



University District Public Development Authority (UDPDA) Meeting Minutes Wednesday, February 2, 2022, from 4:35 PM – 4:53 PM, Via Zoom

Board Members Present: Council President Breean Beggs, Bill Bouten, Steve MacDonald, Lindsey Myhre, Katy Sheehan, Juliet Sinisterra

Board Members Absent: Commissioner Mary Kuney

Call to Order and Administrative Actions

Myhre called the meeting to order at 4:35 PM and asked the board to review the draft December 1 and December 21, 2021, UDPDA board meeting minutes and the financials as of December 31, 2021. **MOTION to approve the consent agenda with minutes and financials** (Sheehan), seconded (Beggs), and passed unanimously.

Development Committee (DC) Report

DC Chair Murphy provided the following updates:

- Avista Development closed on 411 E Sprague Ave and 12 N Grant Ave properties on December 23, 2021, and site clean-up begins this Spring.
- Desman's *Parking Structure Site Feasibility Study* on the above parcels is complete and their final report includes axonometric studies and two parking structure scenarios for each site.
- A ROFO is under review for 415 E Sprague Ave and Rohme properties.
- As it relates to the 400-Block of Sprague Avenue, staff released an informal Request for Proposals for "Public-Private Property Development Advisory Services" and proposals are due February 11.
- Community-Based Planning + Urban Design's final *Transit-Oriented Development (ToD) Study* for STA's Pine Street station area and the Sprague-Sherman Corridor will be presented to the DC on February 8.
- Riverside Avenue – Per Amendment No. 1 to the Interlocal Agreement—consistent with the adoption of Resolution 2021-0016 entitled, "Sprague Phase 2 and Riverside Avenue Street Projects Limited Tax General Obligation Bond, Series 2021"—Sinisterra reported that the underspent/unallocated amount from the work is \$600K. The owners of the Boxcar development have requested improvements to Riverside (currently a dirt street) before their Spring occupation/public opening. After several conversations with City staff and the Boxcar team, the UDPDA drafted a letter to the City requesting some of these residual/unallocated loan funds (approximately \$180K) be used for immediate road stabilization along Riverside, north sidewalk expedited design and development, and restriping Grant Avenue with angled parking. Sinisterra noted that other improvements and amenities such as stormwater design, utilities undergrounding, lighting, benches, open space landscaping, etc., although desirable, are not part of this request. Myhre asked for a MOTION to approve the letter to the City for UDPDA support of Riverside Avenue Improvements (Bouten), seconded by (Beggs) and passed unanimously.

2022 Planning and Activities

Sinisterra provided a recap of 2022 CEO Work Plan priorities as well as updates to the Work Plan "Scorecard". Sinisterra also provided a schedule for the UDRA Business Plan



update and indicated consultant(s) will be engaged to help inform the process. Additionally, “task force” groups (led by local non-profit leaders and populated with UD board members) will guide and address goals and UDRA Business Plan content around the following priorities:

- Parking and Security;
- Placemaking;
- Energy, Public Infrastructure, Mobility, and EcoDistricts;
- Small Business, Equity, and Community Wealth; and
- Life Sciences and Community Health.

Sinisterra outlined the next steps in the 2022 Planning process include: developing a budget beyond “The Bridge”, and continuing momentum with S3R3, the City, and the County around final sales tax methodology and ongoing tracking.

Public Comment

Asking for and hearing no public comment, Myhre reminded the group of the March 9, 2022, meeting and adjourned the meeting at 4:53 PM.



Lindsey Myhre, Board Chair

05/31/2022

Date



UNIVERSITY DISTRICT

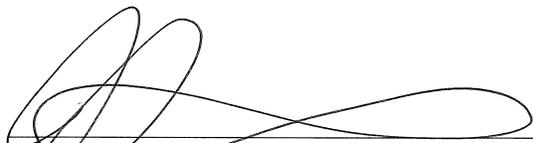
University District Public Development Authority (UDPDA) Voucher Certification – December 2021 Close

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 and cleared the UDPDA bank account:

Date	Voucher Warrant #	Description	Amount
12/01/21	1078	Desman, Inc. for parking structure site evaluation contract	\$7,650
12/17/21	Online xfer	UDDA per Services Agreement – 2021 Dec	\$12,625



Juliet Sinisterra, CEO



Date