



University District Public Development Authority (UDPDA) Board of Directors' Meeting Minutes

Tuesday, December 4, 2018 – 2:15pm-2:24pm

WSU Health Sciences Spokane/EWU Campus, EWU Center Building, 3rd floor studio

Board Members Present: Bill Bouten, Catherine Brazil, Dr. Mary Cullinan, Daryll DeWald, Ezra Eckhardt, Lou Gust, Latisha Hill, Taudd Hume (non-voting), Christine Johnson, Cindy Leaver, Brian McClatchey (Stuckart proxy), Mariah McKay, Todd Mielke, Chuck Murphy (Gonzaga proxy), David O'Brien, Kim Pearman-Gillman, Brandon Rapez-Betty, Beck Taylor, Kim Zentz

Board Members Absent: Mayor David Condon (non-voting), Elaine Couture, Teresa Dugger, Dr. Thayne McCulloh (see proxy), Mark Richard, President Ben Stuckart (see proxy), Frank Velazquez

Other Participants and Invited Guests Present: Andrew Worlock (City), Susan Ashe (incoming 2019 board member), Sharon Fairchild (Providence), Sara Sexton-Johnson (EWU proxy), Heather Trautman (City)

Staff Present: Lars Gilberts, Alden Jones

Call to Order:

Chair Hill called the meeting to order at 2:15pm, thanked EWU for hosting and welcomed Sharon Fairchild with Providence. Hill asked the board to review the November 6 UDPDA board meeting minutes and the UDPDA financials as of October 31, 2018. **MOTION to approve minutes and financials** (Zentz); seconded (Eckhardt) and passed unanimously.

Summary of 2018 warrants through October 31, 2018:

- 1008, Traveler's Insurance, \$140, 1/30/18, for public official bond
- 1009, Philadelphia Insurance Co, \$669, 8/3/18, for general liability
- 1010, VOID
- 1011, UDDA, \$16,600, 9/12/18, for UDRA management contract
- 1012, UDDA, \$33,992.88, 10/12/18, for CAI reimbursement
- 1013, HUB International, \$1,075, 10/12/18, for D&O insurance

Gilberts presented the 2019 UDPDA budget and noted other than anticipated net revenue from transfer/management of UW Spokane Center, 2019 budget is similar to 2018. Hill asked the board for **MOTION to approve 2019 UDPDA Budget** (Cullinan); seconded (Gust) and passed unanimously.

UDDA Development Committee Report to the UDPDA Board UW Spokane Center Site

At the May 1, 2018 UDPDA meeting, the UDPDA board authorized the CEO "to enter into negotiations and explore all options up to but excluding a full and final commitment on City-owned properties, with counsel from the UDDA Development Committee (DC) and Executive Committee (EC)." At this point, a draft Purchase & Sale Agreement (PSA) for the UW Spokane Center has been signed (but not yet approved by City Council) and due diligence has commenced led by Hume (with review by the DC).



Pearman-Gillman noted that, once the deal is closed (likely February/March 2019), the property transfer/lease agreement provides an estimated \$67K annual gross revenue to the UDPDA in lieu of the City's prior \$40K annual commitment (paid quarterly). Concern was expressed regarding the potential loss of City revenue if due diligence takes longer than anticipated or if the deal is not consummated. The group suggested staff discuss options with the City on this topic.

Mielke reported that the other local PDAs, the Mayor, and the County are talking about streamlining TIF funding mechanisms and Interlocal Agreements across the PDAs to make them more uniform. The UDPDA could consider joining this conversation and request lifting the \$650K annual cap as well as negotiating a better administrative rate.

Hill asked for a **MOTION stating the UDPDA board supports the provisional approval of the purchase of the UW Spokane Center provided due diligence is acceptable** (Pearman-Gillman), seconded (Taylor), abstained (Brazil), and passed unanimously.

UDSMP Update and Sub Area Planning

The Community Attributes, Inc. (CAI) continues to submit deliverables on time and staff and the Development Committee are reviewing and providing feedback. CAI work is expected to conclude in December and findings will be presented to the board at the January 8 meeting.

Note: Departing UDPDA board members, representatives and the 2018 UDPDA board chair were recognized at the close of the UDDA board meeting.

Chair Hill adjourned the meeting at 2:35pm.



David O'Brien, MD, board secretary



Date