



**Avista Corp.**  
1411 East Mission P.O. Box 3727  
Spokane, Washington 99220-0500  
Telephone 509-489-0500  
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November 17, 2020

Mark L. Johnson  
Executive Director and Secretary  
Washington Utilities & Transportation Commission  
621 Woodland Square Loop SE  
Lacey, WA 98503

Received  
Records Management  
11/17/20 14:34  
State Of WASH.  
UTIL. AND TRANSP.  
COMMISSION

**Re: Avista Corporation Affiliated Interest Filing pursuant to RCW 80.16.020**

Dear Mr. Johnson,

Pursuant to RCW 80.16.020 and WAC 480-100-245, please find enclosed for electronic filing with the Commission a “Right of First Offer” (ROFO) agreement between Avista Corporation (“Avista”) and Avista Development (“Development”). With this filing, Avista hereby requests Commission approval of the Right of First Offer (or otherwise take no action), attached hereto as Attachment A.

The primary purpose of the ROFO is to allow Avista Development the right of first option to purchase the real property where Avista’s “Metro Substation” is currently located, if and when Avista decides to sell that property.<sup>1</sup> In exchange for this opportunity, Development will pay Avista \$2,500 and enter into the transaction as described in the attached Right of First Offer.

If Avista Development, or its assignee, exercises its right to purchase the property, the sale price will be fair market value and the sale will be according to terms customary for commercial real estate transactions in Spokane, Washington. Fair market value will be determined by the average of two arm's length appraisals by licensed and certified appraisers, and according to the Uniform Standards of Professional Appraisal Practice. If Avista chooses to

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<sup>1</sup> The Metro Substation is located adjacent to Steam Plant Square, owned and operated by Avista Development. It is located generally on Post Street and W. Steam Plant Alley in Downtown Spokane. Avista will be constructing a new substation to serve the growing needs of Downtown Spokane nearby, with an estimated completion by year end 2023.

use the property for its own utility purposes or sell the property to another of its affiliated entities, then Development's right of first option is not triggered.

Please direct any questions regarding this filing to me at (509) 495-8620.

Sincerely,

A handwritten signature in black ink that reads "Patrick D. Ehrbar". The signature is written in a cursive style with a large, looped initial "P".

Patrick D. Ehrbar  
Director of Regulatory Affairs

Enclosure