



University District Public Development Authority (UDPDA) Minutes Annual Meeting, Wednesday, September 6, 2023, from 3:35 – 4:00 PM, In-Person at Providence Sacred Heart Medical Center's Mother Joseph Room and Via Zoom

Board Members Present: Teresa Dugger, Steve MacDonald (via Zoom), Lindsey Myhre, Katy Sheehan, Juliet Sinisterra, and Amber Waldref (via Zoom)

Board Members Absent: Council President Lori Kinnear

Call to Order, Welcome, and Administrative Actions

Dugger called the meeting to order at 3:35 PM and thanked Providence for hosting. Dugger reminded the group of the Public Decorum Guidelines and then asked for a **MOTION to approve the UDPDA financials as of July 31, 2023, the Q2 Treasurer's Report, and the June 7, 2023, UDPDA board meeting minutes** (Myhre) and seconded (Sheehan) and passed unanimously.

Nominating Committee (NC) Update and Board Vote on 2024 Positions

Confirming that a 2/3 majority of members were present, Dugger asked for the following motions:

- **MOTION to approve the 2024 UDDA representatives (Murphy and Dugger) to the 2024 UDPDA board contingent upon UDDA board approval** (Sinisterra) and seconded (Myhre) and passed unanimously.
- **MOTION to reappoint Sheehan for another one-year term** (Myhre) and seconded (Waldref) and passed unanimously.
- **MOTION to approve 2024 UDPDA officers contingent upon UDDA approval of Dugger and Murphy: Chair – Dugger, Vice-Chair – Sheehan, Secretary – Sinisterra, Treasurer - Murphy** (Myhre) and seconded (Sinisterra) and passed unanimously.

UD Development Updates

Sinisterra shared that the Emerald team—who was the only respondent to the Request for Proposals for the 400 East Sprague Block mixed-use/parking structure solicitation—has decided not to proceed with a Disposition and Development Agreement (DDA) as they were unable to make conceptual models pencil financially. As a result, the Agreement to Negotiate Exclusively (ANE) with the Emerald team has terminated.

The board was reminded that in addition to owning five parcels in the 400-Block, Avista Development Corp (ADC)—responding to the UDPDA's interest to control the highest/best use of a highly catalytic site at the base of the South Landing—coordinated the consolidation and clean-up of two additional parcels and drafted a Right of First Offer (ROFO) with the UDPDA for all seven parcels.

Sinisterra, Troy Dehnel (ADC), and consultant Steven Wood (Century Pacific PLLC) met to discuss ROFO next steps and concluded a fair market appraisal is needed for the key 400-Block parcels. Sinisterra will report back to the board on the results.

Sinisterra also updated the board on community partners who remain engaged around the activation of the 400-Block including Spokane Public Schools, McKinstry, and EWU.



Some members wondered if we need to reconsider the parking structure model given Emerald's unfavorable proformas, WSU's excess available parking, trending loan rates, and the city's overlay for downtown parking requirements. Dugger noted that the UDPDA remains interested in owning land and controlling key catalytic sites. Sinisterra added that based on years of parking analysis and projection research and ongoing workforce housing needs, a mixed-use parking structure in a central location is still important but that the market does not seem to support that investment right now. The board suggested forming a focus group of developers to learn more about potential strategies and options going forward.

Dugger asked for public comment and hearing none, reminded the group that the next meeting is December 13 at Bouten Construction, and she adjourned the meeting at 3:59 PM.

A handwritten signature in black ink, appearing to read 'Juliet Sinisterra', written over a horizontal line.

Juliet Sinisterra, Secretary

____12-07-2023_____
Date