



UDDA/UDPDA EAC Meeting Minutes

Tuesday, February 18, 2025, 11:32 AM – 12:51 PM via Zoom

Zoom meeting recording [link](#); CEO's PowerPoint presentation [link](#)

EAC Members Present: Neil Christopher Apeles, Lois Bollenback, Colleen Fuchs, Katy Sheehan (chair), Juliet Sinisterra (CEO), Thomas Tellefson, and Dennis Wagner

EAC Members Absent: Steve MacDonald, Chuck Murphy (treasurer), Greg Repetti (vice chair/secretary)

Presenters and Others: Guy Michaelson and Evan Blondell (Berger Partnership), Alden Jones, Amanda Beck

Call to Order, Welcome, and Administration

- Sheehan called the meeting to order at 11:32 AM, shared an OPMA reminder, and asked for a **MOTION to approve the January 21 EAC minutes** (Bollenback) and a second (Wagner), which passed unanimously.
- The committee reviewed and made no changes to the draft February 5 UDPDA and UDDA board meeting minutes and March 5 UDPDA and UDDA board meeting agendas.
- Sinisterra shared **Scorecard updates** and explained the color coding. She also mentioned her well-attended lecture for the Gonzaga Institute for Climate, Water, and the Environment on February 5.

Finance Report

In Murphy's absence, Sinisterra provided the **financial report as of January 31**, noting no unexpected deltas. Staff continues to work with the city on the 2020-2024 construction sales tax catch-up number and awaits the county's update on the estimated 2025 property tax. The group expressed universal concern regarding the federal funding freeze and suggested members discuss impacts to their organizations at the March 5 board meeting during 30-second updates. Although neither the UDDA nor UDPDA receives federal dollars directly, Sinisterra is sourcing new funding opportunities through private foundations and state agencies to fill indirect gaps.

U Vision 2044 Activation Updates

Sinisterra shared the following U Vision 2044 Updates:

- The UD, DSP, and SBA are partnering with University of Idaho Urban Design Studio faculty and staff on a **Division Gateway Extension** project.
- **201 W Main Ave** – lease expires July 2025; renewed interest in re-evaluating property development for workforce housing. Legal counsel Taudd Hume advising regarding possible next steps such as re-releasing the 201 W Main RFQ, surplusing to gift to the UDDA or to sell, etc.
- Three **U Incubation Village Feasibility Study**-related contracts signed (d&b Creative, Crossroads Resource Center, and The Grain Shed) and the IRFP vendor selected (Cascadia Partners).
- Sinisterra asked for feedback regarding asking the board to adopt Mithun's [Next Generation Conceptual Plan 2065](#). After discussing the pros and cons, all endorsed the idea, and Sinisterra will add approval to the March 5 agenda.



400-Block Update

The UDPDA has until June 2025 to act on the Avista ROFO for the 400-Block. Sinisterra summarized UD assets (approx \$3.4M), obligations (approx \$12.2M), and potential city 15-year bond (approx \$8.7M) in consideration of the potential development of the 400-Block as proposed by Mithun’s plan. Sinisterra is in ongoing conversations with partners (Whitworth University, Spokane Sports, Evergreen Bioscience Innovation Cluster, and Spokane Climbing Gym) who remain enthusiastic, as well as other respected advisors and interested parties (Scott Morris, Spokane Public Schools, YMCA, etc.).

Presentation: [Don Kardong Bridge Panels](#)

The Berger Partnership team presented a bridge panel design update. They showed panel locations on the bridge and several designs, including specific options for UD-related panels. The group provided feedback: asking what people would take away when viewing and suggesting some wording changes for readability and inclusion on the UD panels.

Sheehan asked for public comment; hearing none, she thanked the Berger team and adjourned the meeting at 12:51 PM.

Juliet Sinisterra, CEO for (absent) Greg Repetti, Secretary

Date _____