



University District Public Development Authority (UDPDA) Annual Meeting Minutes Wednesday, September 1, 2021 – 3:12 PM – 4:06 PM Via Zoom

Board Members Present: Council President Breean Beggs, Bill Bouten, Commissioner Mary Kuney, Lindsey Myhre, Katy Sheehan, Juliet Sinisterra

Board Members Absent: None (as Paul Warfield stepped down but his replacement is unconfirmed)

Others Present by Invitation During Executive Session: Chuck Murphy (chair, DC), Taodd Hume (legal counsel), Alden Jones

Call to Order and Administrative Actions

Myhre called the annual meeting to order at 3:12 PM and welcomed Juliet Sinisterra, the new interim CEO (and thus a standing UDPDA board member). Myhre also thanked and acknowledged Paul Warfield (who recently stepped down from his City position) for his commitment and service to the UDPDA board. She then asked the board to review the draft June 2, 2021, UDPDA board meeting minutes, and the UDPDA financials and voucher certificate as of July 31, 2021, and asked for a **MOTION to approve the consent agenda with minutes and financials** (Kuney), seconded (Bouten), and passed unanimously.

UD Nominating Committee Update

- Myhre shared that Paul Warfield's replacement likely will attend November 3 meeting.
- Myhre noted the two-thirds majority required for electing new board members was in place and so asked for a **MOTION to approve proposed 2022 UDDA board representatives Bouten and Myhre to the UDPDA board** (Sheehan), seconded (Beggs), and passed unanimously with nominees Bouten and Myhre recusing themselves from the vote.
- Myhre asked for **MOTON to approve proposed 2022 board officers:** Myhre – Chair, Kuney – Treasurer, Bouten – Secretary, and TBD – Vice-Chair until the new UDDA CEO is hired. Moved by (Beggs), seconded (Kuney), and passed unanimously.

Development Committee (DC) Report

DC chair Murphy reminded the board that at the June 2 UDPDA board meeting, they approved moving forward with Real Property Acquisition Agreements (RPAA) for 411 E Sprague (green/blue) and 430 E Sprague (yellow).



Murphy noted that the 411 RPAA was executed between the UDPDA and ADC and that—after several offers and counteroffers—a Purchase and Sale Agreement (PSA) is being prepared/negotiated between the property owners and UDC by Jones Lang LaSalle. Sinisterra mentioned that ADC has requested a memo from the UDPDA board accepting the purchase price, permission to move forward with the PSA and JLL's representation, due diligence guidelines, and CEO authorization to approve costs associated with due diligence.



Although the 430 RPAA was executed, further progress by JLL on a PSA is on hold until approximately September 17 when a legal matter is resolved between the owner and a party who made a previous offer.

Murphy also reminded the group that the UDPDA board approved up to \$50K for planning and design services to evaluate the feasibility and potential of two proposed parking structure sites. Several vendors from the MRSC roster were invited to submit proposals. Desman—who did a parking study for the UDPDA in the South UD in 2020—was selected.

Apropos 411 and 430 E Sprague—not to mention the presence of Boxcar, Catalyst, and the Scott Morris Center—and the unique urban design/planning opportunities all of these properties present, the DC strongly recommended that staff engage an expert to initiate a transit-oriented development study of Spokane Transit Authority's Pine Street Station area and the Sprague-Sherman Corridor. The conceptual study will engage an advisory committee on an integrated land use and a high-level development strategy for these areas. Staff invited several firms to submit proposals for this work and will report out at the next board meeting.

Executive Session

At 3:23 PM, Myhre adjourned the public meeting and commenced an Executive Session to discuss matters related to considering *"the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price"* per RCW 42.30.110(1)(b).

Public Session

Myhre reconvened the public session at 3:57 PM. As it relates to the memo requested by ADC regarding 411 E Sprague mentioned above, Bouten noted it would help if due diligence covered a broad hazardous materials abatement study (including asbestos). With that change, Myhre asked for a **MOTION to approve the draft memo to ADC** pending legal counsel's administrative review to confirm its alignment with agreements in place (Beggs), seconded (Bouten), and passed unanimously.

Myhre asked for public comment and hearing none adjourned the meeting at 4:06 PM.


Lindsey Myhre, Chair

11/15/21
Date