



University District Public Development Authority (UDPDA) Minutes
Wednesday, February 1, 2023, from 3:30-3:35 PM Public Session; 3:35-3:56 PM Executive Session; 3:56-4:00 PM Public Session
In-Person at Whitworth University, Lower Level Classroom, and via Zoom

Board Members Present: Council President Breean Beggs, Teresa Dugger, Steve MacDonald, Lindsey Myhre, Katy Sheehan, Juliet Sinisterra, and Amber Waldref

Board Members Absent: none

Invited Guests Via Zoom: Taudd Hume (legal counsel), Steven Wood (Century Pacific)

Call to Order, Welcome, and Administrative Actions

Dugger called the meeting to order at 3:30 PM and thanked Whitworth for hosting. Dugger also welcomed new member Amber Waldref and thanked Mary Kuney for her service as a UDPDA director (in 2023 she will serve as County proxy on the UDDA board).

Dugger then asked for a **MOTION to approve the UDPDA financials as of December 31, 2022**, (Sheehan) and second (Myhre) and passed unanimously; **and the December 6, 2022, UDPDA board meeting minutes** (Myhre) and second (Sheehan) and passed unanimously. Dugger then asked for a **MOTION to approve Lindsey Myhre as UDPDA board treasurer with Mary Kuney's departure** (Beggs) and second (Sinisterra) and passed unanimously.

Executive Session

The board then adjourned into Executive Session, per RCW 42.30.110 Section 1(c) *"to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public."* All current meeting attendees, except non-conflicted UDPDA board members, consultant Steven Wood, legal counsel Taudd Hume, and UD staff were asked to leave the meeting. The Executive Session is expected to conclude at 3:55 PM.

Resume Public Session – 400-Block Catalytic Development

The Public Session resumed at 3:56 PM. Dugger provided the following summary of the 400-Block Catalytic Development project.

- Invitation to Propose released – September 12, 2022
- Received one proposal from Emerald Initiative – October 24, 2022
- Sub Committee proposal evaluation – November 1, 2022
- Negotiations with Emerald Initiative ensued
- Draft Agreement to Negotiate Exclusively (ANE) in progress with legal counsel oversight
- UDPDA Board to be updated at the March 1 board meeting

Asking for public comment and hearing none, Dugger adjourned the meeting at 4:00 PM.


Lindsey Myhre (signing in secretary's absence)

03/03/2023

Date