Numerous community activities in the main building utilizing classrooms, multi-use of existing drill hall, computer training, negotiated uses. The shop would be devoted to a Manufacturing Development Center and related Workforce Development programs. Potential new development between the existing buildings. The south portion of the property would be utilized for public interactions areas (e.g. public market, performance venues, sports, entertainment and recreation activities and related facilities).
Portion of property desired: Entire site, including the triangle owned by the City
Public benefit transfer requested? Yes, through 3 federal agencies for education, public health and parks/recreation/historic monument public benefit transfers
Partnership with other entities? Yes, would involve SIRTI, The Manufacturers' Roundtable, Community Colleges of Spokane, EWU, WSU, two local museums, and other interested participants

10. Submitting organization: Hillyard Town Square
Contact name: Pete Rayner
Address: 4848 E. Wellesley, Spokane, WA 99217
Phone: 482-3556 or 263-4848
Non-profit or for profit: For profit in partnership with a non-profit
Primary purposes: To be developed as a "New Urbanism" mixed use project, with the southern portion of the site featuring "The Heart" building with open amphitheater courtyard containing a farmers market, specialty food and beverage purveyors, copy and mailing center, and artisan studios. A "Central" portion would feature a bank or credit union and Class A office space. Existing buildings on the north portion would be removed, and The Towers built, primarily featuring mixed-income housing, with commercial and community uses on the main floor.
Portion of property desired: Entire site
Public benefit transfer requested? Not clear, speaks to "donation to the non-profit portion of the public/private partnership"
Partnership with other entities? Yes, but not specifically identified

MINUTES

MANN CENTER LRAAC RETREAT
MAY 3, 2007
COMCAST CABLE COMMUNICATIONS CONFERENCE ROOM

Present: Watts (Chair), Apple, French, Griffith, Hamilton, Mooney, Tolley

Absent: Johnson, Williams

Staff: Strom

Ken Watts opened the meeting by discussing the purpose, which is to provide an opportunity for LRAAC members, following their two weeks of review of submitted NOIs to ask questions of the proponents. The LRAAC had been provided with binders containing copies of each NOI. The cost of those binders was covered by Comcast Cable Communications.

A schedule for the retreat was provided in advance, which anticipated 15 minutes for each NOI to be reviewed, and questions asked. Lunch was provided by Comcast during a short break.

NORTHWEST LABORERS – EMPLOYERS TRAINING TRUST FUND
Michael Warren, Training Director

Griffith: This is a good packet of information. How would you handle the demolition process of training structures built by students?

Warren: Hands on training is limited in duration, so structures don't get too big.

Griffith: Homeless component?

Warren: No

Hamilton: Have you worked with the Community Colleges?

Warren: Yes, there has been a strong partnership with the community Colleges.

Mooney: I assume you would need a land use permit for the outside activities described in the proposal?

Warren: I am not certain what permits would be needed, as the "structures" are temporary.

Apple: This shouldn't be a problem, in terms of building permits

Watts: Is there a "union participation" requirement?

Warren: We are a partnership between unions and contractors. We had our first non-union graduate last year. Non-union contractors can pay us to train their apprentices. The bulk of the funding for the program is from unions.

Tolley: You have a current location on East Francis. Is that not sufficient?

Warren: That site is very limited. We have to take many students to Kingston WA. We would like to bring trainees from over there to this area for training.

Tolley: What is the residence of recruits?

Warren: That is somewhat unknown – they come from all over the region.

Tolley: Scholarships?

Warren: No, but we provide outreach to community groups. The high school vocational education groups provide a lot of assistance.

Apple: Do you have a guaranteed funding source?

Warren: Our structure is changing, as Southern Idaho and Oregon are breaking off to form their own trust. This will not financially damage the remaining Washington and North Idaho operations.

Apple: Is there a plan for kids that don't make it through high school?

Warren: We require a 10th grade education or equivalent, a drivers license, and drug free status.

French: Is there federal funding?

Warren: Yes, under EPA.

French: What is the average wage?

Warren: $21 is the journeyman wage for general labor. Apprentice wages are 60% of journeyman. Apprentices get full benefits.

French: Would you retain the fence on the south side?

Warren: Yes, the chain link fence is sufficient for our needs.

French: What is the number of apprentices?

Warren: There are 816 in total right now, but most are in western Washington. We have approximately 150 in Eastern Washington.

MUSEUM CONSORTIUM
Glen Whitely

French: Would you need the whole site?

Whitely: Yes, we think we would need the entire site.

Apple: Do you have a financial plan?

Whitely: We can charge admission, can sell some books and other product through a gift shop.

Apple: Would you lease some of the space?

Whitely: Perhaps some of it for a COP Shop, of for City/County vehicles.

Tolley: Do your volunteers have any experience in running a large facility?

Whitely: One member has a museum now, and one other leases out vehicles to movie producers. We have 5 giant fire towers that we would display on the site. Schools are showing a lot of interest.

Watts: How would you acquire, via purchase of public benefit conveyance?

Whitely: We would hope for a public benefit conveyance and grants. All the members of the consortium took a grant writing class. There is a similar museum in Deer Lodge that does quite well financially, and another in California. We could lease some rooms.

Hamilton: Have you considered a partnership with another proponent?

Whitely: Yes, we would be glad to start smaller, and grow.

Hamilton: How would you cover your operating expenses?

Whitely: Between all the partners, we have the resources to cover those.

Griffith: Provision for the homeless?

Whitely: No

CITY OF SPOKANE MUNICIPAL COURT PROBATION DEPARTMENT
Karla McNeilly
Bob West
John DuBois

Griffith: Provision for the homeless?

McNeilly: Some of our clients are homeless, and we had considered the possibility of a warming center in the building.

Griffith: What portion of the site are you interested in?

McNeilly: Just the main building. We would be willing to be partner with other community entities.

Mooney: Where would you get funding?

McNeilly: We can charge for services on a sliding scale. Also, the home monitoring that we did in the past was financially self-supporting. City funding is also a strong possibility.

Mooney: How would you provide supervision to insulate the neighborhood?

McNeilly: We are working to change behavior. The individuals served are misdemeanor offenders, not felons. The majority of the personal issues are drugs and alcohol.

Watts: What is new about this proposal?

McNeilly: This would improve the level of services, and augment them. It would also bring it closer to area residents.

DuBois: As you know, Geiger will lose its lease soon, and the services there will be in transition. This proposal, if accepted, would save the City a lot of money as a jail alternative.

Tolley: Is there no home monitoring now?

McNeilly: Not through the City. In 2004, the City contracted with Geiger to provide those services.

DuBois: Some offenders should not be on home monitoring.

Tolley: How does the neighborhood benefit from this program?

McNeilly: Many of the caseload live in the Hillyard area.

DuBois: The re-establishment of home monitoring and day reporting would save taxpayers funding that could go for other services.

Tolley: Could this be seen as dumping problems into the Hillyard neighborhood?

West: Many clients come from this area. They are already here, and this would improve monitoring of them.

French: How would you manage this facility without it being a negative?

McNeilly: The purpose is to change behavior of people not behaving well now.

French: Who would operate the warming center?

McNeilly: We would work with the Homeless Coalition.

Watts: The building seems way too big for your purposes. Would there be partnerships?

McNeilly: Yes.

STEVE LARSON
Steve Larson

French: What is your funding source?

Larson: It would be private funding, and I am hopeful to combine this proposal with the GHBA proposal.

French: How much space do you need?

Larson: Minimal, some of the classrooms and the maintenance shop.

Apple: How much revenue do you anticipate generating?

Larson: Would generate revenues by building/assembling products.

Tolley: How would you work with deadlines for product development, when the labor is likely to be sporadic in availability?

Larson: We would need a large enough labor pool to make it work.

Mooney: Would this be day labor?

Larson: This would be similar to how Christ Kitchen operates.

Mooney: How much space would you need? It seems like it could become quite large over time.

Larson: Portions could be off-site if it grew larger.

Hamilton: Do you have experience in manufacturing?

Larson: No, my experience is in sales, but this could be managed as a partner with the GHBA.

COMMUNITY COLLEGES OF SPOKANE
Scott Morgan

Griffith: Would this have provision for the homeless?

Morgan: We have been working with the GHBA and social service agencies to educate people for jobs – that would be the closest connection.

Griffith: Do you need the whole site?

Morgan: No. Our primary interest is in the maintenance building. Short term training could occur in the second floor classrooms. It would be best if we were in the ownership position for the maintenance building and, at a minimum, have a condominium interest in the 2nd floor of the main building. State funding is only available for operating/maintaining space that we own.

We have the site across the street, and are using portables on a portion of that site. We would like to have a safe sidewalk across the street if we had both campuses.

Watts: Where would you get operating and capital funds?

Morgan: The building needs handicapped access. We normally can't get state funding for capital improvements. Other funds would have to be used. However, we can get operating funds for space we own.

Tolley: Would the form of conveyance be a problem?

Morgan: No, as we would be in the property for the long term.

Apple: Are there grant options for capital funding?

Morgan: There is always the possibility of state funding from the legislature. Congress is another possibility if the right partnership is put together.

French: How would you schedule uses of the property, relative to partnerships?

Morgan: We would need the maintenance building full time, and probably the computer lab full time. The classrooms could be shared with others.

ASCENDA
George Nossek
John Robideaux

French: How would you manage the operation?

Nossek: We receive referrals from many sources for Christmas House. The idea is to create a "light security" environment, and encourage a 60 day to 2 year stay. Success is highest when people stay for 120 days or more.

Robideaux: The focus should be on how people do after they get out, rather than how they behave when they come in.

French: Can you tell us who the "national charity" is?

Nossek: I don't have permission to reveal that yet, but will pursue their approval.

Robideaux: We are looking at a $40 million project.

Apple: Can you describe the anticipated new development?

Nossek: We would lease the south portion to a AAA retailer. The north campus would be oriented to the north, to keep separate from the retail portion. The biggest question is how intense of development we would be allowed.

Tolley: Would the timing of the availability of the property be a problem?

Nossek: No

Tolley: How would this project contribute to economic growth in Hillyard?

Nossek: We anticipate that around 100 new employees would be hired for the various functions on the site. Many of those would likely live in the Hillyard area.

Watts: How quickly could your funding be firmed up?

Nossek: Letters of intent could be delivered in short order.

Mooney: How would you keep clients involved in the program, if participation is voluntary?

Nossek: They have to agree to a recovery program in order to start with us. Clients would check in and check out every day.

Hamilton: How would you address neighbors concerns?

Robideaux: We would educate the public on who we are, how lives can be changed, and establish an oversight committee of neighborhood residents.

SPOKANE PUBLIC SCHOOLS
John Mannix
Kevin Morrison

Griffith: Would there be homeless services or support?

Mannix: Yes, through the Heart Program.

Griffith: Do you need the whole site?

Mannix: Yes, but could partner with others.

Mooney: With enrollment declining, how does that fact impact this proposal?

Mannix: We do anticipate a turnaround in enrollment starting in 2011 or 2012. Pratt School is being taken off line, but will not be disposed of. This project would help us financially, as it would replace space that we have to lease currently. This could be a $200,000 savings.

Watts: Do you need ownership?

Mannix: For capital grants, yes. For operating funds, no. We have about $3 million in a discretionary capital improvement fund.

Tolley: What would you do with the south portion of the property?

Mannix: We do need staff parking for about 100 people, plus additional parking for program participants.

Tolley: Would this be a "gateway" or a closed campus?

Mannix: We always strive to fit into the neighborhoods that our facilities are in, and improve the appearance of the area.

Morrison: This is a Monday-Friday type of operation, so there would be weekend opportunities such as a public market or other use.

Mannix: We have a working relationship with City Parks and Recreation and the Community Colleges for joint use of facilities. We don't need to own unneeded portions of the site.

Apple: I don't want to see the eventual use be storage, or similar use. This is currently a truck route. Would this use have an impact on speed limits?

Mannix: The proposal is for a program facility, not a normal school. Most of the utilization would be by staff, with parents of others bringing students to the site, as needed – mostly by automobile.

French: Could this be considered a "gateway" project? Would there be standards for maintaining the grounds?

Mannix: Yes, we have high standards for our grounds maintenance.

MICHAEL MEAGHER
Michael Meagher

It was pointed out that this is not a proposal for a use sponsored by Mr. Meagher, but simply a request that the City take action to legally separate the "triangle" across Haven from the rest of the parcel.

Meagher: Our interest, as property owners to the south, is for no buildings or signs to be placed on this small area. To clarify, it is a private request, and we are hopeful that some kind of neighborhood-endorsed sculpture or similar attractive improvement could be made on the triangle, utilizing low-maintenance materials. We want it made clear that the triangle would not go with a transfer of the rest of the original parcel.

GREATER HILLYARD BUSINESS ASSOCIATION (GHBA)
JR Sloan
Larry Davis
Mike Marzetta
John Overby

Apple: A lot of community services are being proposed. What guarantee is there that these will all stay involved?

Sloan: The proposal would be financially self-sufficient.

Davis: We conducted a lot of surveys.

Marzetta: We looked at 1) job creation, 2) skilled labor, and 3) quality of life.

Tolley: How much adaptability is there, as organizations do fail?

Sloan: The proposal is based on building an oversight board of directors.

Tolley: I have been very public about being a member of the GHBA, as a disclosure. I have heard some people say it would be best to knock down the buildings, and build something brand new.

Overby: The main building is appropriate for a business incubator, which would have great impact on economic development in the area.

Watts: The proposal is very complex, with lots of moving parts. How would a business plan be developed for such an endeavor?

Sloan: We have heard great support for a public market, and amphitheaters on the west side of the state are very successful.

Watts: How do you plan to acquire the facility and move forward?

Sloan: We will attempt to utilize a combination of public benefit transfers.

Davis: It will take a couple more months of work to complete student work on business plans.

Mooney: Is there an estimate of the cost of getting this property to actually look like the drawings in the proposal?

Sloan: No, but we're not going to turn down opportunities to get free money.

Davis: There is a need for detailed study over the next few months to see how to cover start up costs, once we know which individual pieces can work financially.

HILLYARD TOWN SQUARE
Pete Rayner

Griffith: Would this proposal assist the homeless?

Rayner: Not directly. This property is ripe for redevelopment, as the value of the land is very important to consider. It could be thought of as "Kendall Yards East."

Mooney: As an academic question, if you were us, how would you weigh these proposals one against another?

Rayner: I'd determine what is the best proposal, and ask if it can be made to happen in the timeframe.

Watts: If we took your proposal to the nest stage, when would we get financial details?

Rayner: I can bring the players to the table, but it would take substantial investment to bring a full proposal forward. That is not worth doing unless the chances of acquiring the property are high.

Tolley: I hear great ideas from you, but not detail on how to get there.

Apple: Is a form of a regional mall a possibility?

Rayner: Redmond Town Square is a good example of what might be possible here.

COMMITTEE DISCUSSION AND TIMELINE

Ken Watts said that he has a conflict with the scheduled meeting date on May 24. The members present all indicated an ability to meet May 25 instead. Dale Strom will poll the remaining members. Luke said he would miss the next meeting on May 10, but will e-mail his comments on the proposals.

Ken Watts introduced Shirley Parks, a member of the Comcast staff, as a possible facilitator for the next meeting. The goal would be to see if some of the proposals can be combined with others, and if some can be released from consideration.

City of Spokane—**Media Release**

www.spokanecity.org

FOR IMMEDIATE RELEASE

October 9, 2007

Contact: Marlene Feist
Public Affairs Officer
(509) 625-6740

****

CITY NAMES CONSULTANT FOR ONE MANN CENTER STUDY, READVERTISES FOR SECOND ONE

****

The City of Spokane Local Redevelopment Authority (LRA) Advisory Committee, which is overseeing the redevelopment planning for the Joe E. Mann Army Reserve Center Hillyard, announced that it has selected Auble, Jolicoeur & Gentry to produce a market analysis for the property.

The committee also announced that it is readvertising for a consultant to evaluate the top three proposals already submitted for redeveloping the site. The work would involve looking at the proposals for economic viability and sustainability. The deadline to respond is Monday, Oct. 29, at 4 p.m. in the City's Community Development Department on the sixth floor of City Hall, 808 W. Spokane Falls Blvd.

Meanwhile, a contract with Auble, Jolicoeur & Gentry is being developed, and the market analysis is expected to be completed by Nov. 7.

Money for both evaluations comes from a U.S. Department of Defense grant.

The Mann Center, at 4415 N. Market St. in Spokane, has been declared surplus by the military. The more than five-acre site is located at the "Y" intersection of Haven and Market streets in Hillyard. Proposals to redevelop the property were submitted earlier this year, but the site will be not be available for a future user until at least the summer of 2009.

The request for proposals for the remaining contract is attached.

-30-

OFFICE OF THE UNDER SECRETARY OF DEFENSE

3000 DEFENSE PENTAGON
WASHINGTON, DC 20301-3000

ACQUISITION,
TECHNOLOGY
AND LOGISTICS

NOV 29 2007

Honorable Dennis P. Hession
Mayor of Spokane
Spokane, WA 99201-3335

Dear Mr. Hession:

This is in response to a request that the Department of Defense extend the time period for the City of Spokane, as the recognized Local Redevelopment Authority (LRA), to complete its redevelopment plan and homeless submission as required for property at the PFC Joe E. Mann USARC/AMSA 80, Spokane, Washington.

The Defense Base Closure and Realignment (BRAC) Act of 1990, Public Law 101-510, as amended, provides that an LRA must submit the redevelopment plan not later than 9 months after the date specified for receipt of notices of interest. Section 176.20(c)(5) of the implementing regulation further explains this requirement as 270 days.

Because the LRA deadline for receipt of notices of interest was April 13, 2007, the redevelopment plan and homeless submission deadline is currently January 8, 2008. Section 2905(b)(7)(N) of the BRAC Act authorizes the Department to extend this deadline after consultation with the local redevelopment authority and the Department of Housing and Urban Development (HUD), if it determines that such an extension is in the best interest of the community affected by the closure or realignment.

Based upon the information contained in your letter, and subsequent consultation with LRA staff, HUD, and Army personnel, I have determined that an extension is in the best interest of the community. I am therefore granting the City of Spokane the extension. All required actions and finalization of a redevelopment plan and homeless submission for the PFC Joe E. Mann USARC/AMSA 80 must be completed no later than May 8, 2008.

Questions pertaining to this extension may be directed to Ms. Amanda Leiker Fagan, at (916) 557-7365, or via email at Amanda.Fagan@wso.whs.mil.

Sincerely,

Patrick J. O'Brien
Director
Office of Economic Adjustment

cc:
DASA (I&H)
DAS, HUD (Special Needs)

MV-25-2007

Strom, Dale

From: Mckean, Scott T. GS USAR RRC070 [Scott.McKean@usar.army.mil]
Sent: Monday, January 28, 2008 4:07 PM
To: Strom, Dale; Watts, Ken
Cc: Hamline, Randall M. CONTR (Ciber); Deming, Ronald L Mr ACSIMAlion Science & Technology <HQDA>; Gilbert, David L Mr USARC CMDGRP; Kesler, Paul Mr GS USAR RRC070; Cline, Robert D. MAJ USAR 70TH RRC; Ingram, Chris Mr. USAR RRC 070; Denman, Rosemary Ms USAR 88TH RRSC; Hamline, Randall M. CONTR (Ciber)
Subject: Mann Center Property Transfer for Haven Street Couplet - 1963 (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Dale and Ken,

Please refer to the legal opinion in original email below provided by Mr. Bruce Rhode, Seattle Corps of Engineer Office of Counsel, which puts to rest any question as to whether the "unused" (or "weed patch" as it's been commonly referred to in the media) portion of the Haven Street Couplet property should "revert" to the Army.

In short, the City has owned the property since 1963, there is no language in the deed that would allow "a portion" of the land to be returned to the Army...and even if it did, the City would have to declare they have no need for the "unused" portion for any reverter clause to be triggered.

Since neither condition exist, this hopefully ends any further BRAC surplus property related discussion on the City's land across Haven Street from the Mann US Army Reserve Center.

Please let me know if anyone questions the validity of this response, I will be happy to refer them to the Seattle Corps of Engineers.

Thanks...Scott

Scott McKean
BRAC 2005 Base Transition Coordinator
70th RRC, Seattle, WA
(206) 301-2022, Desk
(206) 883-7640, BlackBerry
(206) 301-2041, Fax

-----Original Message-----
From: Bryant, James F NWS [mailto:James.F.Bryant@usace.army.mil]
Sent: Monday, January 28, 2008 3:26 PM
To: Mckean, Scott T. GS USAR RRC070
Subject: FW: Mann Center Article Published in the Jan. 2008 SNEDA Newsletter (UNCLASSIFIED)

Scott - hope this answers your question. Regards, jim

James F. Bryant (CENWS-RE)
Chief, Real Estate Division
U.S. Army Corps of Engineers
Federal Center South
4735 East Marginal Way
Seattle, WA 98124

206-764-3780 (office)
360-624-6789 (cell)

-----Original Message-----
From: Rohde, Bruce G NWS

Sent: Monday, January 28, 2008 3:23 PM
To: Bryant, James F NWS
Cc: Valk, James E NWS
Subject: RE: Mann Center Article Published in the Jan. 2008 SNEDA Newsletter (UNCLASSIFIED)

Jim,

I took a look at the disposal deed from the Department of Commerce to the City of Spokane. There is a possibility of reverter clause in the deed which states:

"TO HAVE AND TO HOLD, unto the CITY the above mentioned lands for so long a time as such are needed for highway purposes upon the express condition that if, at any time, the need for highway purposes shall no longer exist, notice of the fact shall be given by the CITY to the DEPARTMENT and such lands shall immediately revert to the United States and to the control of the Department of the Army, as such control existed prior to this instrument."

I think it is important that the reverter clause does not say anything about a portion of the lands not being used for highway purposes.
It says the "above mentioned lands", which is described in the deed as the whole tract, some of which continues to be used for a public highway. Case law is pretty clear that non-use of a portion of land deeded for a specific purpose will not cause title to revert to the grantor as long as the remainder is used for that specific purpose.
That would seem to apply here.
You have part of the property used for the highway and no use is being used of the rest. That is not sufficient to trigger the reverter.

Also, by its terms the reverter also requires notice from the City that the lands are no longer needed by the City for highway purposes before title will revert. Clearly, notice has not been given as the City maintains its ownership rights. So the condition under which the reverter would operate hasn't occurred.

Based on the foregoing, my opinion is the City is and continues to be the owner of the entire parcel that was deeded to it by the Department of Commerce.

Bruce Rohde
Office of Counsel
US Army Corps of Engineers
Seattle District

Classification: UNCLASSIFIED
Caveats: NONE

SPOKESMANREVIEW.COM

Monday, March 17, 2008

Hearing planned on Mann Center

Advisory panel proposes facility be used for education

By Mike Prager
Staff writer
March 13, 2008

A public hearing on a proposed reuse of the Pfc. Joe E. Mann Army Reserve Center as an educational facility will be held by the Spokane City Council on Monday evening.

An advisory committee has recommended that the Mann Center be redeveloped for use by the Community Colleges of Spokane as well as Spokane Public Schools.

In addition, a portion of the 5.9-acre site near the junction of North Market and Haven streets could be used for a gateway entry to the Hillyard historic business district under the recommendation.

If you go

Public meeting

The council will take testimony on the proposed reuse of the Pfc. Joe E. Mann Army Reserve Center as an educational facility during its meeting Monday 6 p.m. Monday in council chambers at City Hall.

Also, vacant property used for Army vehicle parking would be sold for private development under the plan submitted to the council.

The council will take testimony during its meeting that begins at 6 p.m. in Council Chambers at City Hall.

Some Hillyard-area residents are asking the plan also include an opportunity to develop a farmers' market and public entertainment space, but the advisory committee rejected the idea because it was not shown to be financially feasible at this time, said Mike Adolphae, the city's community development director.

"Their plan is not fully developed," Adolphae said of the market and entertainment venue idea.

The Army is planning to replace the Mann Center as early as next year with a new reserve facility at Fairchild Air Force Base. Federal law allows local governments to find new uses for vacated facilities if the governments meet a series of stringent requirements.

Among them, the city had to consider the potential for solving homelessness. It also must obtain approval from federal agencies on any proposed use, including educational or park uses.

Initially, the city formed a Mann Center Local Redevelopment Authority Advisory Committee and then solicited reuse proposals from the community. Ken Watts, general manager for Comcast cable in Spokane, chaired the committee. Ten proposals were submitted last year.

The site consists of a 27,000-square-foot main building and a 10,000-square-foot shop space with six vehicle bays.

Spokane Public Schools has proposed using the office area for its special education professionals, who work individually with children. The community colleges are proposing a maintenance training program at the Mann Center.

SPOKESMANREVIEW.COM Monday, March 24, 2008

Hillyard firms push Mann Center plan

Business group urges second look at manufacturing proposal

Mike Prager
Staff writer
March 20, 2008

The Spokane City Council this week postponed action on a recommendation for reuse of the Pfc. Joe E. Mann Army Reserve Center after members of the Greater Hillyard Business Association and others appealed to the council to consider an alternative for a manufacturing business development center.

A citizen advisory committee studied reuse ideas over the past year and came up with a proposal that would convert the existing office and shop areas to educational uses; turn a vacant piece of land into a gateway for the Hillyard business district; and allow undeveloped parking areas to be sold for private development.

The business association said it wants the City Council to pursue their more comprehensive idea for turning the property at 4415 N. Market St. into a development center for new manufacturing businesses and work-force training.

"We have plenty of space in Hillyard for new companies. What we need now is good, family-wage jobs," said John Bogensberger, president of the business association, in a press release last week.

The council postponed action on a recommendation until March 31.

Marlene Feist, public affairs officer for the city, said the business association-backed proposal was not accepted by a citizen advisory committee because of questions about its financial viability. She said the U.S. Department of Defense could reject a city recommendation if it does not meet its standards and then it would sell the entire 5.9-acre property on the open market.

Once the council accepts a recommendation, then city staff would be authorized to prepare a development plan, which would be submitted to the U.S. government.

"It's all still up for discussion," she said about the reuse, adding that it has the potential to encourage Hillyard revitalization.

A new reserve center is being planned for Fairchild Air Force Base to open as early as next year.

Larry Davis, of Eastern Washington University's business resource center, said he was going to try to work on getting agreement on a unified proposal for education and business development. He said sale of the vacant land does not make sense because Hillyard already has large amounts of underused and open land.

He was urged by council members to work with Spokane Public Schools, Community Colleges of Spokane and business entities to refine the proposal, which could include a product development center.

"I think there is a real opportunity for the groups to come together," Davis said. He said a manufacturing development center would be self-sustaining.

"That is an extremely well maintained facility up there," Davis said.

Mark Anderson, associate superintendent for Spokane Public Schools, said the district could use the Mann Center for a variety of staff members and programs serving special education, alternative education and homeless students. Moving programs to the Mann Center would reduce lease costs for the school district, he said.

Strom, Dale

From: Salem Arms [salemarms@hotmail.com]
Sent: Friday, April 18, 2008 9:50 AM
To: Strom, Dale
Subject: Homeless Outreach

Dale - Here's what I have put together so far.

There were three presentations made by me to Homeless housing and service providers PRIOR to the establishment of the LRA and my appointment by Mayor Hession to the LRAAC.
(1) May 2006 to representatives of most major non-profits - a general briefing about BRAC and the available properties.
(2) June 2006 to the Spokane Homeless Coalition - a general briefing about BRAC and the available properties
(3) October 2006 to representatives of most major non-profits - a general briefing to update them and advise them that announcement has been published in the Federal register and the "clock is ticking".

Other than the LRAAC meetings, here are the other "outreach" things that were conducted with homeless housing and service providers.
(1) Email to Spokane Homeless Coalition announcing my LRAAC appointment by Mayor Hession. November 2006
(2) Email to Spokane Homeless Coalition about the "process" that the LRAAC will follow. November 2006
(3) Formal briefing of the Spokane Homeless Coalition about the process and the property. January 2007
(4) Formal briefing of the Spokane Homeless Coalition about the Notice of Intent (NOI) process and procedures. February 2007
(5) Updated briefing of the Spokane Homeless Coalition about the NOI process and the deadline for submission of NOIs. March 2007
(6) Regular updates about the process and status of NOI submissions, and any relevant public meetings, workshops, or hearings that were scheduled to be conducted - April 2007, June 2007, July 2007, August 2007, September 2007, October 2007, November 2007, December 2007, January 2008, February 2008, and March 2008.
(7) Update about City Council action to accept the LRAAC recommendation April 2008

From November 2006 continuing through February 2008 I responded to individual agency requests for updates on the status of the process.

Between December 2006 and April 2007 I met on three occasions with George Nossack and talked with him on the phone on six-eight occasions providing input to this NOI proposal. During that same time, I talked on two or three occasions with Steve Larson about his proposal. If it is absolutely critical to have specific dates, I will try to figure that out.

Between December 2006 and April 2007 there were 4 updates (I think) published in the Spokane Low Income Housing Consortium newsletter.

The membership list for the Spokane Homeless Coalition is available through Human Services Department.

That is all I can think of for now - I hope that it is helpful - if we need to me extremely specific with exact dates, etc., that will take some more time.

Larry Griffith
Executive Director
Salem Arms
1022 W. Shannon Ave
Spokane, WA 99205
(509) 327-0774
Fax (509) 327-8826

More immediate than e-mail? Get instant access with Windows Live Messenger.

City of Spokane—**Media Release**

www.spokanecity.org

FOR IMMEDIATE RELEASE

April 29, 2008

Contact: Marlene Feist
Public Affairs Officer
(509) 625-6740

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CITY COUNCIL TO HOLD HEARING ON MAY 5 ON MANN CENTER REDEVELOPMENT PLAN

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The Spokane City Council will hold a public hearing during its regular 6 p.m. legislative meeting on Monday, May 5, on the redevelopment plan for the PFC Joe E. Mann Reserve Center in Hillyard, which will be vacated in the fall of 2009. The Council is expected to vote on the plan at the same meeting.

The Mann Center, at 4415 N. Market St. in Spokane, was declared surplus by the military. The more than five-acre site is located at the "Y" intersection of Haven and Market streets in Hillyard.

A citizen advisory committee, called the Local Redevelopment Authority Advisory Committee (LRAAC), developed a recommendation for redevelopment of the site over the last year and a half.

In March, the City Council passed a resolution in support of the committee's recommendation and directed that a development plan reflecting the recommendation be written. A redevelopment plan, formally called the Mann Center Redevelopment Plan and Homeless Submittal, is due to the U.S. Department of Defense by May 8.

The committee, led by Chair Ken Watts, worked to bring forward a recommendation for the very best single or multiple reuse of the property, to benefit both the neighborhood and the community as a whole. The committee was required to navigate the complex underlying federal rules established by Congress and the Base Closure & Realignment Commission (BRAC).

-more-

Attached please find a copy of the redevelopment plan and the City Council resolution that was passed in March. The plan also is available on the City's web site at www.spokanecity.org.

-30-

city news

Thursday, May 1st - 10:46 AM

41°F

City Council to Hold Hearing on May 5 on Mann Center Redevelopment Plan

Release Date: 4/29/2008 12:00:00 AM

Contact:
Marlene Feist,
(509) 625-6740

The Spokane City Council will hold a public hearing during its regular 6 p.m. legislative meeting on Monday, May 5, on the redevelopment plan for the PFC Joe E. Mann Reserve Center in Hillyard, which will be vacated in the fall of 2009. The Council is expected to vote on the plan at the same meeting, which is held in the lower level of City Hall, 808 W. Spokane Falls Blvd.

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Attached please find a copy of the redevelopment plan and the City Council resolution that was passed in March. The plan also is available on the City's web site at www.spokanecity.org.

Army Reserve Center
BRAC Recommendation Resolution

Other news State News | County News | Local News

- Web Site Posts Bogus Utility Refund Form
- Traffic Awareness & Pedestrian Safety Week set for April 26 - May 4
- Mayor, Chief, Police Guild Announce Tentative Agreement on Ombudsman
- Citizen Input on New Northwest Swimming Pool

www.spokanecity.org is the official website of the City of Spokane, 808 W. Spokane Falls Blvd., Spokane, WA 99201.
Need further assistance? Please call the City help desk at (509) 755-CITY or visit the City feedback page.
Use of this website constitutes your acceptance of the website disclaimer and terms of use.
Your privacy is important to us, for more information see our privacy policy.

PUBLIC HEARING ON MANN CENTER PLAN

The Spokane City Council will hold a public hearing at its 6:00 PM legislative session on Monday, May 5, 2008, in the City Council Chambers, 808 W. Spokane Falls Boulevard, regarding the Redevelopment Plan and Homeless Submittal for the PFC Joe E. Mann Army Reserve Center in Hillyard. The draft plan is posted on the City of Spokane's web site, www.spokanecity.org. Public testimony is being accepted in written form, or at the public hearing. Written comments should be sent to Dale Strom, Community Development Department, Room 650, City Hall, Spokane, WA 99201, or e-mailed to dstrom@spokanecity.org.

SR16166

*Federal Tax ID No. 68-0617327

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON
County of Spokane, ss.

Name: Spokane City Comm Development **Acct:** 111252

P.O.: **No. Lines:** 29

Total Cost: $ 39.01 **Log No:** SR16166

I, Joni Vincent
do solemnly swear that I am the Principal Clerk of the **SPOKESMAN-REVIEW**, a newspaper established and regularly published, once each day in the English language, in and of general circulation in the City of Spokane, Spokane County, Washington; and in the City of Coeur d'Alene, Kootenai County, Idaho; that said newspaper has been so established and regularly published and has had said general circulation continuously for more than six (6) months prior to the 23rd day of July, 1941; that said newspaper is printed in an office maintained at its place of publication in the City of Spokane, Washington; that said newspaper was approved and designated as a legal newspaper by order of the Superior Court of the State of Washington for Spokane County on the 23rd day of July, 1941, and that said order has not been revoked and is in full force and effect; that the notice attached hereto and which is a part of the proof of publication, was published in said newspaper, one time(s), the publication having been made once each time on the following dates:

April 30, 2008

That said notice was published in the regular and entire issue of every number of the paper during the period of time of publication, and that the notice was published in the newspaper proper and not in a supplement.

Joni Vincent

Subscribed and sworn to before me at the City of Spokane, this 30th day of April, 2008

Katie M. Shaw

Notary Public in and for the State of Washington,
residing in Spokane County, Washington

KATIE M SHAW
NOTARY PUBLIC
COMMISSION EXPIRES JANUARY 30, 2012
STATE OF WASHINGTON

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APR 23 2008
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SPOKANE, WA

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AGENDA SHEET FOR COUNCIL MEETING OF: MAY 5, 2008

Submitting Dept.	Contact Person/Phone No.	Council Sponsor
Community Development	Dale Strom 625-6321	Apple and French

ADMINISTRATIVE SESSION
- o Contract
- o Report
- o Claims

LEGISLATIVE SESSION
- o Emergency Ord
- • Resolution
- o Final Reading Ord
- o First Reading Ord
- o Special Consideration
- • Hearing

CITY PRIORITY
- o Communications
- • Economic Development
- o Growth Management
- o Human Services
- • Neighborhoods
- o Public Safety
- o Quality Service Delivery
- o Racial Equity/Cultural Diversity
- o Rebuild/Maintain Infrastructure

STANDING COMMITTEES (Date of Notification)
- o Finance _____
- o Neighborhoods _____
- o Planning/Community & Econ Dev _____
- o Public Safety _____
- o Public Works _____

CLERK'S FILE _____
RENEWS _____
CROSS REF _____
ENG _____
BID _____
REQUISITION _____

Neighborhood/Commission/Committee Notified: _____

Action Taken: _____

AGENDA WORDING: (If contract, include the term.)

A RESOLUTION relating to the PFC Joe E. Mann US Army Reserve Center USARC/AMSA 80 (Spokane) (hereinafter "Mann Center"), approving the Redevelopment Plan and Homeless Submittal for the Mann Center, and authorizing the Mayor or her designee to submit the same to the appropriate federal agencies and to take necessary actions to implement, once the Plan is approved by the federal agencies.

BACKGROUND: (Attach additional sheet if necessary)

The City Council endorsed, with minor amendments, a recommendation made by its Local Redevelopment Authority Advisory Committee (LRAAC) for reuse of the Mann Center at the City Council meeting of March 31, 2008. Staff is writing a Redevelopment Plan and Homeless Submittal. Following the public hearing on May 5, City Council will consider a resolution approving the submittal of the Plan to the appropriate federal agencies.

RECOMMENDATION: approve

Fiscal Impact: • N/A	**Budget Account:** • N/A
o Expenditure: $	#
o Revenue: $	#
o Budget Neutral	

ATTACHMENTS: Include in Packets: resolution
On file for Review in Office of City Clerk: none

SIGNATURES:

Department Head

Division Director

Finance

Legal

Chief of Staff for Mayor

Council President

DISTRIBUTION: Community Development

COUNCIL ACTION:

ADOPTED BY
SPOKANE CITY COUNCIL:
May 5, 2008
CITY CLERK

RES 2008-0046

RESOLUTION 2008-0046

A RESOLUTION relating to the PFC Joe E. Mann US Army Reserve Center USARC/AMSA 80 (Spokane) (hereinafter "Mann Center"), approving the Redevelopment Plan and Homeless Submittal for the Mann Center, and authorizing the Mayor or her designee to submit the same to the appropriate federal agencies and to take necessary actions to implement, once the Plan is approved by the federal agencies.

WHEREAS, through the BRAC process the Department of Defense has proposed closure of Mann Center and the President of the United States, with Congress concurring, has designated Mann Center for closure; and

WHEREAS, the Department of Defense, as the administering BRAC agency, has designated the City as the Mann Center Local Redevelopment Authority (LRA) during the disposal process; and

WHEREAS, the City created an LRA Advisory Committee (LRAAC) to guide the Mann Center disposal process, by planning and implementing a community involvement process and by preparing a recommendation for the content of a local redevelopment plan for Mann Center; including the needs of the homeless, and

WHEREAS, the City desires to ensure that the reuse of the Mann Center is consistent with the City's Comprehensive Plan and Consolidated Community Development and Housing Plan and reflects citywide priorities and community interests; and

WHEREAS, the LRAAC and City have provided extensive opportunities for public input and professional consultation, and

WHEREAS, the LRAAC presented a consensus recommendation at the City Council meeting of February 25, 2008; and

WHEREAS, the City Council approved a resolution endorsing the LRAAC recommendation, with minor amendments, at the regular City Council meeting of March 31, 2008, finding that approach to reuse of the Mann Center provides the most feasible, most economical, and least cumbersome means to providing neighborhood and community benefit;

WHEREAS, a public hearing was conducted on the Redevelopment Plan and Homeless Submittal on May 5, 2008;

NOW, THEREFORE – it is hereby resolved by the Spokane City Council;

Section 1. The Spokane City Council approves of the Redevelopment Plan and Homeless Submittal for the Mann Center.

Section 2. The Mayor or her designee is authorized to submit the Redevelopment Plan and Homeless Submittal for the Mann Center on behalf of the City of Spokane to the appropriate federal agencies, following federal Base Realignment and Closure Act (BRAC) guidelines.

Section 3. The Mayor or her designee is authorized to take necessary actions to implement the Redevelopment Plan and Homeless Submittal for the Mann Center once the Plan is approved by the federal agencies.

ADOPTED by the Spokane City Council this 5th day of May _____, 2008.

City Clerk

THE MAYOR CONCURRING:

Mary Verner, Mayor

Approved as to form:

Assistant City Attorney