



## University District Public Development Authority (UDPDA) Minutes

Wednesday, February 7, 2024, from 3:02 – 3:41 PM, In-Person at Whitworth UD and Via Zoom

**Board Members Present:** Teresa Dugger (chair), Steve MacDonald (via Zoom), Chuck Murphy (Treasurer), Katy Sheehan, Juliet Sinisterra, and Amber Waldref

**Board Members Absent:** Council President Betsy Wilkerson

### Call to Order, Welcome, and Administrative Actions

Dugger called the meeting to order and asked for a **MOTION to approve the UDPDA financials as of December 31, 2023, and the December 6, 2023, UDPDA board meeting minutes** (MacDonald) and seconded (Sheehan) and passed unanimously. Murphy provided a summary of the Q4 Treasurer's Report noting favorable net income for the year due to the recovery of some duplicative City administrative charges and early sales and property tax payments. Additionally, the City is holding for the UDPDA \$588K (Boxcar proceeds to be applied to Pacific Avenue work) and \$580K (Sprague underage to be applied to Riverside Avenue projects). Obligations at the end of 2023 include a \$1.9 million balance on the General Obligation Bond for Sprague Avenue improvements which will be refinanced in 2024 to avoid a sizeable balloon payment in 2026.

### UD Development Updates

Sinisterra provided the following development updates:

- 400-Block
  - Per ROFO which expires at the end of 2024, the UDPDA has agreed to either purchase 411 E Sprague and 12 N Grant for \$1.8 million or pay the difference to Avista if the property is sold to a third party.
  - Valbridge appraisal for 411 E Sprague and 12 N Grant was \$810K; all seven parcels were \$1.8 million (no cell tower) and \$1,735,000 (with Verizon cell tower).
  - The estimated cost to remove the cell tower is \$750K. Waldref recalled the City Council discussing this cell tower which was permitted by the property owner on 400-Block before zoning changed and the site was seen as catalytic.
  - The subcommittee met and advised Steven Wood to negotiate with Avista for all seven parcels at a fair market price. UD to incur the cost to relocate the cell tower at a future date, possibly on a City-owned property.
  - Sinisterra and Murphy noted that with current net assets, a refinanced bond, and another bond or loan, the UDPDA should have the resources to purchase the property with funds left over.
- 201 W Main Avenue
  - In December, the board approved preparing to list the property subject to provisions in RCW 35.21.747.



- Per Mike Piccolo (City legal counsel), the economic development deed restriction does not sunset with a sale.
- Rather than an estimated (February – May) timeline to surplus the property and remove the deed restriction; Sinisterra first recommended issuing an RFQ for public/private partnership around 200 units of student micro housing on the site. If this alternative proves not feasible, look to surplus/sell the property in 2024.
- The board was in favor of this due diligence approach so instead of the Work Plan's Q1/Q2 listing and RFP for broker services activity, Q1/Q2 will involve an RFQ release and feasibility study.
- District Conceptual Plan RFQ
  - Released January 8, proposals due February 12, and contract work to start in March.
  - Sinisterra asked for assistance evaluating incoming proposals and shared a sample evaluation form. Sheehan, Waldref, and Murphy volunteered.

Dugger asked for public comment and Emilie Cameron mentioned that the DSP and the UD share priorities as they relate to the BID and 201 W Main could be an opportunity for a catalytic project together.

Dugger reminded the group of the March 6, 2024, meeting at Catalyst Building and adjourned the meeting at 3:41 PM.

A handwritten signature in black ink, appearing to read 'Juliet Sinisterra'.

Juliet Sinisterra, Secretary

Date 03-11-24