



University District Public Development Authority (UDPDA) Minutes Wednesday, March 6, 2024, from 3:02 – 3:28 PM, In-Person, Catalyst Bldg and Via Zoom

Board Members Present: Teresa Dugger (chair), Steve MacDonald, Chuck Murphy (Treasurer), Katy Sheehan, Juliet Sinisterra, County Commissioner Amber Waldref, Council President Betsy Wilkerson

Board Members Absent: none

Call to Order, Welcome, and Administrative Actions

Dugger called the meeting to order, welcomed CP Betsy Wilkerson to her first meeting, thanked EWU for hosting, and asked for a **MOTION to approve the UDPDA financials as of January 31, 2024, and the February 7, 2024, UDPDA board meeting minutes** (Wilkerson) and seconded (Waldref) and passed unanimously.

UD Development Updates

Sinisterra provided the following development updates:

- 400-Block Development
 - Per a ROFO with Avista Development 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). Avista is not willing to incur appraisal costs until closer to EO 2024.
 - 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 (\$750K) at a future date, possibly on a City-owned property.
 - Per Sinisterra, although the Spokane Public Schools bond measure did not pass, they remain interested in opportunities for the property.
 - Sinisterra met with Michael Sharapata (JLL) who may have an interested private buyer.
 - Sinisterra to reconvene subcommittee to discuss alternatives going forward.
 - Discussions ensued regarding parking needs. Pre-COVID studies indicated 400+ stalls needed. Today, demand may be less (witness WSU parking surplus) but demand will increase with new buildings (eventual Lot C build-out, WSU Team Health Education Bldg).
- 201 W Main Avenue Mixed-Use Development RFP
 - Issued RFP on March 4; proposals due April 8.
 - Collins Woerman's 2023 Feasibility Study was updated and included as a link in the RFP.
 - Key RFP scope components:



- Developing and managing workforce/student housing (80-90% AMI) with a potential focus on micro-unit housing;
- Developing commercial use on two levels including a possible coworking, event, and retail space (managed by the UDDA); and
- Developing shared parking and support spaces for both housing and commercial use.
- Greene Economics Ecological Asset and Performance Standards Study Deliverables
 - Final Report and slide deck published on UD website.
 - Received final measurement tool and baseline measurements.
 - Bringing on two university interns (Whitworth and EWU) to support baseline measurement details.
 - Will work to establish a bi-annual measurement approach with universities.
- District Conceptual Plan RFQ
 - Released on January 8, seven outstanding proposals were received, and Mithun was selected.
 - Sinisterra shared a timeline that includes board presentations and a possible May 9 community co-creation forum with the Mithun team.
- Grants Management Planning Matrix
 - KH Consulting is helping identify key grants.
 - Sinisterra shared a chart showing grant applications submitted, underway, and anticipated.

Dugger asked for public comment and hearing none, reminded the group of the April 3, 2024, meeting at SRTC and adjourned the meeting at 3:28 PM.

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

Juliet Sinisterra, Secretary

April 5, 2024