



UDDA/UDPDA EAC Meeting Minutes

Tuesday, April 15, 2025, 11:32 AM – 12:20 PM via Zoom

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

EAC Members Present: Neil Christopher Apeles, Lois Bollenback, Colleen Fuchs, Chuck Murphy (treasurer), Greg Repetti (vice chair/secretary), Katy Sheehan (chair), Juliet Sinisterra (CEO), Dennis Wagner

EAC Members Absent: Steve MacDonald, Thomas Tellefson

Presenters and Others: Jeffrey Samson, Alden Jones

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 draft February 18 EAC minutes** (Murphy) and a second (Wagner), which passed unanimously.
- The committee reviewed and made no changes to the draft April 9 UDPDA and UDDA board meeting minutes and the draft May 7 UDPDA and UDDA board agendas.

2025 Nominating Committee (NC) Process

- The UDDA anticipates three open positions in 2026 (Sheehan, Myhre, Repetti).
- The UDPDA anticipates two open positions in 2026 (Sheehan, Repetti).
- Per the UDDA bylaws, the Mayor and Council President are NC standing members.
- The EAC selects 3-4 other NC members (to include the CEO).
- The NC meets in June and July to review/evaluate/recommend new 2026 board members and officers.
- The EAC reviews the NC recommendations at the Aug EAC meeting.
- The UDDA and UDPDA boards review and vote on NC recommendations at the September Annual Meeting
- Sheehan, Fuchs, and Apeles volunteered to serve on the NC (in addition to the CEO).

Finance and Grants Administration

- Samson asked for questions or concerns regarding the **financials as of March 31**. Hearing none, he mentioned that more in-depth financial reports will be provided every other month or as needed.
- Sinisterra provided a follow-up to recent discussions around potential federal funding impacts. The community has created the **Life Sciences Community Health Financial Resiliency Planning effort** to hire a consultant (possibly Desautel Hege) to develop a report to understand better and quantify the changing landscape. Sinisterra will circulate Desautel Hege's proposal to the EAC for feedback.
- Sinisterra provided a **2025 Grants update**. Murphy asked if any grants would support the proposed Riverside Gateway Park on the 400-Block. Sinisterra noted a \$1.5M RCO grant possibility in partnership with the City (due in February 2026).

U Vision 2044 Activation Updates

Sinisterra shared the following U Vision 2044 Updates:



- **400-Block**

- Sinisterra noted Avista is taking the lead on negotiations related to the relocation of the Verizon cell tower.
- Ongoing discussions with Avista regarding Purchase and Sale Agreement (PSA) for 411 and 415 E Sprague Avenue and 12 N Grant parcels only. The UDPDA has priority in purchasing the other five Avista-owned parcels but does not plan to do so at this time.
- At the moment, Avista is not interested in becoming an equity partner.
- Adjacent property owners update: Nonbinding letter of intent is on pause for property on the corner of Sprague and N Grant; Cuatro De Mayo owners (east corner of Sprague and Sherman Avenues) expressed interest in the past, Sinisterra will keep them informed.
- Samson is working on a detailed 400-Block Phase 1 finance package that will consider all possible revenue sources (including low-interest loans, philanthropy, and refinanced bond) and a more detailed cost breakdown.
- A June 4 UDPDA proposed MOTION would authorize the CEO to enter into a PSA with Avista for the 411 and 415 E Sprague Avenue and 12 N Grant parcels.

Sheehan asked for public comment, hearing none, she reminded the group of the May 7 board meeting and the May 20 EAC and adjourned the meeting at 12:20 PM.

A handwritten signature in black ink, appearing to be 'Juliet Sinisterra', is written above a horizontal line.

Date 5/20/25

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