



University District Public Development Authority (UDPDA)

Board of Directors' Special Meeting/Public Hearing Agenda

Wednesday, October 29, 2025, 1:30 – 2:15 PM

via Zoom only <https://us02web.zoom.us/j/86750387107?pwd=WnRDckJrS2FGZUllbzNIWWliYTJ1dz09>

Meeting ID: 867 5038 7107; Passcode: 941652; Phone: +1 253 205 0468 US

1:30 Welcome, Call to Order – Sheehan

1:35 201 W Main Avenue Declaration of Surplus Property – Sinisterra

- **Legal Description of Property:** Lots 1 and 2, Block 5, Havermale's Addition, as per plat recorded in Volume "A" of Plats, page 22, records of Spokane County; Situate in the City of Spokane, County of Spokane, State of Washington. Tax Parcel Numbers: 35184.0925 and 35184.0926.
- Property transferred to the UDPDA in July 2019 by the City of Spokane via Statutory Warranty Deed, which contained, among others, the following restrictions:
 - "SUBJECT TO the restriction that the real property legally described heretofore must be used by grantee University District Public Development Authority for purposes of economic development;
 - SUBJECT TO the covenant that any sale or encumbrance by said grantee must comply with the provisions contained in [RCW 35.21.747](#), as now existing or hereafter amended."
- Appraisal of Property – to be discussed in Executive Session per to RCW 42.30.110 (1)(c)
- Relevant leases affecting the Property
 - Manzanita House (terminates July 2026)
 - Republic Parking (month-to-month lease)
- October 1, 2025, the UDPDA board authorized staff to take steps necessary to surplus the Property
- Notice of the Intention to surplus the property published on October 16 and 22, 2025, in *The Spokesman Review* and *The Olympian*

1:45 Discussion and Public Comment Regarding Surplus of Property – Sheehan

- Public Comment regarding the possibility of declaring the Property as surplus
- Board discussion and development of findings as to whether the Property should be declared surplus
- If surplus, determine the method of sale (e.g., auction, private sale, etc.)

1:55 Adjourn into Executive Session – Sheehan

The board will adjourn into Executive Session per RCW 42.30.110, 1 (c) - To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public.

2:10 Resume Public Meeting – Sheehan

Pursuant to RCW 39.33, the UDPDA may dispose of surplus property, transfer, lease, or use other methods of disposal of such property for public benefit. **MOTION to approve the surplus of the 201 W Main Avenue property** and possible sale of the property at a minimum price of _____.

2:15 Adjourn Public Meeting – Sheehan

UNIVERSITY DISTRICT PUBLIC DEVELOPMENT AUTHORITY
Resolution No. 2025-__

(Regarding the Declaration of Surplus Real Property and Authorizing the PDA Executive Director and Staff to Take All Actions Necessary to Dispose of Such Property)

WHEREAS, Section 5.1 of the University District Public Development Authority (the “UDPDA”) Charter authorizes the UDPDA to “own and sell real property;” and

WHEREAS, on or about July 2, 2019, the UDPDA purchased the real property described as:

Lots 1 and 2, Block 5, Havermale’s Addition, as per plat recorded in Volume “A” of Plats, page 22, records of Spokane County; Situate in the City of Spokane, County of Spokane, State of Washington.

Tax Parcel Numbers: 35184.0925 and 35184.0926

(the “Property”); and

WHEREAS, the Property is no longer needed for the operations of UDPDA, and thus the staff desires for the UDPDA Board to declare the Property as surplus to its needs; and

WHEREAS, on October 1, 2025, at a regularly scheduled meeting, the UDPDA Board of Directors authorized the staff to take such steps as are necessary to surplus the Property; and

WHEREAS, the staff caused the public notice of the UDPDA’s intent to surplus the Property to be published in *The Spokesman Review* on October 16, 2025, and in *The Olympian* on October 16, 2025, and

WHEREAS, the UDPDA Board of Directors held an open meeting related to the surplus of the Property at a duly noticed meeting on October 29, 2025; and

WHEREAS, the UDPDA intends to use the proceeds from any sale for other municipal purposes that are more beneficial to its needs.

NOW THEREFORE, be it resolved by the UDPDA Board of Directors as follows:

Section 1. Declaration of Surplus. The UDPDA Board of Directors hereby declares that the Property is surplus to the needs of UDPDA, and UDPDA has no practical, efficient, or appropriate use for the Property.

Section 2. Authorization to Dispose of Surplus Property. The Chief Executive Officer of the UDPDA is authorized to dispose of the surplus Property by negotiating the terms and conditions of a private sale within the parameters of the fair market value for the Property previously agreed upon by the Board. Notwithstanding, the UDPDA Board of Directors further reserves the right to give final approval of a sale and its terms and hereby requires the insertion of such

language into a purchase and sale agreement to put a putative buyer on notice of this reservation of authority. Further, there currently exists a covenant on the deed of the Property, placed there by the City of Spokane upon transfer of the Property to the UDPDA, that restricts the use of the Property to “purposes of economic development.” The Board authorizes the Chief Executive Officer, staff, and legal counsel for the UDPDA to discuss the removal of the same with the City.

Section 3. Effective Date. This Resolution shall be effective upon adoption.

BE IT FURTHER RESOLVED, that the Board of Directors, officers, Chief Executive Officer, and staff of UDPDA are hereby authorized and directed to take all action necessary and proper to effectuate the foregoing; and

BE IT FURTHER RESOLVED, any actions of the Board of Directors, the Chief Executive Officer, or staff, prior to the date hereof and consistent with the terms of this Resolution are ratified and confirmed.

ADOPTED by an affirmative majority vote of the Board of Directors of the University District Public Development Authority on the 29th day of October 2025.

Kathryn Sheehan, UDPDA Board Chair

APPROVED AS TO FORM:



Taudd Hume, UDPDA Attorney

CERTIFICATE

I, the undersigned, Secretary of the University District Public Development Authority Board of Directors, a municipal corporation organized under the laws of the State of Washington, do hereby certify that the foregoing resolution was duly approved and adopted by the Board of Directors of the corporation at a meeting of the Board of Directors duly called and held on the 29th day of October, 2025, at which meeting a quorum was present; and that said resolution, as set out above, will appear in the minutes of said meeting in the corporation's minute book.

DATED this ____ day of _____, 2025.

SECRETARY

When recorded return to:

Keith S. Newell
Spokane County Title Company
1010 N. Normandie – Suite #203
Spokane, WA 99201

STATUTORY WARRANTY DEED

SP19245

SP19245

The Grantor, **CITY OF SPOKANE**, a Washington State municipal corporation, for and in consideration of **One Dollar and other valuable consideration** in hand paid, conveys, and warrants to **UNIVERSITY DISTRICT PUBLIC DEVELOPMENT AUTHORITY**, a Washington public corporation created pursuant to RCW 35.21.730 et seq., the following described real estate, situated in the County of Spokane, State of Washington:

Lots 1 and 2, Block 5, HAVERMALE'S ADDITION, as per plat recorded in Volume "A" of Plats, page 22, records of Spokane County;
Situate in the City of Spokane, County of Spokane, State of Washington.

Tax Parcel Numbers: **35184.0925 and 35184.0926**

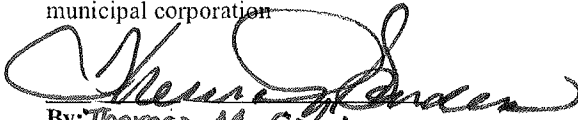
SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, as set forth on Exhibit "A" attached hereto and made a part hereof;

SUBJECT TO the restriction that the real property legally described heretofore must be used by grantee University District Public Development Authority for purposes of economic development;

SUBJECT TO the covenant that any sale or encumbrance by said grantee must comply with the provisions contained in RCW 35.21.747, as now existing or hereafter amended.

Dated: JULY 2, 2019
~~June~~

CITY OF SPOKANE, a Washington State
municipal corporation


By: Theresa M. Sanders
Its: City Administrator

ATTEST:


City Clerk (Acting)

APPROVED AS TO FORM:


Assistant City Attorney

STATE OF Washington }

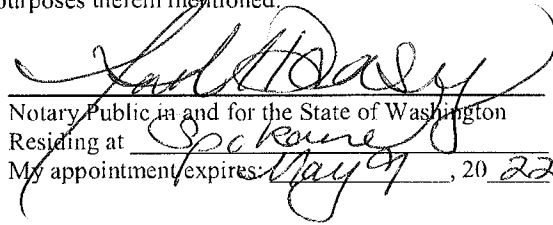
COUNTY OF Spokane }

ss.

Theresa Sanders Laurie Farnsworth

I certify that I know or have satisfactory evidence that ~~DAVID A. CONDON~~ and ~~TERRI L. PFISTER~~ are the persons who appeared before me and said persons acknowledged that they signed this document, on oath stated that they were authorized to sign it and acknowledged it as the ~~Mayor~~ and the ~~City Clerk~~ ^{City Administrator}, respectively, of the CITY OF SPOKANE, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

Dated: ^{July} ~~June~~ 2, 2019


Notary Public in and for the State of Washington
Residing at Spokane
My appointment expires: May 9, 20 22

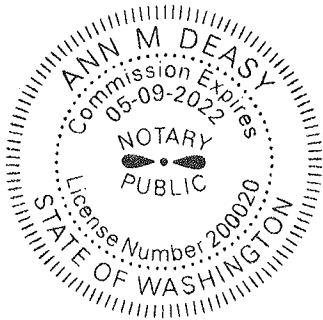


EXHIBIT "A"

Liability for general property taxes, if transferred to a non-exempt purchaser.

Unrecorded leaseholds, if any; rights of vendors and holders of a security interest on personal property installed upon the land; and rights of tenants to remove trade fixtures at the expiration of the term.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
	IPL0282389	Legal Ad - IPL0282389		1.0	37.0L

ATTENTION: Alden Jones
35 W Main Ave, Ste 322
Spokane, WA 99201
ajones@spokaneudistrict.org

UNIVERSITY DISTRICT PUBLIC DEVELOPMENT AUTHORITY NOTICE OF PUBLIC HEARING - SURPLUS OF PUBLIC PROP- ERTY

NOTICE IS HEREBY GIVEN that the Board of Directors of the University District Public Development Authority (UDPDA) invites you to the public meeting/hearing on October 29, 2025, at 1:30 PM (PST) to hear testimony regarding the possibility of the surplus of public property commonly known as 201 West Main Avenue, Spokane, WA 99201, and legally described as: Lots 1 and 2, Block 5, Havermale's Addition, as per plat recorded in Volume "A" of Plats, page 22, records of Spokane County; Situate in the City of Spokane, County of Spokane, State of Washington.

Spokane County Tax Parcel Numbers 35184.0925 and 35184.0926.

The meeting will be held virtually via ZOOM: <https://us02web.zoom.us/j/86750387107?pwd=WnRDckJrS2F-GZUllbzNIWWIYTJ1dz09>

Meeting ID: 867 5038 7107; Passcode: 941652; Phone: +1 253 205 0468 US

To obtain more information on the above meeting/hearing, contact the UDPDA via Alden Jones at 509-255-8038, ajones@spokaneudistrict.org.

IPL0282389

Oct 16 2025

the undersigned, being duly sworn, deposes and says: That she is the Principal Clerk of The Olympian, a daily newspaper printed and published at Olympia, Thurston County, State of Washington, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Olympian in accordance with RCW 65.16.020 and RCW 63.16.040, as amended, for:

1.0 insertion(s) published on:
10/16/25 Digital

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
me on



**UNIVERSITY DISTRICT PUBLIC
DEVELOPMENT AUTHORITY
NOTICE OF PUBLIC HEARING -
SURPLUS OF PUBLIC PROP-
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