



## University District Development Association (UDDA) Minutes

Wednesday, March 6, 2024, 3:30 – 5:01 PM, at Catalyst Building, Room 302 and Via Zoom

**Board Members Present:** LaVerne Biel, Lois Bollenback, Bill Bouten, Catherine Brazil, Kevin Brockbank, Mayor Lisa Brown, Emilie Cameron (via Zoom), Teresa Dugger, Colleen Fuchs, Shari McMahan, Chuck Murphy, Greg Repetti, Katy Sheehan, Jonathan Teeters, Dennis Wagner, Amber Waldref, Erin Williams-Hueter

**Board Members Absent:** Alicia Barbieri, Alisha Benson, Daryll DeWald, Stacie Maier, Thayne McCulloh, Scott McQuilkin, Lindsey Myhre, Susan Stacey, Council President (CP) Betsy Wilkerson

**Proxies Present:** Steve MacDonald (Mayor's proxy), Stacia Rasmussen (GSI proxy), Rob Sauders (EWU proxy), John Sklut (Gonzaga proxy), Eric Smith (WSU proxy), Chris Wright (CP proxy)

**Proxies Absent:** Lori Hunt (CCS proxy), Brooke Kiener (Whitworth proxy)

**Others Present:** Juliet Sinisterra, Alden Jones, Michael Shuman (via Zoom)

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

Dugger called the meeting to order at 3:30 PM, thanked Dr. McMahon and EWU for hosting, and welcomed Mayor Lisa Brown to her first meeting. Board members then provided 30-second updates. Dugger then asked for a **MOTION to approve the UDDA financials as of January 31, 2024, and the February 7, 2024, meeting minutes** (Repetti) and seconded (MacDonald) and passed unanimously. Sinisterra provided a Scorecard review and reminded the group of upcoming U Munch lunches.

Dugger alerted the board to 2025 board openings and directed interested parties to an application form (April 30 deadline) on the UD website. The EC will select three board members to serve on the 2024 Nominating Committee (NC) in addition to standing NC members the Mayor and the Council President. The board will vote on the 2025 officer slate and proposed new members at the September 4 Annual Meeting.

### Development Committee (DC) Report

Murphy summarized recent DC meetings at which the Greene Economics Ecological Asset and Performance Standards Final Report summary was presented as well as 400-Block programmatic options were discussed. Murphy also noted that an RFP for the public/private development of the 201 W Main property was released on March 4 with proposals due April 8 and Sinisterra shared that seven outstanding proposals were received in response to the District Conceptual Plan RFQ and that Mithun was selected. Sinisterra also mentioned that the UD is coordinating with the City on planning grants related to Pacific Avenue.

### Business Committee (BC) Report

Wagner spoke of an upcoming tour of the south subarea alley lighting with Avista as well as improved wayfinding directing people to EWU in the Catalyst Building. Kora Todd has been hired to facilitate signage work.

### Presentation: Greene Economics' Ecological Asset & Performance Standards Final Report

Sinisterra provided a summary of the Greene Economics final report which includes a summary analysis of the 12 Ecosystem Services (description, targets, design standards, candidate metrics) and a Measurement and Target Tool with baseline and target values per metric to track future progress. The reports are published on the UD Publications web



page. Sinisterra mentioned coordinating with the City, universities, Spokane Tribe, and other community partners on various sustainability measures and data collection.

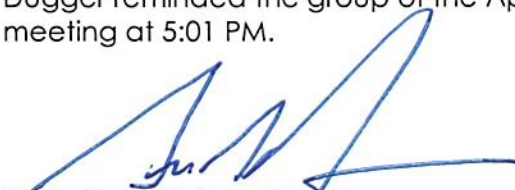
**Presentation: Spokane Environmental Learning and Cultural Center (SELCC)**

Sinisterra provided more in-depth information regarding this project which is part of the U Vision 2044 Strategic Plan (3.1 and 3.1.5) and the 2024 Work Plan. She shared that the UDDA will not act as a Fiscal Sponsor at this time. She also relayed updates on SELCC board and Education Council formation and potential programming foci (outdoor learning, sustainability and climate, place-based learning, resiliency and community). Smith mentioned that WSU Health Sciences Spokane does not yet have a campus location identified. The Mayor noted that the operating proforma budget will be key and that revenue-generating before/after school and/or childcare/early learning programs might be helpful. Sinisterra said the UDDA will not manage the Center once built, but the leadership team is looking at numerous grants and New Market Tax Credits as they develop their Business Plan.

**Presentation: UD Investment Fund**

Michael Shuman provided a final report on the possibility of a UD Investment Fund based on concepts he introduced at the November 1, 2023, UD Board Retreat. His recap covered investment targets, investor profiles, fund types, and management structures. He recommends that the UD consider a Diversified Community Investment Fund (DCIF) with a Real Estate focus (60% of the Fund portfolio would consist of rental properties and properties for resale and appreciation) with the remainder of the portfolio consisting of low-interest business loans. He developed a spreadsheet to model cash flow projections based on different inputs such as startup funds from civic-minded anchor investors (foundations, banks, universities, etc.), reserve percentages, ROI, operating budget, loan rates, etc. Sinisterra noted the next step is to meet with potential investment fund partners around future development.

Dugger reminded the group of the April 3, 2024, meeting at SRTC and adjourned the meeting at 5:01 PM.



Greg Repetti, Secretary

4/6/24  
Date