



University District Public Development Authority (UDPDA) Meeting Minutes

Tuesday, September 3, 2019 – 2:13pm-3:10pm

Spokane Workforce Council, 140 S Arthur St, Gateway Building #5, 3rd floor, Conf Room 300C

Board Members Present: Dan Antonietti, Susan Ashe, Alisha Benson (GSI proxy), Mayor David Condon (non-voting), Elaine Couture, Dr. Mary Cullinan, Dr. Daryll DeWald, Ezra Eckhardt, Stephanie Fleisher (UW proxy) Lou Gust, Latisha Hill, Taudd Hume, Dr. Christine Johnson, Cindy Leaver, Brian McClatchey (Council proxy), Mariah McKay, Chuck Murphy (Gonzaga proxy), Dr. David O'Brien, Brandon Ropez-Betty, Valerie Senatore (CCS proxy), Dr. Beck Taylor, Dr. Frank Velazquez

Board Members Absent: Bill Bouten, Catherine Brazil (see proxy above), Teresa Dugger, Dr. Thayne McCulloh (see proxy above), Todd Mielke (see proxy above), Mark Richard, Council President Ben Stuckart (see proxy above)

Other Participants and Invited Guests Present: Chris Green (City), Julie Van Wormer (Architects West), Charlie Wolff (City)

Staff Present: Lars Gilberts, Alden Jones

Call to Order

Chair Leaver called the meeting to order at 2:13pm and thanked Spokane Workforce Council for hosting. Leaver welcomed new CCS proxy Valerie Senatore and recognized Susan Ashe for her YWCA Women of Achievement award and Lars Gilberts for his Rising Stars honor. Leaver then asked the board to review the draft June 4, 2019, UDPDA board meeting minutes and the UDPDA financials as of July 31, 2019. **MOTION to approve consent agenda minutes and financials** (Taylor); seconded (Cullinan), non-voting Condon, and passed unanimously.

UDDA Development Committee Report

- The UW approved funding for the first two years of the UW Spokane Center lease and is working to confirm the third year. Thereafter lease will be signed.
- Project ^, a Portland, OR based development company plans to purchase a City-owned parcel at the corner of N. Grant St. and E. Riverside Ave and proposes to build out approximately 127 residential units, ground-floor street activating retail, and a supporting parking facility. Tom Cody, the managing partner of Project ^, met with the UDDA Development Committee on August 14 to describe his project and ask for economic support. Assessing Cody's request against UDRA-Eligible Project Criteria, the Development Committee strongly believes this development investment is well-aligned in that:
 - Investments meet all relevant city ordinances and state standards regarding Tax Increment Financing (TIF) investments;
 - Project is rated as 'Highly Recommend' in at least three (3) of the five (5) criteria including at least one (1) ROI criteria;
 - ROI - UDRA: project directly or indirectly increases taxable property values or sales tax within the UDRA;
 - Enhances an established/expected development;
 - Catalyzes redevelopment that would take more than 10 years to initiate or fully realize; and
 - Supports one of the UDSMP-U's 19 core planning principles that would be unaddressed by private or municipal developments.



As such, the UDDA Development Committee recommended that the UDPDA board approve up to \$300,000 in UDRA funds to support the project. Discussion ensued and it was acknowledged that although this development does not provide robust TIF ROI due to utilization of multi-family tax credits and a lack of additional parking under UDPDA management, it does however promote very timely, transformative and truly catalytic impacts in the South Subarea.

Hearing agreement and endorsement from the board, Leaver asked for approval of the following **MOTION: “The UDPDA board authorizes the expenditure of up to \$300,000 in UDRA funds for reimbursement for improvements in the public right-of-way, or that are publicly-accessible, required by the developer to support the development of the 15 N. Grant property contingent upon the developer building approximately 127 residential units that will activate the area and provide TIF income with some ground floor retail facing a new publicly accessible plaza at the northeast corner of the property”** (O’Brien), seconded (McKay), recused (Hill), non-voting (Condon), and passed unanimously.

County Participation in the UDPDA

Gilberts reported that all the county commissioners are on board and that there are no objections from the city. After a legal review of the plan, the County Commissioners and City Council will schedule their respective votes to approve. From there, the UDDA will appoint two elected board members to the newly restructured UDPDA; the Mayor will appoint an administrative representative; and three governmental board members unanimously appoint a fourth board member.

2020 Preparation and Nominating Committee

The Nominating Committee (with review and approval by the Executive Committee) proposed to the UDPDA board that Gust and Couture serve a second 3-year term; that the vacant board seat be filled by Lindsey Myhre, CFO, STCU; and that the 2020 officer slate consist of: Chair-Leaver, Vice Chair-Bouten, Past Chair-Hill, Secretary-O’Brien, and Treasurer-Myhre. Leaver reminded the board that appointments may change once UDPDA restructuring is complete. Leaver then asked for approval of the following **proposed MOTIONS:**

1. **To accept Gust’s and Couture’s 3-year term renewals** (Couture), seconded (Gust), non-voting Condon, and passed unanimously;
2. **To approve 2020 new board member Lindsey Myhre** (Hill), seconded (Cullinan), non-voting Condon, and passed unanimously; and
3. **To approve 2020 officer slate: Chair-Leaver, Vice Chair-Bouten, Past Chair-Hill, Secretary-O’Brien, and Treasurer-Myhre** (Johnson), seconded (Velazquez), non-voting Condon, and passed unanimously.

Leaver then asked for public comment and hearing none, adjourned the meeting at 3:10pm.



David O'Brien

David O'Brien, MD, board secretary

4/5/19

Date