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University District Public Development Authority (UDPDA) Meeting Minutes

Tuesday, December 3, 2019 – 2:05pm-3:06pm

McKinstry, SIERR Classroom, 850 E Spokane Falls Blvd, Spokane, WA

Board Members and/or Proxies Present: Susan Ashe, Alisha Benson, Catherine Brazil (via phone), Mayor David Condon (non-voting), Dr. Mary Cullinan, Teresa Dugger, Ezra Eckhardt, Latisha Hill, Brian McClatchey (Council proxy), Mariah McKay, Chuck Murphy (Gonzaga proxy), Brandon Rapez-Betty, Sara Sexton-Johnson (EWU proxy), Council President Ben Stuckart, Dr. Frank Velazquez

Board Members Absent: Dan Antonietti, Bill Bouten, Elaine Couture, Dr. Daryll DeWald (see proxy), Lou Gust, Dr. Christine Johnson (no proxy), Cindy Leaver (on extended sabbatical), Dr. Thayne McCulloh (see proxy), Dr. David O'Brien, Mark Richard, Dr. Beck Taylor (no proxy)

Other Participants and Invited Guests Present: Lisa Brown (Dept of Commerce), Chris Green (City), Taudd Hume (legal counsel), Margaret Holt (WSU), Doug Kapelke (Numerica), Lindsey Myhre (STCU), Eric Smith (new WSU proxy for UDDA only), Julie Van Wormer (Architects West)

Staff Present: Lars Gilberts, Alden Jones

Call to Order

Chair Eckhardt called the meeting to order at 2:05pm, thanked McKinstry for hosting, and welcomed special guests. Eckhardt reflected on the numerous 2019 University District achievements such as the opening of the University District Gateway Bridge, the publication of the University District Strategic Master Plan Update (UDSMP-U), Sprague Avenue revitalization, Martin Luther King Jr. Way completion, wayfinding underway, the EPA Brownfields Coalition Grant, etc.

Administrative Actions

Eckhardt asked the board to review the draft November 5, 2019, UDPDA board meeting minutes and the UDPDA financials as of October 31, 2019 (including the Voucher Certification – see Attachment A). **MOTION to approve consent agenda minutes and financials** (Hill); seconded (Ashe), non-voting (Condon), and passed unanimously.

Eckhardt described the proposed 2020-2024 **UDPDA/UDDA Services Agreement** drafted by staff and legal counsel and approved by the UDDA Executive Committee. Eckhardt asked for **MOTION to approve UDPDA/UDDA Services Agreement** (Stuckart); seconded (Cullinan), non-voting (Condon), and passed unanimously.

Eckhardt noted that the Washington State Auditor's Office completed the UDPDA 2017-2018 audit and that both he and Myhre reviewed the summary document and that copies are available via staff or the website.

The proposed UDPDA 2020 budget was shared with the board. Myhre will review in greater detail with staff this month and report out at the January meeting.

UDPDA Restructuring Update



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DISTRICT

University District Revitalization Area (UDRA) Cap and Cliff - Gilberts recounted that the UDPDA lost nearly seven years of UDRA funding during the recent Recession. Given this setback and the UDRA funding cap of \$650K/year, efforts are underway to replace the cap with a 50/50 sales tax profit-sharing model whereby the City matches the County's 20-year participation commitment (through 2039). Unless the cap is addressed, the UDPDA has less than \$6M (net present value) to invest in strategic and transformative infrastructure work and delays will be likely. Stuckart complimented Gilberts' proactive work to meet with Council members to inform them of the cap and cliff issue. The Mayor noted that the current calculations don't account for sales tax on new construction so the crossover could happen sooner on the 50/50 split thus providing the UDPDA more long-term access to funding.

One of the next restructuring steps for the board is the approval of the redline UDPDA bylaws. **MOTION to approve the UDPDA bylaws** (Rapez-Betty), seconded (Benson), non-voting (Condon), Brazil (via phone) and approved unanimously. *Note: In hindsight, a 2/3 majority was not present when the bylaws vote occurred so the UDPDA board will retake the vote at the January 8 meeting.*

UDDA Development Committee (DC) Report

A City representative presented information to the DC in November regarding the **Don Kardong Bridge** rehabilitation project. Repairs are scheduled to begin in March 2020 and end in September 2020 and include a new bridge deck, guardrails, lighting, and structural enhancements. \$1.56M is secured to date including funds from the City Parks Department, the state, and Friends of Centennial Trail. The addition of three proposed "overlooks" would add approximately \$176K to the project. The DC will discuss whether using UDRA funds for one or more of the overlooks is advisable and make a recommendation to the UDPDA board on January 8.

Gilberts alerted/invited board members to a joint DC and Marketing & Engagement Committee meeting on December 18th to discuss how, as a community, we can best leverage and cross-promote the opening of the Catalyst building in 2020. Gilberts also noted that both Committees will work in tandem on the University District's 2020 BHAGs to facilitate and promote parking and housing.

Gilberts reported that he will attend the 2019 National Brownfields Training Conference (December 10-13 in Los Angeles) with other City staff.

South Subarea Update

Green provided a progress update on South Subarea Planning. A Plan Commission Hearing is scheduled for January 22, 2020, with anticipated City Council action in March 2020. Hill noted that South Subarea property and business owners are struggling with parking resources due to multiple construction projects underway. Given these unique circumstances and stressors, she asked if it makes sense for the UD to adopt the Downtown Plan parking model without further diligence. Several



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members supported that line of inquiry and Stuckart moved and McKay seconded an overlay approach that removes parking minimums altogether (noting they were artificially created from the start). Others noted that this type of overlay would decrease costs for developers seeking to build much-needed housing in the area. Gilberts talked about the need to "future-proof" the UDPDA's parking strategy, making sure it's flexible enough to meet development and mobility demands five years from now. In light of these conversations, Stuckart withdrew his motion and the board asked instead that the DC present a parking model recommendation at the January 8 board meeting that includes summary information from the November 13 Plan Commission Workshop #2 and a Buffalo, New York case study mentioned by the Mayor.

Public Comment and Adjourn

Eckhardt asked for public comment. Lisa Brown, Director, Department of Commerce described partnership and funding opportunities around economic development, housing, infrastructure, Opportunity Zones, clean energy, etc.

Eckhardt adjourned the meeting at 3:06pm.

Ezra Eckhardt, Board Chair

Date



University District Public Development Authority Voucher Certification – October 31, 2019 Close

Per the Office of the Washington State Auditor and the BARS Voucher Certification and Approval Process set forth here

https://www.sao.wa.gov/bars_cash/accounting/expenditures/voucher-certification-and-approval/, I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the (city/county/district), and that I am authorized to authenticate and certify to said claim.

The following voucher/warrants/electronic payments were approved for payment:

Date	Voucher / Warrant #	Description	Amount
NA	1024	VOID	NA
10/15/19	1025	UDDA for Services Agreement	\$8,300
10/15/19	1026	PBBH, LLC for UW property inspection	\$500
10/15/19	1027	Greater Spokane Inc. for Advantage Spokane Website	\$5,000
		TOTAL cleared Warrants	\$13,800


Lars Gilberts, CEO, UDDA

11/27/19
Date