



UNIVERSITY
DISTRICT

University District Public Development Authority (UDPDA) Meeting Minutes

Tuesday, May 7, 2019 – 2:31pm-3:15pm

WSU Health Sciences Spokane/EWU Campus, SAC Bldg, Room 501

Board Members Present: Dan Antonietti, Susan Ashe, Bill Bouten, Catherine Brazil, Mayor David Condon (non-voting), Dr. Mary Cullinan, Dr. Daryll DeWald, Lou Gust, Latisha Hill, Taud Hume (non-voting), Dr. Christine Johnson, Cindy Leaver, Mariah McKay, Todd Mielke, Chuck Murphy (Gonzaga proxy), Brandon Ropez-Betty, President Ben Stuckart, Dr. Beck Taylor, Dr. Frank Velazquez

Board Members Absent: Elaine Couture, Teresa Dugger, Ezra Eckhardt, Dr. Thayne McCulloh (see proxy above), Dr. David O'Brien, Mark Richard

Other Participants and Invited Guests Present: Chris Green (City and UDDA Development Committee co-chair), Alisha Benson (GSI proxy), Brian McClatchey (Council proxy)

Staff Present: Lars Gilberts, Alden Jones

Call to Order:

Chair Leaver called the meeting to order at 2:31 pm (after a festive and successful conclusion to the well-attended University District Gateway Bridge Community Celebration and Ribbon-Cutting Ceremony on the South Landing). Leaver thanked WSU Health Sciences Spokane for hosting, welcomed new GSI proxy Alisha Benson, and asked the board to review the March 5, 2019, UDPDA board meeting minutes and the UDPDA financials as of February 28 and March 31, 2019. **MOTION to approve minutes and financials** (Stuckart); seconded (Ashe) and passed unanimously. No warrants to report.

UDDA Development Committee Report to the UDPDA:

University of Washington Spokane Center Update

- Hume reported that a full building inspection and Phase 1 Environmental Site Assessment are complete with no findings of note. A roof inspection also was completed.
- The Development Committee reviewed the roof and building inspections and recommended the full board take action to end due diligence and secure the property. They will make a final recommendation to the board regarding next steps apropos roof replacement or leak mitigation and approximate costs at the June meeting.
- Gilberts reminded the board that the University of Washington (UW) has agreed to continue leasing the building at their current rates for up to three years. Also, Goodale & Barbieri (the current property managers) have received a letter from the City providing notice of their intent to terminate the Property Management and Leasing Agreement effective June 30, 2019; but both parties have agreed to extend the termination date to the Purchase and Sale Agreement closing date.
- Gilberts also noted that the Umpqua property directly south of the UW site is closing soon and that the buyer may be open to joint development.
- Leaver asked for a **MOTION to authorize the CEO to conclude due diligence on the UW Spokane Center and initiate the final purchase with a closing date after June 4, 2019, but before July 1, 2019** (Ashe); seconded (Johnson) and passed unanimously with Brazil abstaining and Condon and Hume not voting.



Grant and Sherman Sale Proceeds

At the May 1, 2018 board meeting, the UDPDA board decided not to pursue the transfer of the Sherman and Grant surplus parcels (originally purchased by the City to facilitate the Bridge's south landing) to the UDPDA. Instead, they voted to request that the proceeds from the sale of those parcels be used to defray Sprague Avenue investments or be reinvested in the UD. As both parcels are now poised to sell to private buyer(s), UDPDA sent a letter to City leadership reminding them of this request. Stuckart and Condon acknowledged receipt of the letter but indicated that the City's 2017 strategic plan calls for other, earlier projects to benefit from surplus property sales.

South Subarea Planning

Green provided a high-level summary of the South Subarea Planning scope, deliverables, and timeline (the first public charettes led by the consultant are scheduled on July 30 and 31). In the interim, the City will work to ramp-up public outreach, build-out a website, and blog, and assemble a list of key stakeholders. The board asked how this process aligns with recommendations in the UDSMP-U and how it will be different from past planning efforts. Green reported the goal is to create a unified experience for participants. Gilberts added that in advance of the City's July charettes, the UD will provide greater context to keep people engaged and address some of the issues beyond the scope of South Subarea Planning such as parking standards, BID formation, Sprague Phase 2, etc. The Mayor noted that discussions during City Council public hearings will determine to what degree the recommendations within the UDSMP-U are incorporated into the City's Comprehensive Plan.

Continued Review of UDPDA Structure Changes:

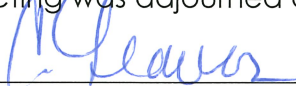
Although the City and County are still in discussions about profit sharing and final details, Taylor (Governance Work Group co-chair) described current draft considerations for UDPDA restructuring and noted that the board will be asked to approve the following proposed changes to the UDPDA bylaws on June 4:

- Reinforce UDDA/UDPDA connections in a revised charter or preamble;
- Provide UDPDA full fiduciary responsibility and signing rights for UDRA funds with the City remitting quarterly TIF payments;
- Replace the existing Interlocal Agreement with a joint Interlocal; and
- Seat a seven-member board with representation from:
 - **City (2)** – Council President (also an appointed member of UDDA board) and senior administration staffer (would not serve on UDDA board) as “appointed” UDPDA directors
 - **County (1)** – County Commissioner who would be an “appointed” UDDA and UDPDA board member
 - **Jointly-appointed governmental representative (1)** - selected from/be asked to join the UDDA board. If a governmental taxing authority contributed to the TIF they would replace the joint representative within the ensuing 12 months or as otherwise deemed appropriate by the UDPDA board
 - **UDDA (3)** – the UDDA CEO (the universities specifically requested that the CEO represent their combined interests), and two (2) existing



UDDA board members would serve as UDPDA board members; education institutions and proxies would be excluded.

Hill and the board thanked the Governance Work Group for their extraordinary efforts and work to date. Leaver asked for any public comment, hearing none, the meeting was adjourned at 3:15pm.



Cindy Leaver, board chair



Date