



Lewiston Urban Renewal Agency
AMENDED REGULAR MEETING AGENDA
September 12, 2023 - 12:00 PM
Lewiston City Hall – Back Conference Room – 1134 F Street
Lewiston, Idaho 83501

Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston's website at cityoflewiston.org.

I. CALL TO ORDER

II. CITIZEN COMMENTS

An opportunity for citizens to address the Agency. Citizens are asked to limit their time to three (3) minutes each. Comments and questions can be made by: 1) attending in-person; 2) emailing comments and questions prior to the start of the meeting to sgrow@cityoflewiston.org or dortiz@cityoflewiston.org; 3) mailing written comments prior to the start of the meeting to Shannon Grow, PO Box 617, Lewiston ID 83501; or 4) calling 208-746-1318 x 7265 and leaving a message. Your comments will then be forwarded to the Agency.

III. CORRECTIONS OR ADDITIONS TO AGENDA - Action Item

IV. ACTIVE AGENDA

A. APPROVAL OF MINUTES, AUGUST 8, 2023 - ACTION ITEM

B. APPROVAL OF INVOICES

1. CITY OF LEWISTON, REIMBURSEMENT FOR EOS III COSTS, \$17,755.00 - ACTION ITEM: - Action Item ()

2. ICRMP, 2023/2024 POLICY PREMIUM, INV. 18038-2024-1, \$1,086.00 - ACTION ITEM: - Action Item ()

C. REVIEW OF FINANCIAL SUMMARY, AUGUST 2023 - INFORMATION ITEM

D. REVIEW OF DRAFT ENGAGEMENT LETTER WITH O'SULLIVAN LEGAL PLLC - ACTION ITEM

E. BRYDEN AVENUE PROJECT PRESENTATION (DUSTIN JOHNSON, PUBLIC WORKS DIRECTOR, CITY OF LEWISTON; BARNEY METZ, GENERAL MANAGER, LOID) - INFORMATION ITEM

F. EOS III: REVIEW MOUNTAIN WATER WORKS DESIGN DOCUMENTS; POSSIBLE DIRECTION ON FUTURE PROJECTS. - ACTION ITEM

V. UNFINISHED & NEW BUSINESS

A. BOARD MEMBER COMMENTS

B. STAFF COMMENTS

VI. ADJOURNMENT - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Community Development Specialist Dawn Ortiz at least forty-eight (48) hours in advance of the meeting at 208-746-1318, ext. 7265.

August 8, 2023

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, August 8, 2023, at Lewiston City Hall. Chairperson Sheila Bond called the meeting to order at 12:00 p.m.

I. CALL TO ORDER

BOARD MEMBERS PRESENT: Sheila Bond, Chairperson; Joe Anderson, Vice Chairperson; Don Beck; A.L. "Butch" Alford; Tim Switzer; Joe Gish (via zoom)

BOARD MEMBERS EXCUSED: Jim Kleeburg

STAFF MEMBERS PRESENT: Shannon Grow, URA Director; Luke Antonich, City Engineer; Joe Kaufman, Engineering Project Supervisor;

OTHERS PRESENT: Ryan Rehder, Mountain Water Works

II. CITIZEN COMMENTS

None

III. CORRECTIONS OR ADDITIONS TO AGENDA

Director Grow asked that the board consider the following invoices be added to the agenda under Active Agenda B:

- Jennifer Douglass Law, invoice 492, July expense, \$195.00
- Lewiston Tribune Invoice 174904, publication of 2024 budget, \$220.00
- Lewiston Tribune Invoice, 174907, publication of 2023 amended budget, \$172.00

Vice Chairperson Anderson moved to amend the agenda to include the above listed invoices, Board member Beck provided the second, motion passed 6-0.

IV. PUBLIC HEARINGS

A. FY2023 Budget Amendments – Receive testimony on FY2023 Budget Amendments - Action Item

Chairperson Bond opened the public hearing and asked for any testimony. There were no citizens in the audience and Director Grow stated that no testimony had been submitted prior to the meeting. Chairperson Bond closed the public hearing.

B. FY2024 Budget – Receive testimony on FY2024 Budget – Action Item

Chairperson Bond opened the public hearing and asked for any testimony. There were no citizens in the audience and Director Grow stated that no testimony had been submitted prior to the meeting. Chairperson Bond closed the public hearing.

V. ACTIVE AGENDA (ACTIVE ITEM)

A. Approval of Minutes, July 20, 2023

Board members Alford and Switzer moved and seconded, respectively, to approve the July 20, 2023 minutes with approved changes. The motion carried 5-0-1 with Board member Gish abstaining.

B. Approval of Invoices

1. **Douglass Law, PLLC, June 2023, Invoice 373, \$135.00 – Action Item.** Vice Chairperson Anderson and Board member Alford moved and seconded, respectively, to approve. Motion passed 5-0-1 with Board member Gish abstaining.
2. **City of Lewiston, East Orchards Sewer Phase 3, \$53,588.50 - Action Item.** Vice Chairperson Anderson and Board member Switzer moved and seconded, respectively, to approve. Motion passed 5-0-1 with Board member Gish abstaining.
3. **City of Lewiston, \$14,750 Administrative Fees – Action Item** Board member Alford and Vice Chairperson Anderson moved and seconded, respectively, to approve. Motion passed 5-0-1 with Board member Gish abstaining.
4. **Tribune Invoices 174904 for \$220.00 and 174907 for \$192.00 – Action Item** Vice Chairperson Anderson and Board member Switzer moved and seconded, respectively, to approve. Motion passed 4-0-2 with Board member's Gish and Alford abstaining.
5. **Douglass Law, PLLC July 2023 Invoice 492, \$195.00 – Action Item** Board members Alford and Switzer moved and seconded, respectively, to approve. Motion passed 5-0-1 with Board member Gish abstaining.

C. Review of Financial Summary, July 2023 – Information Item

Director Grow reviewed the tax payments received and the bond summary of the outstanding balance of the existing bond.

D. Approve Amended FY2023 Budget – Action Item

Director Grow reviewed the approved Fiscal Year 2023 budget and the proposed amendments based on the actual increment numbers received from Nez Perce County and the projected project costs and the additional bond payment. Board member Beck and Vice Chairperson Anderson moved and seconded, respectively, to approve. Motion passed 5-0-1 with Board member Gish abstaining.

E. Approve FY2024 Budget – Action Item

Director Grow reviewed the proposed Fiscal Year 2024 budget with projections for increment receipts based on the information from Nez Perce County and some estimated project costs. Board members Alford and Switzer moved and seconded, respectively, to approve. Motion passed 5-0-1 with Board member Gish abstaining.

F. City of Lewiston east orchards sewer phase 3, additional costs - action item.

Director Grow introduced Joe Kaufman from the Public Works Department. Mr. Kaufman explained that part of the design work for segments 1, 17, 18, 19 and 7 required rock boring. Rock boring is mapping of the soils to determine how deep a sewer line could reasonably be put before having to do major rock excavation. This materials testing is needed as part of the design process. When the URA approved costs associated with the design, rock boring was not considered as part of that approval. Director Grow reminded the board that the URA did still owe the City approximately \$552,000 and the expense of the rock boring could be applied to that amount owed. Approving this item would allow the City to bring an invoice back to the URA for approval at a future meeting. Board members Switzer and Alford moved and seconded, respectively, to bring an invoice back to the URA for reimbursement of the rock boring expenses. Motion passed 5-0-1 with Board member Gish abstaining.

G. Review Mountain Water Works Design Documents; Possible direction on future projects – Action Item. Director Grow reviewed the design work for segments 1, 17, 18, 19 and a preliminary design for segment 7 that have been completed by Mountain Water Works. Joe Kaufman from Public Works and Ryan Rehder from Mountain Water Works presented the findings from the construction design.

Mr. Kaufman said that costs are higher than estimated back in December. Rock excavation, especially in segment 18, is more shallow than anticipated. It does look like segment 20 would be able to service all the way to Ripon. The 17, 18, 19 segments would potentially service future subdivisions that wouldn't otherwise be able to go in without sewer. Chairperson Bond asked about the 20% contingency Mr. Kaufman said that about 10% of that is typically construction project management and 10% of it is change orders on the project.

Director Grow went through the projections of the increment that would be collected in the revenue allocation area for East Orchards Sewer. These projections show how much money will be available for future projects in this area, as well as how much money would be available by year. Director Grow then reviewed the construction costs Mountain Water Works had provided as part of the design work they had completed. Mr. Kaufman let the board know that it would cost approximately \$16,000 to finish the design of segment #7. Segment #7 is still in the area of gravity feed. Director Grow ask Mr. Kaufman to provide some background on why a preliminary design for segment #7 was done instead of a full design. Mr. Kaufman said that there are a couple of items that the city was already aware of that could be complications, such as an old single lane bridge with culverts that had been buried when the two lane road was put in and that would possibly have to be replaced with new culverts. Additionally, LOID (Lewiston Orchards Irrigation District) has a pretty fragile asbestos cement water line, which could also be a challenge. Essentially, the preliminary design was exploring whether or not the project was feasible, and it has shown that although there might be additional costs, it is a feasible project.

Director Grow reminded the board that a decision did not have to be made today and the board can ask questions and discuss the options. The board discussed the number of existing homes that could convert to sewer and the number of potential infill dwellings that could be built if sewer was available. Chairperson Bond asked about what phase each of the segments were at. Mr. Kaufman said that segments 1, 17, 18, and 19 were all basically ready to go out to bid for construction. Director Grow reminded the board that there is not enough money to date to complete all four (4) of the segments. The board will need to pick which direction they would like to go.

Chairperson Bond asked about segment 1 and segment 17 being around the same price and asked if Mr. Kaufman had an opinion on which is more beneficial. Mr. Kaufman said 17 is more beneficial because it is a pre-requisite for segments 18 and 19. Segment 1 would extend to the edge of COSD (Central Orchards Sewer District) and is not likely to be extended further.

The board decided to table making a decision on moving forward with projects until the September meeting. The board asked Mr. Kaufman to bring an updated map with completed segments and the revenue allocation area boundary shown. Mr. Kaufman would also like to have the board discuss how to facilitate private property owners converting to sewer while the trunk line is being installed and also the possibility of Tammany School possibly being interested in converting from septic to public sewer.

Board member Gish left the meeting at 1:14 pm.

VI. UNFINISHED AND NEW BUISNESS

A. Board Member Comments -

Board member Switzer asked about how to encourage a little bit of discussion about how to publicize what the URA influence has done. Vice Chairperson Anderson asked about applications for development that could show the amount of development that has occurred in the different revenue allocation areas.

Chairperson Bond thanked Joe Kaufman for coming to the meeting and presenting.

B. Staff Comments

Director Grow showed the board the information binders that had been assembled for new members Switzer, Gish and Kleeburg. Director Grow asked if other board members would like to have a binder made for them or a digital copy could also be made available on the URA Google Drive. Director Grow stated that Dustin Johnson, Lewiston Public Works Director and Barney Metz, General Manager for LOID, will be presenting an update of the Bryden Avenue project to the URA on September 12th.

VII. ADJOURN (ACTION ITEM)

There being no further business, Board members Alford and Switzer moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Urban Renewal Agency Board adjourned at approximately 1:23 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

KATIE HOLLINGSHEAD,
RECORDING SECRETARY

URBAN RENEWAL AGENCY CHAIR

Approved this _____ day of _____, 2023.



August 9, 2023

Shannon Grow
Urban Renewal Agency
Via Hand Delivery
Lewiston, ID 83501

RE: East Orchards Sewer Improvements Phase 3 – Inv 2

Dear Shannon:

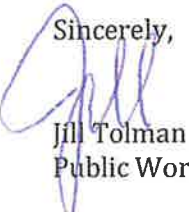
The City of Lewiston is requesting reimbursement for consultant design services on the above-referenced project. This is the first reimbursement request in the amount of \$17,755.00 for additional expenses through May 25, 2023.

PO #	Payee / Vendor	Date	Amount Paid
22302199	HazTech	5/16/23	17,755
Total			\$17,755.00

In support of this request, I have attached copies of the invoices and evidence of payment, please let me know if you would like me to submit that separately.

Please call me at (208)790-8803 or email jtolman@cityoflewiston.org if you have any questions or need additional information.

Sincerely,


Jill Tolman
Public Works

G:\Shared drives\Public Works CAPITAL\Wastewater\Wastewater Collections\WW061 East Orchards Sewer Expansion Phase 2\Financial\Submitted for Reimbursement to URA\Reimb 2 for Ph 3.docx

ecopy: Aimee Gordon, City Finance
Joe Kaufman, PE, Engineering Project Supervisor

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
05/16/2023	17523	WW061 EOS PHASE III - BORINGS PO #: 22302199 - WASTEWATER GL#:09-220-222-91180-	\$17,577.00 \$17,577.00
05/16/2023	17524	TR036 BRYDEN AVE RECON; STORMWATER PO #: 22302245 - TRANSPORTATION/ENGINEERING GL#:02-100-106-91110-	\$11,801.00 \$11,801.00

VENDOR NUMBER	VENDOR NAME	CHECK NUMBER	CHECK DATE	CHECK AMOUNT
5197	HAZ-TECH DRILLING INC	109480	06/01/2023	\$29,378.00



City of Lewiston
PO Box 617
Lewiston, ID 83501-0617
(208) 746-3671

Vendor Number	Check Number	Check Date
5197	109480	06/01/2023

\$29,378.00

Pay *Twenty-nine Thousand Three Hundred Seventy-eight Dollars and 00 Cents*

To the
Order Of HAZ-TECH DRILLING INC
1798 E PLAZA LOOP
NAMP, ID 83687-4939

**FILE COPY
NON-NEGOTIABLE**

HAZTECH Drilling, Inc.

Date: 5/16/2023

Sold To: City of Lewiston
P.O. Box 617
Lewiston, ID 83501



TIN 82-0455227

Project:

Reference - P.O. No.	Customer No.	Drill Rig	Driller	Terms
22302199-00	CITYLEWISTON	1988 CME-75	Jerry Breckenridge	NET30
Description/Comments	Quantity	UOM	Unit Price	Amount
Mob-Demob Truck Mount	1.00	EA	6,000.00	6,000.00
Drilling & Related Activities, per day	3.00	EA	3,250.00	9,750.00
Support Equipment, per day	3.00	DAY	150.00	450.00
Perdiem, per crew day	3.00	EA	375.00	1,125.00
Asphalt Patch, per bag	9.00	BAG	28.00	252.00

Remit To: **Haz-Tech Drilling, Inc.**
1798 E Plaza Loop
Nampa, ID 83687

Amount Due : 17,577.00

Invoice

Page: 1

Member Billing Contact:

Shannon Grow
 Lewiston Urban Renewal Agency
 PO Box 617
 Lewiston, ID 83501

Invoice Date: 9/1/2023
Invoice Number: 18038 - 2024 - 1
Policy Period: 10-1-23 to 9-30-24
Policy Number: 43A18038100123

Insurance Billing

DESCRIPTION
10/1/2023 - 9/30/2024 Policy Year Annual Premium: \$2,172.00 Minimum Due 10/15/2023: \$1,086.00 Balance Due 4/15/2024: \$1,086.00 For proper application, please do not combine other payments with your premium remittance.

Please Detach and Submit with Payment



Lewiston Urban Renewal Agency
 PO Box 617
 Lewiston, ID 83501

Make Checks Payable to:

ICRMP
 PO Box 15116
 Boise, ID 83715

Invoice Date:	9/1/2023
Invoice Number:	18038 - 2024 - 1
Due Date:	10/15/2023
Minimum Due:	\$1,086.00
Amount Paid:	

Write Amount Paid Here

Address Corrections? Please make changes on the back of this form and enclose with your payment.



August 21, 2023

Via Email: sgrow@cityoflewiston.org

Shannon Grow
Community Development Director
City of Lewiston
215 D Street
Lewiston, ID 83501

Dear Ms. Grow:

ENGAGEMENT AGREEMENT

This Agreement sets forth and confirms the terms of City of Lewiston Urban Renewal Agency's ("Client") engagement of O'Sullivan Legal PLLC (the "Firm"), effective as of the last date executed below ("Effective Date").

In consideration of the terms of this Agreement, City of Lewiston Urban Renewal Agency and O'Sullivan Legal PLLC agree as follows:

- 1. Conditions of Representation.** This Agreement will take effect upon our receipt of a signed copy of this Agreement.
- 2. Scope of the Engagement.** You have asked the Firm to provide legal services legal services to you in connection with non-adverse general counsel services (the "Services"). Legal services outside of the scope of Services may require a separate written engagement agreement and fee arrangement.
- 3. Duty of the Client.** The Firm's ability to assist you depends on your providing necessary information and documentation, participation, cooperation, and frank communication. It is expected that all information you provide will be truthful, accurate, and current to the best of your knowledge and belief; and all documentation will be true and genuine originals or copies of originals in your possession. It is expected that you will cooperate fully to assist us in obtaining any information, records, and documentation. This may include signing authorizations to obtain employment records, medical records, police reports, or other such documentation as the Scope of Services requires.
- 4. Duty of the Firm.** We will keep you informed about the status of the Services and will consult with you when appropriate. The Firm will not make any settlement of your claims without your express consent. The Firm will inform you of any changes in availability of the attorney or staff performing work on this Services.
- 5. Payment Due.** The Client will be billed for services and costs as follows:

5.1. Calculation of Legal Fees. Our fees for the legal services for this engagement will be charged based upon our hourly rates for actual time spent. Thaddeus J. O'Sullivan will be the attorney primarily handling this matter. His current billing rate is \$265 per hour. Like other businesses, our rates may be increased from time to time to reflect changing economic conditions.

5.2. We generally charge legal fees for all time expended with you or on your behalf including, but not limited to, telephone conversations, personal conferences, strategy development and planning, letter and document preparation, and review, research, drafting, and travel. We keep daily records of the time expended, including a brief description of the activity on your behalf.

5.3. Other Costs. In addition to legal fees, you will be charged for expenses incurred or advanced on your behalf. Charges incurred for services provided by third parties including, but not limited to, messenger services, special handling costs for mailing, and outside copying services will be billed to you at our cost. Other expenses normally incurred on your behalf, such as facsimile transmissions, photocopies, and printouts will be billed at the rates normally charged our clients for those costs. At times, it may be necessary to incur extraordinary expenses on your behalf such as overtime for secretarial services or legal research. Those costs will be authorized and preapproved by you prior to the firm incurring those expenses. You may be asked to pay for certain expenses in advance or directly when the amounts are large, such as for appraisals, depositions, or bulk mailings.

5.4. Billing Cycle. At minimum, you can expect to receive an invoice each month that itemizes the legal fees and costs incurred during the previous billing cycle. The invoice will also show the calculation of time spent and a summary of the activities conducted. Each invoice is due within 30 days regardless of the outcome of any services provided hereunder. If you have billing questions or concerns, please contact me immediately. O'Sullivan Legal PLLC reserves the right to suspend services and/or terminate representation in the event invoices are not timely paid.

5.5. Advance Fee Deposit. I do not require an advance fee deposit to commence Services but reserve the right to do so if warranted in the future.

5.6. Additional Payments Owed. In the course of the Services, a court or arbitrator may require you to pay fees or costs to the other party in the Services. You will be responsible for any such payment and the Firm will not incur that expense on your behalf.

6. Confidentiality. The documents and information that you provide are confidential and will not be disclosed unless you authorize the disclosure or disclosure is required under the governing state law and the applicable Rules of Professional Conduct. This confidentiality applies after the conclusion of the Services or after termination.

7. No Guarantees. The Firm will provide legal services reasonably required to represent you in the Services. Nothing in this Agreement and nothing in the Firm's statements to you are a promise or guarantee about the outcome of your Services. Any comments made by the Firm about the outcome or merits of the Services are expressions of professional opinion only.

8. Termination. The Firm reserves the right to withdraw from representing you in the Services and terminate this Agreement at any time, subject to applicable Rules of Professional Conduct and subject to

any court rules or court order. You have the right to discharge the Firm and terminate this Agreement at any time and may do so by notifying the Firm in writing. Upon termination, regardless of the reasons for withdrawal or discharge, you will be obligated to pay any outstanding legal fees for work that the Firm performed on your behalf and will be obligated to pay any costs incurred on your behalf prior to the termination.

9. Entire Agreement. This Agreement governs all legal services performed by the Firm on behalf of Client commencing with the Effective Date. This Agreement contains the entire agreement of the parties and no other agreement, statement, or promise made on or before the Effective Date is binding on the parties. This Agreement may be later modified only by agreement of the parties.

ACCEPTED AND AGREED TO:

O'SULLIVAN LEGAL PLLC

CITY OF LEWISTON URBAN RENEWAL AGENCY

Thaddeus J. O'Sullivan

Date: August __, 2023

BY: _____

ITS: _____

DATE: _____

Thaddeus J. O'Sullivan

PO Box 8027
3120 S. Grand Ave
Spokane, Washington 99203

509-434-4547

thad@t-olaw.com

LEGAL EXPERIENCE

O'Sullivan Legal PLLC

June 2022 – Present

Attorney/Owner

- Provide general counsel services to municipal and private clients
- Advise public entity clients regarding open government laws, employment law, real property, public works, and procurement
- Review, analyze, draft, and revise contracts
- Draft employee handbooks and personnel policies
- Provide labor and employment counsel
- Conduct client training on topics including open government, state and federal leave laws, and anti-harassment
- Compose client responses to state and federal agencies regarding alleged workplace discrimination

Gonzaga University School of Law

July 2022 – Present

Adjunct Professor

Spokane, Washington

- Classes taught: Legal Research & Writing I & II; Agency & Non-Corporate Entities

Witherspoon Brajcich McPhee, PLLC

November 2015 – May 2022

Partner

Spokane, Washington

- Provided labor and employment counsel and representation
- Handled complex civil litigation, including wrongful termination, breach of contract, and real property
- General counsel services to municipal and private clients
- Contract review and analysis
- Employee handbook and personnel policy drafting, review, and revision
- Deliver workplace training regarding leave law, gender transition, and anti-discrimination/anti-harassment

K&L Gates LLP

January 2011 – October 2015

Associate Attorney

Spokane, Washington

- Advised clients on all aspects of state and federal employment law
- Analyzed agreements and provided enforcement and compliance guidance
- Provided creditor-side representation in commercial foreclosure matters
- Handled complex commercial litigation matters

Holmes Weddle & Barcott PC

September 2006 – December 2010

Associate Attorney

Seattle, Washington

- Represented vessel-owner clients in litigation matters in state and federal courts
- Tried five cases through verdict in state and federal courts (First Chair (2) Second Chair (3))

United States Court of Appeals for the Eighth Circuit Judicial Clerk to the Honorable Gerald W. Heaney

August 2005 – August 2006

Duluth, Minnesota

- Performed legal research and drafted memoranda
- Assisted in preparation of judicial opinions

PRESENTATIONS

- “Non-compete, Non-solicit and Confidentiality Agreements,” Spokane, WA., December 2019
- “Open Meeting Laws,” Spokane, WA., December 2018
- “Interlocal Cooperation Agreements and Joint Ventures Between Local Governments,” Spokane, WA., December 2016
- “The Impacts of ‘Legal’ Pot and Improper Employment Documentation,” Spokane, WA, March 2015
- “Your IP & the Departing Employee,” Spokane WA, October 2013
- “Human Resource Law: What You Need to Know,” Spokane, WA, September 2013

PUBLICATIONS

- Thaddeus O’Sullivan, *FMLA Amendments to Affect Military Families and Airline Crews*, The Advocate: Official Publication of the Idaho State Bar Association (February 2014)
- Michael Barcott, Theresa Fus & Thaddeus O’Sullivan, *Statutory and Regulatory Violations in Maritime Personal Injury Litigation: What Counts, What Doesn't, and What Does it Mean*, 21 U.S.F. Mar. L.J. 41 (2009)

CLIENT ALERTS

- Washington Supreme Court Narrows Employers Opportunities for Summary Judgment on Claims under the Washington Law Against Discrimination (WLAD)
- Show Your Work: Washington Supreme Court Awards Attorney’s Fees in Public Records Case for Failure to Provide “Brief Explanation” of Reliance on Statutory Exemption.
- Washington Grants Public Employees Two Days Off Per Year for Reasons of Faith or Conscience or Organized Religious Activities.

TRAINING/CERTIFICATIONS

- 40 Hour Basic Family Mediation: Northwest Institute for Dispute Resolution (May 17-21, 2021)

PUBLISHED CASES

- *Endicott v. Icicle Seafoods, Inc.*, 167 Wn.2d 873 (2010), cert. denied June 21, 2010 (Docket No. 09-1393).
- *Duncan v. Alaska USA Credit Union*, 148 Wn. App. 52 (2008).

AWARDS/RECOGNITION

- Recognized by *Best Lawyers* (2021)
- Selected as a “2015 Super Lawyer” by *Washington Law & Politics* magazine
- Selected as a “2014 Super Lawyer” by *Washington Law & Politics* magazine
- Selected as a "2013 Super Lawyer" by *Washington Law & Politics* magazine
- Selected as a "2012 Rising Star" by *Washington Law & Politics* magazine

BAR ADMISSIONS

- State and Federal Courts in Washington and Idaho
- United States Courts of Appeals for the Eighth Circuit and the Ninth Circuit
- Supreme Court of the United States

EDUCATION

Gonzaga University School of Law
Juris Doctor, *Summa Cum Laude*

May 2005
Spokane, Washington

- Law Review: Notes/Comments Editor
- Thomas More Scholar
- CALI Awards: Constitutional Law II, Creditors’ Rights, Corporations
- Class Rank: 8/206

Morningside College
Bachelor of Arts

December 1994
Sioux City, Iowa

- Major/Minor: English/Philosophy
- Socratic Award for Outstanding Philosophy Student

VOLUNTEER EXPERIENCE

- Lumen High School: Board Vice Chair (November 2019 – July 2023)
- Ronald McDonald House of the Inland Northwest: Personnel Committee Member (February 2022 – March 2023)
- Bike Works: Board Member/ Finance Chair (January 2007 – January 2009)

ADDITIONAL WORK EXPERIENCE

AT&T Broadband

August 1999 - August 2002
Seattle, Washington

- Broadband Technician
- Payroll Coordinator

Aalfs Manufacturing Company

July 1995 - October 1998
Sioux City, Iowa

- Human Resources Representative

Name	Status	Location	Dwelling Units	Other information
Segment 1	Designed	Burrell Ave 400' west of 19th St	8	would but up against COSD line
Segment 2	undecided	Burrell Ave between 20th & 21st	4	Property to the North is in County and undeveloped
Segment 3	undecided	Cedar Ave between 19th & 20th	9	COSD lines are in 19th
Segment 4	partially built	Cedar Ave between 20th & 21st	11	Partially built in Phase II
Segment 5	undecided	Cedar Ave between 22nd & 23rd	17	
Segment 6	undecided	Grelle Ave between 19th & 20th	8	Only 1/2 a block. Camelot is on COSD
Segment 7	prelim design	Grelle Ave between 21st & 22nd	11	
Segment 8	undecided	Grelle Ave between 22nd & 23rd	19	
Segment 9	undecided	Alder Ave between 20th & 21st	16	
Segment 10	undecided	Alder Ave between 21st & 22nd	5	Partially built by Lindsey Creek Estates
Segment 11	undecided	Alder Ave between 22nd & 23rd	6	Alder right-of-way not improved to 23rd
Segment 12	undecided	Powers Ave between 20th & 21st	20	
Segment 13	undecided	Birch Ave between 20th & 21st	19	12 Trailers on North side served by COSD
Segment 14	undecided	Birch Ave between 21st & 22nd	13/10	10 additional units if 21st Street E is included. Eastern 300' installed with segment 26.
Segment 15	undecided	Ripon Ave between 20th & 21st	18	
Segment 16	undecided	Ripon Ave between 21st & 22nd	17	
Segment 17	Designed	20th St between Grelle & Alder	6	2005 Alder Ave is interested in subdividing, needs sewer to do so
Segment 18	Designed	20th St between Alder & Powers	10	
Segment 19	Designed	20th St between Powers & Birch	9	
Segment 20	undecided	20th St between Birch & Ripon	5	unknown if on septic - Tammany View Baptist Church
Segment 21	undecided	21st St between Powers & Birch	3	West side of the street (segment) served by COSD
Segment 22	undecided	21st St between Birch & Ripon	8	
Segment 23	undecided	22nd St between Cedar & Grelle	4	potential for development - 3522 22nd St is whole west side of the block
Segment 24	undecided	22nd St between Grelle & Alder	4	
Segment 25	undecided	22nd St between Alder & Powers	8	
Segment 26	undecided	22nd St between Powers and Birch	1	To be built by private developer, will serve 11 lots
Segment 27	undecided	22nd St between Birch & Ripon	1	East side is 5 house in County (Skyview Estates)
Segment 28	undecided	22nd St between Ripon & Hemlock	3	East side is 4 house in County (Skyview Estates)
Segment 29	undecided	23rd St between Cedar & Grelle	2	East side is County - single property owner
Segment 30	undecided	23rd St between Grelle & Alder	3	East side is County - single property owner
Segment 31	undecided	23rd St between Alder & Powers	2	East side is County - single property owner

