



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

Wednesday, March 5, 2025, 3:30 – 4:50 PM

In-Person at Catalyst Building, Room 309, and via Zoom

<https://us02web.zoom.us/j/86750387107?pwd=WnRDckJrS2FGZUllbzNIWWliYTJldz09>

Meeting ID: 867 5038 7107 Passcode: 941652 Dial +1 253 215 8782 US

3:30 Welcome, Call to Order, Administrative Actions – Sheehan

- Verify quorum
- **Proposed MOTION** – Consent Agenda
 - Draft February 5, 2025, UDPDA board meeting minutes
 - UDPDA financials as of January 31, 2025
- **Proposed Motion** – Adopt [Next Generation Conceptual Plan 2065](#)

3:45 UDPDA Public Comment

(Joint discussion: UDPDA and UDDA Board Members – Public Meeting)

3:45 Welcome and Introduce Jeffrey

3:50 EAC Updates – Sinisterra

- FYI only (in board packet): Draft February 18 EAC meeting minutes
- Don Kardong Bridge panel design

3:55 U Vision 2044 Activation Updates and Scorecard Highlights – Sinisterra

- University of Idaho Urban Design Studio - Division Gateway Extension: board volunteers, design review March 31, 1:30 – 4:30 PM at Catalyst
- 400-Block and Riverside Park next steps

4:20 Presentations

- City Parking Data Collection – *Jesten Ray and Luis Garcia*
- City Code Enforcement and Cleanup Updates – *Luis Garcia*

4:50 Adjourn UDPDA Meeting

2025 Board Meetings (Catalyst Bldg, Room 309)

- April 9, May 7, Sept 2 annual meeting, Oct 1, Dec 10 holiday party and 2025 Impact Award presentation (location TBD)



University District Public Development Authority (UDPDA) Meeting Minutes - DRAFT

Wednesday, February 5, 2025, from 3:32 – 5:06 PM, Catalyst Bldg, Rm 309, and Via Zoom

Board Members Present: Steve MacDonald, Chuck Murphy (treasurer), Katy Sheehan (chair), Juliet Sinisterra (CEO), and County Commissioner Amber Waldref (Zoom)

Board Members Absent: Greg Repetti (vice chair and secretary), Council President Betsy Wilkerson

Presenters: Mithun and EcoNW 400-Block Architectural Services Phase 1B team (Zoom)

Call to Order, Welcome, and Administrative Actions

- Chair Sheehan called the meeting to order at 3:32 PM, noted the quorum present, reminded the group of public decorum rules, and welcomed 2025 officers. As an FYI, she pointed out the Executive Action Committee (EAC) draft January meeting minutes. She described the new 2025 board meeting format with an overlapping, joint UDPDA/UDDA presentation/discussion session between respective business sessions to save time and avoid duplication.
- Murphy provided a **2024 year-end financial summary**. Combined net income and expense resulted in a net loss of \$38,352 primarily due to the City's revised 2024 sales and property tax estimates, ongoing 201 W Main maintenance and repairs, and unspent budgeted funds for Pacific Avenue, Riverside/Grant, and Culture Corridor projects.
- Sheehan requested a **MOTION to approve the UDPDA draft October 2, 2024, meeting minutes and the UDPDA financials as of December 31, 2024** (MacDonald), seconded (Murphy), and passed unanimously.
- Sheehan shared that Jeffrey Samson accepted the offer as the Director of Finance and Grants Administration and starts March 3.
- Sheehan asked for **public comment** and, hearing none, announced the start of the joint UDPDA/UDDA session.

JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members

U Vision 2044 Activation Updates and Scorecard Highlights

Sinisterra provided the following updates:

1. **U Incubation Village Feasibility Study**—Thanks to a CERB \$75K matching grant, contracts are underway with Crossroads Resource Center, d&b Creative, and The Grain Shed to assess the viability of a local food processing center and worker-owned folk market and maker spaces. Additionally, an IRFP was released for a larger-scope planning study around job creation, conceptual site analysis, and nationwide case studies.
2. **201 W Main Avenue**—Although some developers have indicated that prevailing wage requirements are an impediment, renewed developer interest may result in re-releasing the previous RFQ for workforce housing. We are working with legal counsel for guidance on the next steps (surplus property, addressing deed restrictions).
3. Commerce and Community-Minded Enterprises (CME) **Childcare Study**—The survey was distributed to partner organizations; focus groups begin mid-March.
4. The University of Idaho Urban Design Studio project for a **Division Gateway Extension** is underway. UDPDA is partnering with DSP, SBA, and the city (\$1K

contribution from each) to support. A stakeholder event is planned for March, and a final presentation will be held in May.

5. Sinisterra then walked the board through **Scorecard** highlights.
6. **400-Block**—Avista extended the ROFO to June 22, 2025. Discussions about relocating the Verizon cell tower before the proposed property purchase are ongoing. Sinisterra is talking with the city about using Boxcar site/city property proceeds (approximately \$500K) and Sprague Ave underage (roughly \$600K) for Riverside Park development. Mithun and EcoNW teams will present today.

Presentation: Next Generation Conceptual Plan 2065

Before the in-depth 400-Block presentation, Sinisterra shared slides summarizing the recently completed [Mithun Next Generation Conceptual Plan 2065](#), informed by the [Just Communities Protocol](#) (centering on racial and climate justice and metrics to shape equity and resiliency outcomes). She described the extensive community engagement process and six key nature-based/node-centric takeaways from those interactions (cycle of life food hub, heal the river and reforest, multi-cultural maker district, Main Ave culture corridor and Sherman heart, innovation commons, and energy district thermal analysis). She described Spokane Public Schools' interest in the plan and a direct mail piece planned for late spring/early summer.

Comments from board members ensued:

- Murphy asked about using the triangle parcel near Superior (owned by the city) as a nature-based park. Sinisterra said she is working with the city on a Complete Streets grant for Superior for street trees and that the Parks & Recreation Department is pursuing a grant for open space.
- Mayor Brown stressed the importance of involving key partners early in specific concepts. The nodes in the plan provide an opportunity to tap the expertise and leadership of higher ed partners (WSU agriculture, UW forestry, GU civil engineering, nature-based design, and arts and culture, EWU business, etc.). Partners provide responsibility and skin in the game (research, student labor, faculty know-how, grant opportunities), vs. UD tackling alone.

Presentation: 400-Block Sprague Avenue Phase 1 Concept Design Final

The Mithun and EcoNW teams (via Zoom) presented [400-Block Sprague Avenue: Phase 1 Concept Final Presentation](#), including a recap of the conceptual site design, program areas (office and recreation buildings and parking), massing diagram, site strategy, exterior renderings, draft cost analysis/budgets with phased incremental funding, draft financial feasibility analysis, and key takeaways and findings on individual buildings and the overall development. In short, given budget assumptions and current economic realities, the recreation building (particularly the climbing gym) will be tough to pencil and unlikely to support its share of land costs or maybe development costs even with low-cost debt (bond financing), patient capital/grant funding (philanthropy), new market tax credits, and additional TIF revenue. The proposed development would need substantial subsidy to drive amenity value elsewhere in the district.

Comments from board members ensued:

- All impressed and excited about conceptual designs.



- Suggestion to attract anchor institution(s), rerack with partners with aligned interests (YMCA, WSU nutrition and exercise physiology, WSU and EWU student gym, Spokane Public Schools (SPS), Community School, etc.).
- Concern around life sciences startups' ability to pay more than \$50/sf rent when other options exist.
- Question about considering a mixed-use/residential option, but feasibility testing showed that it is more expensive.

Sinisterra said the next steps include the EAC's deeper dive and presenting to McKinstry/Dean Allen, Scott Morris, YMCA, SPS, and Spokane Public Facilities District. Murphy noted that it may not be the right time to proceed, but controlling the land is a priority.

Sheehan asked for additional public comment and, hearing none, reminded the group of the next March 5 meeting and adjourned the meeting at 5:06 PM.

Juliet Sinisterra, CEO (for Greg Repetti)

Date:




**UNIVERSITY
DISTRICT**

**University District Public Development Authority (UDPDA)
Voucher Certification – Sept 2024 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
9/13	ACH	Avista utility bill for 201 W Main Ave	368.88
9/18	ACH	City utilities for 201 W Main Ave	404.28
9/23	Xfer	University District Development Assoc per contract	20,577.00
9/11	1336	Spokane FARP	165.00
9/13	1337	GoJoe Patrol – 201 W Main	515.36
9/20	1338	KH Consulting	1,040.00
9/17	1339	Haley Aldrich – grant writing	12,413.25
9/11	1340	Urbanova	2,665.00
9/20	1341	Spokane River Forum – kayak put in match	7,500.00
9/20	1342	Rooted Commercial Landcare – 201 W Main	309.70
9/24	1343	Kiemle Hagood – 201 W Main	250.00
9/23	1344	Mithun per contract 400 Block	13,270.00
9/25	1345	Tiny's Maintenance – 201 W Main	708.00
9/23	1346	Mithun per contract DCP	12,219.36
9/27	1348	Pro Mechanical – 201 W Main	283.40


Juliet Sinisterra, CEO, UDDA


10.9.24
Date

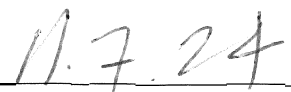
**UNIVERSITY
DISTRICT**

**University District Public Development Authority (UDPDA)
Voucher Certification – October 2024 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
10/18	ACH	Avista utility bill for 201 W Main Ave	300.60
10/18	ACH	City utilities for 201 W Main Ave	381.02
10/23	Xfer	University District Development Assoc per contract	20,577.00
10/1	1347	GoJoe Patrol – 201 W Main	615.22
10/3	1349	Witherspoon Brajcich McPhee	1,430.00
10/18	1350	Seven7n Design	1,775.00
10/09	1351	Hanover Insurance Group	87.08
10/15	1352	Kiemle Hagood – 201 W Main	250.00
10/16	1353	GoJoe Patrol – 201 W Main	548.60
10/22	1354	Spokane FARP	165.00
10/21	1355	Century Pacific per contract	225.00
10/18	1356	Rooted Commercial Landcare – 201 W Main	298.80
10/16	1357	Mithun per contract 400-Block	26,730.00
10/15	1358	Pro Mechanical – 201 W Main	309.35
10/22	1359	Action Drain and Plumbing – 201 W Main	152.00
10/21	1360	Mithun per contract - DCP	45,419.01
10/29	1361	Tiny's Maintenance – 201 W Main	708.50
10/28	1362	Avista Utilities – pole excavation and install (this voids #1320 on July 11 for \$6,000)	6,080.00


Juliet Sinisterra, CEO, UDDA


Date



University District Public Development Authority (UDPDA) Voucher Certification – November 2024 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
11/15	ACH	Avista utility bill for 201 W Main Ave	281.21
11/20	ACH	City utilities for 201 W Main Ave	374.59
11/20	Xfer	University District Development Assoc per contract	20,577.00
11/25	1363	Oregon State University – per contract, permaculture	5,000.00
11/12	1364	Witherspoon Brajcich McPhee	1,316.25
11/13	1365	Haley Aldrich – grant writing	17,574.50
11/13	1366	Kiemle Hagood – 201 W Main	250.00
11/19	1367	Century Pacific – per contract	225.00
11/14	1369	Allied Security – 201 W Main	174.79
11/13	1371	GoJoe Patrol – 201 W Main	598.60
11/13	1372	Rooted Commercial Landcare – 201 W Main	331.50
11/25	1374	Spokane Public Library – CoStar	1,235.80
11/22	1375	Mithun DCP	37,443.01

Juliet Sinisterra, CEO, UDDA

12-6-24 _____
Date



University District Public Development Authority (UDPDA) Voucher Certification – December 2024 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
12/16	ACH	Avista utility bill for 201 W Main Ave	539.36
12/18	ACH	City utilities for 201 W Main Ave	382.17
12/19	Xfer	University District Development Assoc per contract	20,577.00
12/5	1370	City of Spokane general obligation bond payment	172,787.00
12/5	1376	Great American – D&O insurance	1,889.00
12/4	1377	Tiny's Service – 201 W Main (reissue 1373)	763.000
12/6	1378	Haley Aldrich – per contract grant writing	8,932.50
12/11	1379	Kiemle Hagood – per contract – 201 W Main	250.00
12/10	1380	Rooted Commercial Landcare – 201 W Main	192.60
12/12	1381	GoJoe Patrol – 201 W Main	490.29
12/19	1382	Century Pacific – per contract	1,125.00
12/27	1383	HUB Insurance – public official bond Sheehan	175.00
12/23	1384	Tiny's Service and Maintenance – 201 W Main	708.50
12/26	1385	Mithun - DCP	10,500.00
12/26	1386	Pro Mechanical Services – 201 W Main	283.40
12/30	1388	Spokane FARP – 201 W Main	35.00
12/31	1390	River City Glass – 201 W Main Ave	228.15
12/27	1391	Witherspoon Brajcich McPhee	130.00

Juliet Sinisterra, CEO, UDDA

01-10-25
Date

UD Public Development Authority
Balance Sheet
As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
10128 · NUM Checking UDPDA	346,219.14
10129 · NUM MM UDPDA	970,568.34
Total Checking/Savings	1,316,787.48
Total Current Assets	1,316,787.48
Fixed Assets	515,930.00
Other Assets	1,168,000.00
TOTAL ASSETS	3,000,717.48
LIABILITIES & EQUITY	
Equity	
32000 · Retained Earnings	1,343,459.47
32001 · 201 W Main	515,930.00
32002 · Boxcar Proceeds	588,000.00
32003 · Sprague Underage	580,000.00
Net Income	-26,671.99
Total Equity	3,000,717.48
TOTAL LIABILITIES & EQUITY	3,000,717.48

NOTES:

Account 12006 Other Assets includes \$588K Boxcar proceeds and \$580K Sprague underage funds held by the City. The UDPDA anticipates refinancing the Bond this year.

See the P&L proforma for balance due on General Obligation Bond owed to the City for Sprague Ave improvements.



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University District Public Development Authority (UDPDA) Voucher Certification – January 2025 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
1/16	ACH	Avista utility bill for 201 W Main Ave	716.70
1/17	ACH	City utilities for 201 W Main Ave	418.77
1/22	Xfer	University District Development Assoc per contract	32,065.50
1/2	1387	Travelers Insurance – public official bond renew Murphy and Sinisterra	333.00
1/3	1389	Baldwin Sign Company – Catalyst EWU wayfinding	19,800.94
1/17	1392	Arbor Pro – 201 W Main (tree issue)	488.50
1/14	1394	Kiemle Hagood Facility Services – 201 W Main	47.96
1/14	1395	Rooted Commercial Landcare – 201 W Main	231.08
1/14	1396	GoJoe Patrol – 201 W Main	498.60
1/14	1397	Kiemle Hagood – per contract – 201 W Main	250.00
1/21	1399	Century Pacific – per contract	1,237.50
1/21	1400	Haley Aldrich – per contract grant writing	5,939.75
1/22	1401	Witherspoon Brajcich McPhee	520.00
1/22	1402	Tiny's Service and Maintenance – 201 W Main	817.50
1/24	1403	Mithun – DCP per contract	9,732.08
1/28	1404	Kiemle Hagood Facility Services – 201 W Main	143.88
1/28	1405	Avista Utilities – new south sub area lighting	500.02


Juliet Sinisterra, CEO, UDDA

2.7.25
Date

UD Public Development Authority Profit & Loss Budget vs. Actual January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3000000 · REVENUES				
3300000 · INTERGOV REVENUES				
3340000 · STATE GRANTS				
3340690 · State Grant Other State Agency	0.00	75,000.00	-75,000.00	0.0%
Total 3340000 · STATE GRANTS	0.00	75,000.00	-75,000.00	0.0%
3370000 · LOCAL GRANTS ENTITLMNT OTHER				
3370001 · Local Grants Entitlements	0.00	50,000.00	-50,000.00	0.0%
3371000 · Property Tax	0.00	205,111.00	-205,111.00	0.0%
3372000 · Sales Tax	0.00	681,545.00	-681,545.00	0.0%
3373000 · Construction Sales Tax	0.00	429,437.00	-429,437.00	0.0%
Total 3370000 · LOCAL GRANTS ENTITLMNT OTHER	0.00	1,366,093.00	-1,366,093.00	0.0%
Total 3300000 · INTERGOV REVENUES	0.00	1,441,093.00	-1,441,093.00	0.0%
3600000 · MISC REVENUES				
3610000 · INTEREST, OTHER EARNINGS				
3611000 · Investment Earnings	1,134.95	12,000.00	-10,865.05	9.5%
Total 3610000 · INTEREST, OTHER EARNINGS	1,134.95	12,000.00	-10,865.05	9.5%
3620000 · RENTS AND LEASES	2,706.90	32,700.00	-29,993.10	8.3%
Total 3600000 · MISC REVENUES	3,841.85	44,700.00	-40,858.15	8.6%
Total 3000000 · REVENUES	3,841.85	1,485,793.00	-1,481,951.15	0.3%
Total Income	3,841.85	1,485,793.00	-1,481,951.15	0.3%
Expense				
5000000 · EXPENDITURES				
5580000 · CMTY PLANNING ECON DEV				
5586000 · Planning	18,469.58	322,500.00	-304,030.42	5.7%
5587000 · Economic Development	6,959.77	504,686.00	-497,726.23	1.4%
Total 5580000 · CMTY PLANNING ECON DEV	25,429.35	827,186.00	-801,756.65	3.1%
5590000 · PROPERTY DEVELOPMENT				
5593000 · Prop Dev Depr Amor Xfer Out	5,084.49	55,000.00	-49,915.51	9.2%
Total 5590000 · PROPERTY DEVELOPMENT	5,084.49	55,000.00	-49,915.51	9.2%
5900000 · DBT EXP, CAP OUTLAYS, OTHR DECR				
5910000 · REDEMPTION OF DEBT	0.00	354,373.05	-354,373.05	0.0%
5920000 · INTEREST OTHR DBT SVC COST	0.00	17,919.95	-17,919.95	0.0%
Total 5900000 · DBT EXP, CAP OUTLAYS, OTHR DECR	0.00	372,293.00	-372,293.00	0.0%
Total 5000000 · EXPENDITURES	30,513.84	1,254,479.00	-1,223,965.16	2.4%
Total Expense	30,513.84	1,254,479.00	-1,223,965.16	2.4%
Net Ordinary Income	-26,671.99	231,314.00	-257,985.99	-11.5%
Net Income	-26,671.99	231,314.00	-257,985.99	-11.5%



UDDA/UDPDA EAC Meeting Minutes - DRAFT

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, surplus 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 _____

updated 2/19/2025
 2025 priority areas include: Supporting catalytic investments (400-Block and U Incubation Village) and establishing a framework for development incentives; investing in infrastructure, open space, parking, and public safety; and district beautification and marketing.

University District - 2025 Work Plan Tracking

STRATEGIC PLAN		COMMUNITY DEVELOPMENT	BUDGETED	START	END	STATUS	UPDATE	KEY DATES
1	3.1.2	400-Block: Review feasibility and pre-design study and pursue financing for purchase if approved. Money budgeted for negotiation support. Budget includes Legal costs as well.	\$162,500	Q1 2025	Q2 2025		Completing due diligence. Presented to development partners. Also presented to Emerald Initiative, and will be presenting to Spokane Public Schools. Reached out to Parks and Scott Morris as well. Mithun looking to some value engineering and impact to future TIF revenue.	6/22/2025
2	3.1.1	Conduct feasibility study for U Incubation Village project. \$75,000 UD match funded via CERB.	\$150,000	Q1 2025	Q3 2025		Launched community market and needs assessment with D&B Creative; launched Food Processing Feasibility Study with Crossroads Resource Center; selected Cascadia Partners for U Incubation Village Business Plan and Development Feasibility Study.	12/31/2025
3	1.1.2; 1.2.2	Per U Vision 2044, conduct code audit of City Code within the UDRA; conduct developer feedback processes such as focus groups and best practices around development incentives nationwide.	\$40,000	Q2 2025	Q4 2025		Researching best way to structure scope of work. Will include a code audit, developer interviews, and best practices in regard to development incentives that support U Vision 2044.	
4	Overarching	Host community partner lunches around UD Housing Development; District Energy Strategies, and Life Sciences Marketing	\$0	Q2 2025	Q4 2025		Looking to host this spring.	
5	3.1.5	Support continued development of a future Spokane Environmental Learning and Cultural Center (SELCC) on WSU campus.	\$0	Q1 2025	Q4 2025		SELCC submitting 501c3 status, reviewing grants and establishing committees. Looking to partner in larger Spokane Bioregion Consortium study.	
6		Partnering with Downtown Spokane Partnership and Spokane Business Association to oversee University of Idaho architecture students in design project looking to extend the Division Street gateway along UD western boundary	\$1,000	Q1 2025	Q2 2025		Developed scope with U of I staff; led online intro to students and toured them through UD on Feb 7. City, DSP, and SBA supporting. Design Review March 31.	5/1/2025
7	3.1.3	Support Community-Minded Enterprises around implementation of Commerce UD Childcare study.	\$0	Q1 2025	Q3 2025		Arrowroot Consulting has released the survey to community partners. Focus groups to be scheduled.	9/30/2025
8	3.4	Match to South Sub-area businesses toward feasibility of BID formation .	\$10,000	Q1 2025	Q4 2025		Met with Gavin Cooley from SBA in regard to study. He is going back to his Board to see about a match.	
ECONOMIC & ASSET DEVELOPMENT			BUDGETED	START	END	STATUS	UPDATE	KEY DATES
1	Overarching	Grant writer for State, Federal, and local grants in alignment with U Vision 2044 Strategies and develop database around district metrics and data for grant writing access. Pursue State TIB in August 2025.	\$65,000	Q1 2025	Q4 2025		Met with grant writing team. Prioritized key areas of focus: infrastructure, parks/open space, and 400-Block. Looking to pursue EPA Thriving Communities Grant for \$350K (money under contract) and GU Climate Sustainability Grant for \$400K (money under contract) along with JMK Innovation Grant for \$350K. Meeting with Andrew Beagle from TIB.	
2	Overarching	Database and business platform completion for demographic, environmental, and energy/water use data for District.	\$10,000	Q1 2025	Q3 2025		Met with Urbanova and meeting with Biohabitats. Looking to establish small scope.	
3	Overarching	Support the City Economic Development Team around developing support strategies in partnership with the County around the City-County PDA Interlocal Agreement .	\$0	Q1 2025	Q4 2025		Waiting to hear from City staff on next steps. GFC waiver was eliminated.	

University District - 2025 Work Plan Tracking

PROPERTY & INFRASTRUCTURE DEVELOPMENT		BUDGETED	START	END	STATUS	UPDATE	KEY DATES	
1	3.1.2	400-Block: Legal support for land acquisition if approved by Board. (Wood and Hume)	\$20,000	Q1 2025	Q2 2025		Including Steven and Taudt in conversations and strategy.	6/22/2025
2	1.1.4	Sherman Street Complete Street Design for TIB grant application prep.	\$75,000	Q1 2025	Q3 2025		Grant team to meet with Andrew Beagle from TIB prior to release of grant.	8/1/2025
3	1.4	Riverside and Sprague Parking Pilot in partnership with City	\$10,000	Q3 2025	Q4 2025		Studying with Mithun and City staff potential to develop pocket park and Riverside as park in 2025.	
4	3.4	Banner implementation along MLK Way.	\$10,000	Q2 2025	Q4 2025		Not started	
5		Evaluate selling 201 West Main property.	\$0	Q2 2025	Q4 2025		There is additional interest in studying the site. Looking into possible site transfer to UDDA or sale of property with development requirements.	
6	3.2.2	Iron Bridge Kayak Put In (Phase II) match for design and implementation of kayak put-in north of NoLi in partnership with Spokane River Forum, Trout Unlimited, State Parks, and the Centennial Trail.	\$22,500	Q3 2025	2026		Moving forward with Spokane River Forum as lead.	
7	1.1.1	Support City Staff in Pacific Ave design as a complete street. Provide UDPDA committed construction dollars to this effort.	\$85,000	Q3 2025	Q3 2025		Presentation to EAC in March.	
MARKETING & COMMUNICATIONS			BUDGETED	START	END	STATUS	UPDATE	KEY DATES
1	3.1.1	Develop District marketing materials around U Vision District Conceptual Plan and related initiatives.	\$10,000	Q1 2025	Q4 2025		Met with graphic designer. Getting copy for the materials by mid-summer for the Vision Booklet.	

Notes: Orange: Focus Area; Blue: Dependent on Others