



University District Public Development Authority (UDPDA) Meeting Minutes

Tuesday, March 5, 2019 – 2:05pm-3:58pm

Future home of Guilds' School, 1016 N Superior St, Spokane, lower conference room

Board Members Present: Dan Antonietti, Bill Bouten, Catherine Brazil, Ezra Eckhardt, Lou Gust, Latisha Hill, Taudd Hume (non-voting), Christine Johnson, Cindy Leaver, Mariah McKay, Chuck Murphy (Gonzaga proxy and UDDA Development Committee co-chair), David O'Brien, Mark Richard, Brandon Ropez-Betty, Sara Sexton-Johnson (EWU proxy), President Ben Stuckart, Beck Taylor, Frank Velazquez

Board Members Absent: Susan Ashe, Mayor David Condon (non-voting), Elaine Couture, Dr. Mary Cullinan (see proxy above), Daryll DeWald, Teresa Dugger, Dr. Thayne McCulloh (see proxy above), Todd Mielke

Other Participants and Invited Guests Present: Chris Green (City and UDDA Development Committee co-chair), Charlie Wolff (City)

Staff Present: Lars Gilberts, Alden Jones

Call to Order:

Chair Leaver called the meeting to order at 2:05pm, thanked Guilds' School for hosting and asked the board to review the January 8 and February 13, 2019 UDPDA board meeting minutes and the UDPDA financials as of December 31, 2018 and January 31, 2019. **MOTION to approve minutes and financials** (Gust); seconded (Hill) and passed unanimously. Warrants through January 31, 2019 include:

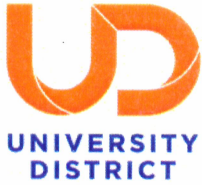
- Warrant #1016, 12/7/18, to UDDA for CAI invoice reimbursement, \$17,564.80
- Warrant #1017, 12/21/18 to Travelers Insurance for public official bond, \$140
- Warrant #1018, 1/10/19 to UDDA for UDRA management fee Q4 2018, \$8,300
- Warrant #e-File, 1/30/19 to WA Dept of Rev for a business license fee, \$136

University District Strategic Master Plan Update (UDSMP-U) and South Subarea Action Plan

The UDPDA board previewed the UDSMP-U and Summary at a joint meeting with the UDDA Development Committee on February 13, 2019. Murphy (Gonzaga proxy and UDDA Development Committee co-chair) reiterated that the UDSMP-U process and plan—led by Seattle-based consultants Community Attributes, Inc. (CAI)—reaffirmed the original 2004 UDSMP vision and also aligns with the University District's current thematic goal: "The University District uses its unique connectivity to create shared community wellness and vibrancy by developing the infrastructure and programming that enable a globally-recognized hub of education, innovation, research, and health care."

In addition to presenting the UDSMP-U process and timeline, Murphy walked the group through detailed "General Context" and "Innovation District" area maps prepared by CAI that encapsulate input captured via community workshops, 1:1 interviews, an online survey, a public charette, and City/County/State databases.

Murphy then focused on the South Subarea portion of the UDSMP-U: showing a "full buildout" massing graphic and describing the barriers to development, preferred scenario, and action plan for three Subarea sections (Sprague-Sherman, Southwest, and Southeast). Development Committee co-chair Green noted that although critical and



influential, the recommendations in the South Subarea Action Plan (i.e., relating to zoning changes, parking restrictions, etc.) need additional detail and community input.

The MOTION stating that “The UDPDA board approves the University District Strategic Master Plan Update (UDSMP-U) and Summary document and directs their promotion and implementation including seeking adoption via resolution by the Spokane City Council” (Hill) was seconded (Rapez-Betty) and passed unanimously.

University of Washington Spokane Center Update

Hume reported due diligence is underway on the UW Spokane Center property with a desk review of documents, building inspection, and Phase 1 environmental. Due to leaks, it is anticipated that the roof will need to be repaired or replaced and tests for mold and dry rot conducted. Hume will determine the next steps regarding roof replacement quotes. Gilberts mentioned that the parcel directly south of the UW Spokane Center (owned by Umpqua Bank) may be for sale, but specifics are pending from Umpqua.

UDPDA Procurement Procedures

Eckhardt reminded the board that the UDPDA has aligned with the City of Spokane's purchasing procedures to ensure compliance and mitigate liabilities. Murphy suggested these procedures be reviewed annually.

Preview of Proposed UDPDA Bylaws Changes

Taylor (Governance Work Group co-chair) described UDPDA proposed bylaws changes that range from minor operational clean-up to potentially more extensive revisions resulting from the ongoing negotiations with the City and County re UDPDA structure and funding mechanisms. Thus far, the City and County have expressed an interest in reducing the size of the UDPDA board to approx. 7 members comprised of the UDDA CEO, County Commissioner, City Council rep, City staff rep, two at-large members, and one rep from a taxing district or another at-large. The board discussed the advantages (assured County participation and revenue, no change to UDDA, consistency with other local PDAs) and disadvantages of a smaller board (diminished partners' role, expertise and investment; uncertainty around a worst-case scenario event and how “public” (aka UDDA) input is weighted; potentially removing City Council from approval process—UDPDA would have immediate spending authority—and risk of creating a political vs stakeholder-driven process; lack of clarity re County vision for UDPDA). Taylor and the Governance Work Group will continue to consider the unintended consequences and plausible outcomes of such a UDPDA structure change and report back to the board at the May 7 meeting.

Leaver asked for any public comment, hearing none, the meeting was adjourned at 3:38pm.



David O'Brien, MD, board secretary

5/9/19

Date