



University District Public Development Authority (UDPDA) Meeting Minutes Wednesday, November 4, 2020 – 3:06 PM – 4:18 PM via Zoom

Board Members Present: Dan Antonietti, Council President Breean Beggs, Bill Bouten, Lars Gilberts, Commissioner Mary Kuney, Katy Sheehan

Board Members Absent: Paul Warfield

Others Present for Full Meeting: Taud Hume (legal counsel), Alden Jones (UD staff), Tonya Wallace (City of Spokane)

Call to Order and Administrative Actions

Chair Gilberts called the meeting to order at 3:06 PM, reminded the group of the Public Decorum Rules, noted a slight change to the order of agenda items, and that an Executive Session will take place. Gilberts then asked the board to review the draft September 2, 2020, UDPDA board meeting minutes, and the UDPDA financials and voucher certifications as of September 30, 2020. **MOTION to approve the consent agenda with minutes and financials** (Bouten), seconded (Kuney), and passed unanimously.

University District Revitalization Area (UDRA) Finance Update

Gilberts acknowledged the City Council's recent passing of Ordinance C35940 which amends C34470 and recognized Wallace's outstanding work to address UDRA financial issues. Wallace indicated that the Department of Revenue does not calculate sales tax by PDA areas, so she is working to deliver an equitable, consistent, least labor-intensive methodology that is "as close to the mark" as possible for the three PDAs. Wallace is planning on remitting an estimated amount for 2020 by the end of the year with a reconciliation and true up later on. Gilberts said that the 2021 UDPDA budget is in progress and will be presented for approval at the December 2 board meeting.

Parking Update

Gilberts shared the updated University District Parking Structure "Site/Project Evaluation Criteria Scoring Rubric" based on UDPDA board input at the September 2 meeting. Updated terminology included being the "last dollar in," making housing a mixed-use priority, and ensuring any parking structure is adaptable and/or expandable. Beggs and Sheehan expressed thanks for the ability to provide additional feedback. A **MOTION to accept the updated "Site/Project Evaluation Criteria Scoring Rubric"** (Antonietti)—with the addition of a date on the document—and seconded (Kuney), passed unanimously.

Sprague Avenue Phase 2b

Gilberts noted that Sprague Avenue Phase 2b is going out to bid in late December and that the construction project will require a \$4M Spokane Investment Pool (SIP) loan to monetize future revenues. The proposed terms of the loan, as well as an estimated amortization schedule, were included in a memo from the City dated October 14, 2020, and were explained by Wallace. Kuney offered to help negotiate the loan and Hume recommended a final vote once the final loan details are in place.

Wayfinding Update

Gilberts reported that Baldwin Sign Company will excavate sign locations between November 9-20, 2020.

Development Update



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Antonietti shared a draft "UDPDA Property Transaction Evaluation Criteria" matrix developed by the UDDA Development Committee's UW Spokane Center subcommittee to help frame conversations and assess UDPDA property transaction opportunities. The board reviewed the matrix and approved using it in an advisory capacity at this time.

Next, Antonietti directed the group to a letter in the updated board packet from deChase Miksis dated October 28, 2020, requesting up to \$285K in public right of way assistance for their proposed development at Browne and Riverside. The UDDA Development Committee (DC) discussed this request in a meeting on October 29th (with Bouten recusing himself), assessed it against the "UDRA-Eligible Project Evaluation Criteria" matrix, and recommended that the UDPDA board approve the up to \$285K amount. The DC believes that the deChase Miksis development will:

- provide at least 100% ROI in 15 years;
- increase the value of the adjacent, UDPDA-owned UW Spokane Center property;
- provide sales tax construction reimbursement that will exceed 100% of the investment;
- set aside 20% for income-restricted housing;
- increase the tax base by stimulating nearby businesses;
- mitigate UDPDA cash flow by requesting reimbursement at the end of the project;
- improve placemaking by aligning with the City Line and emphasizing bike, bus, ped tenant lifestyle;
- continue their long-standing track record and reputation of excellence in the Pacific Northwest in this development type; and
- use UDRA funds as the "last dollar in" after STA and City support.

The board concurred with these conclusions and the strong alignment with the UDRA criteria but asked about the tight timeline. Gilberts mentioned that the developers are hoping to finalize financing by early December. Gilberts and Antonietti said the DC was comfortable with the timeline and confident in the merits of the proposal.

Hearing no further comments, **MOTION to approve public right of way improvements up to \$285,000 for the deChase Miksis development at Brown and Riverside** (Antonietti), seconded (Sheehan), abstained (Bouten), and passed unanimously.

Executive Session

The board adjourned into executive session to discuss information relating to RCW 42.30.110(1)(b-c). Legal counsel Hume joined the discussion.

Regular Session

The regular session resumed at 4:17 PM and public comments were requested. Hearing none, Gilberts asked the board if they had any meeting preferences in 2021 (beyond the required six meetings a year). The board indicated the 2020 frequency was fine.

Gilberts adjourned the meeting at 4:18 PM.


Mary Kuney, Secretary


Date