



University District Public Development Authority (UDPDA) Annual Meeting Minutes

Tuesday, November 5, 2019 – 2:05pm-3:27pm

Bouten Construction, 627 N Napa St, Spokane, WA

Board Members Present: Susan Ashe, Alisha Benson, Bill Bouten, Catherine Brazil, Mayor David Condon (non-voting), Dr. Daryll DeWald, Teresa Dugger, Ezra Eckhardt, Lou Gust, Latisha Hill, Taudd Hume, Brian McClatchey (Council proxy), Mariah McKay, Chuck Murphy (Gonzaga proxy), Dr. David O'Brien, Brandon Ropez-Betty, Mark Richard, Valerie Senatore (CCS proxy), Sara Sexton-Johnson (EWU proxy), Dr. Frank Velazquez

Board Members Absent: Dan Antonietti, Elaine Couture, Dr. Mary Cullinan (see proxy), Dr. Christine Johnson (see proxy), Cindy Leaver (on extended sabbatical), Dr. Thayne McCulloh (see proxy), Council President Ben Stuckart (see proxy), Dr. Beck Taylor (no proxy)

Other Participants and Invited Guests Present: Chris Green (City), Julie Van Wormer (Architects West), Mary Kuney (Spokane County Commissioner), Rep Marcus Riccelli, Rep Timm Ormsby, Noelle Connolly and Kate Dinnison (Sen Andy Billig's office), Lindsey Myhre (STCU), Doug Kapelke (Numerica), Kim Zentz (Urbanova)

Staff Present: Lars Gilberts, Alden Jones

Call to Order

Vice-Chair Bouten called the meeting to order at 2:05pm and welcome legislative and other special guests.

UDDA Retreat Report

Gilberts reminded the group that the University District's BHAG for several years had been the University District Gateway Bridge. He also reminded the group of the 2019 thematic goal and objectives developed at the 2018 board retreat: *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.*

- Generate revenue for sustainability, infrastructure, and programming.
- Leverage united marketing to increase investment, people, business, and infrastructure.
- Activate vacant or under-developed properties and promote connectivity across UD.
- Promote vibrant and equitable community, facilitate job growth and affordable housing.
- Support coordinated and sustainable higher ed programs to advance mutual goals.

At the October 2019 board retreat, the board reaffirmed these goals and objectives and prioritized three BHAGs for 2020 based on input from two online advance surveys and in-depth discussions at the retreat. The three BHAGs are Housing, Health Education and Research Complex, and Parking. The board also prioritized three tactics: clear plan, partnerships, and budget/TIF.

With the restructuring of the UDPDA (approved by both the City and County as of November 4, 2019), the UDPDA will focus on a clear plan for the critical



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infrastructure BHAGs of Housing and Parking and share an updated budget with the board at the next meeting.

South Subarea Update

Green presented an update on the City's South Subarea planning process including mention of community engagement events, proposed zoning, key differences between the DTU and GC-150, off-street parking requirements, proposed complete street designations, and a project timeline. All acknowledged that parking will be a real concern to property owners, business owners, customers, commuters, etc. The Mayor shared the City's experience with the North Monroe project and spoke of a matrix they developed to help weigh parking impacts in order to strike a balance. Ropez-Betty mentioned that STA is working closely with the higher ed institutions to diversify and grow student transit options. Green welcomed UDPDA board written testimony for upcoming Plan Commission sessions.

Legislative Policy Collaboration

The board talked about a number of issues with Reps Ormsby and Riccelli and Senator Billig's staff including the 2020 capital and transportation budgets, Trent Bridge, parking, brownfields, medical education, broadband, etc. Overall, the legislators indicated that the most effective legislative agenda would include: value for the entire state (e.g., the UW's Behavioral Health program); and new or existing programs with multiple partners with "skin in the game" that increase access and promote equity (e.g., UW/EWU RIDE) or glaring health-care needs (VA and psychiatric support). Ashe and Brazil offered to assist with a legislative affairs strategy and promote it with partners.

Administrative Actions

Bouten asked the board to review the draft September 3, 2019, UDPDA board meeting minutes and the UDPDA financials as of September 30, 2019 (including Warrant 1023 for \$713 to Philadelphia Insurance Co. for UDPDA commercial insurance package).

MOTION to approve consent agenda minutes and financials (McKay); seconded (Ashe), non-voting (Condon), and passed unanimously.

Gilberts described the recent UDPDA/UDDA Joint Financial Services RFP process. Five financial institutions (Gesa Credit Union, Spokane Teacher's Credit Union, Numerica Credit Union, Umpqua and US Bank) submitted RFPs. The proposals were evaluated by staff and two third-party evaluators resulting in Numerica Credit Union as the recommended vendor. Because the UDPDA chair and treasurer lead two of the three credit unions that submitted RFPs, Hill reported that an abundance of caution was taken throughout the RFP process. Neither of these two UDPDA officers was involved in, received any information about, nor was able to influence the decision relating to the selection. Bouten asked for a **MOTION to approve Numerica Credit Union as the UDPDA financial services vendor** (McKay), seconded (Benson), with Eckhardt abstaining and Leaver not present to vote.



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Gilberts relayed that through a competitive **Wayfinding RFB** process Baldwin Sign Company was selected (as the lowest responsible bidder) to fabricate and install wayfinding signs in the District at an amount not to exceed \$50K as approved previously by the board. The contract is being finalized and board members may request a copy of the fully executed contract at their convenience.

Gilberts shared that the **UDPDA/UDDA Services Agreement** expires at the end of 2019 and that an updated Agreement is underway with counsel and will be presented to the board at the next meeting.

PDA Restructuring and Nominating Committee Update

In UDPDA chair Leaver's absence (she is on an extended sabbatical), Bouten asked for **MOTION to elect Eckhardt as UDPDA board chair effective immediately and until the UDPDA transition is complete** (Ashe), seconded (Hill) and approved unanimously with a round of applause in appreciation of Eckhardt.

Gilberts reported that the Spokane County Commissioners and the Spokane City Council have approved the UDPDA restructuring. The Nominating Committee (with review and approval by the Executive Committee) proposes Dan Antonietti and Bill Bouten as the UDDA representatives to the new UDPDA board. The UDDA will vote on this recommendation shortly.

Bouten asked for public comment (which included mention of recent media stories about the UD and the Catalyst project) and then adjourned the meeting at 3:27pm.

Ezra Eckhardt, Board Chair

12/4/19

Date