



University District Public Development Authority (UDPDA) Minutes **Wednesday, April 3, 2024, from 3:02 – 3:34 PM, In-Person, SRTC Office and Via Zoom**

Board Members Present: Teresa Dugger (chair), Steve MacDonald (Zoom), Chuck Murphy, Juliet Sinisterra, Council President Betsy Wilkerson

Board Members Absent: Katy Sheehan, County Commissioner Amber Waldref

Call to Order, Welcome, and Administrative Actions

Dugger called the meeting to order, thanked SRTC for hosting, and asked for a **MOTION to approve the UDPDA financials as of February 29, 2024, and the March 6, 2024, UDPDA board meeting minutes** (Murphy) and seconded (Wilkerson) and passed unanimously.

2024 First Treasurer's Report

Although early in the fiscal year, Murphy highlighted some financial impacts:

- The City's 2023 sales and property tax projections came in lower than forecasted so they are revising 2024 payments to account for the \$140K shortfall.
- Unanticipated 201 W Main expenses for roof, HVAC, and exterior lighting repairs/improvements are estimated to be \$30K over the proforma budget.
- That said, the UDPDA does have a healthy fund balance and resources remain for the 400-Block.

Public Records Policy

Sinisterra mentioned that the UDPDA had its first public records request (via the UDPDA's public records request online form) which prompted a draft policy document (based on S3R3 and the City of Spokane's policies and reviewed by legal counsel for form) that was shared with the group and will be approved at the May meeting.

Recommended Bylaws and Charter Changes

Sinisterra introduced the possibility of increasing the number of UDPDA directors from seven to eleven primarily due to quorum issues that surface with working subcommittees and the potential benefit of aligned officer leadership with the UDDA. A conversation ensued with the outcome that Sinisterra will meet with Chris Wright and City Legal to discuss the next steps, if any.

Development Updates

- Riverside Avenue
 - No pocket park at this time; ideally wait until utilities are undergrounded.
 - Curb-to-curb repaving is planned.
 - City has ROFR on Riverside work and Kevin Picanco is talking with this team about the City absorbing this work.

- If needed, another possible gravel stamp before repaving gets underway.
- To be paid using Sprague underage and UDPDA funds in 2025.
- District Conceptual Plan RFQ
 - The kick-off meeting with Mithun was on March 28.
 - Initial presentation to the board is planned on June 5, as well as a June 6 Groundwork Forum with 40+ community partners.
- 400-Block Subcommittee
 - Based on the viability of a Climbing Gym Business Plan presented to the DC as well as updated bubble diagrams, Sinisterra recommends issuing 2nd RFP for Feasibility with Revised Program (rec center, childcare, coworking, housing, parking, etc.)
 - South Subarea parking maximization concept study completed by Kora Todd. Allows for angled parking and (Avista) EV solar charging in the public right of way. Estimated over 1,600 designated spaces (not accounting for commercial loading spaces and existing designated spaces along Sprague Avenue).
- Grants Management Planning Matrix
 - Sinisterra shared an updated chart showing UDPDA grant applications submitted, underway, and anticipated.
 - The SMART Transportation grant application was not successful.
 - RFQ for public infrastructure grant writing to be released in early April, proposals are due May 6.

Dugger asked for public comment and hearing none, reminded the group of the May 1, 2024, meeting at GSI and adjourned the meeting at 3:34 PM.



Juliet Sinisterra, Secretary

Date May 2, 2024