



University District Public Development Authority (UDPDA) Minutes Wednesday, May 10, 2023, from 3:34 – 4:16 PM, In-Person at Avista Corp and via Teams

Board Members Present: Council President Breean Beggs, Teresa Dugger, Steve MacDonald, Lindsey Myhre, Katy Sheehan (via Teams), Juliet Sinisterra, and Amber Waldref (via Teams)

Board Members Absent: none

Call to Order, Welcome, and Administrative Actions

Dugger called the meeting to order at 3:35 PM and thanked Avista for hosting. Dugger then asked for a **MOTION to approve the UDPDA financials as of March 31, 2023, and the March 1 and April 13, 2023, UDPDA board meeting minutes** (MacDonald) and seconded (Myhre) and passed unanimously. Myhre provided a 2023 Q1 Treasurer's Report highlighting financial activity, contractual obligations, and variances vs proforma budget.

Nominating Committee (NC) Preview

Dugger alerted the group that in June the board will be asked to approve the 2023 NC (the mayor, council president, Sinisterra, Dugger, and Wagner) who will meet over the summer and prepare the 2024 UDPDA officer slate as well as make recommendations for vacant board seats, if any.

400-Block Update

Sinisterra shared that a kick-off conversation with the Emerald Initiative team took place on May 2. With the understanding that the UDPDA is willing to contribute up to \$5M for the project and noting the significant changes in construction costs since their proposal was submitted, the Emerald team plans to refine their concept and cost analysis. The DC plans to review Emerald's updated feasibility analysis at their June 13 meeting.

201 W Main Avenue Update

Sinisterra recapped the Development Committee's (DC) recent review of feasibility data to redevelop the UDPDA's 201 W Main property as a multi-story performance/ maker space with 76 workforce housing units. Given construction costs, financing challenges, deed restrictions (Hume to research use terms), and the inability to date to secure the neighboring property, the DC recommends leasing (vs selling) 201 W Main until more favorable outcomes can be achieved. At the same time, the DC suggests continuing to research more profitable building configurations and financing options like grants and equity partnerships. Sinisterra suggested that if the space is not leased by October (when the UD's Ignite building office lease expires), the UD will consider moving into the 201 W Main space.

Contract Update and Proposed Motion

Sinisterra reported that two proposals were received for the Ecological Asset and Performance Standards Study IRFP. After evaluation, Greene Economics was selected and a kick-off meeting is scheduled for May 18 and includes a feedback session with higher ed partners. Sinisterra noted that the final scope calls for \$10K more than the \$65K budgeted, but that the additional work is vital to inform the Business and Development Plan and to pave the way for applications related to large federal nature-based infrastructure grants. After a brief discussion, Dugger asked for a **MOTION**



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to approve an additional \$10K for the Ecological Asset and Performance Standards Study (Myhre), seconded (MacDonald), and passed unanimously.

Dugger asked for public comment and hearing none, she reminded the group that the next meeting is June 7 at GSI and she adjourned the meeting at 4:16 PM.

Juliet Sinisterra, Secretary

Date