



University District Public Development Authority (UDPDA) Special Meeting Minutes

Thursday, December 4, 2025, 8:03 AM – 8:22 AM, Via Zoom only

Board [slide deck](#) link; Zoom recording [link](#)

Board Members Present: Steve MacDonald, Greg Repetti, Katy Sheehan (chair), Juliet Sinisterra (CEO), County Commissioner Amber Waldref, and Council President Betsy Wilkerson

Board Members Absent: Chuck Murphy

Others Present: Taudd Hume (legal counsel), Lois Bollenback, Megan Hulsey, Eric Peterson, Jeffrey Samson, Alden Jones

Call to Order, Welcome

Chair Sheehan called the meeting to order at 8:03 AM, confirmed a quorum, reminded the group of OPMA rules, and provided a summary of the agenda.

201 West Main Avenue Property Timeline and Declaration of Intent to Sell

Sheehan shared the legal description of the 201 West Main Avenue property, the Statutory Warranty Deed restrictions, and a recap of the surplus/sale process timeline. She noted that since the board approved the property's surplus at the October 29 meeting, Taudd Hume has been working with the city attorney and MacDonald on draft language for an Amendment of Covenants (draft included in the board packet) and kept the prospective buyer informed. The draft Covenants will be reviewed by the City of Spokane Urban Experience Committee on December 8 and placed on the City Council's legislative agenda in January (vs December due to holiday recess).

Additionally, Hume provided a copy of the final Purchase and Sale Agreement (PSA) reflecting a private sale to buyer Millennium Northwest LLC for \$1.1M (PSA also in the packet), which includes a provision allowing either party to terminate the PSA if the city-approved Covenants are not acceptable.

Sheehan asked the board to share any concerns or questions regarding the draft Covenant language and the PSA, including the proposed sales price. The board had no concerns, so she did not adjourn the meeting into an executive session to consider a minimum purchase price. Sheehan also asked for public comment and heard none.

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. As such, Sheehan asked for the following motions:

1. **MOTION** (MacDonald) to approve the Amendment of Covenants for the Property allowing for housing development, seconded by Sinisterra, and passed unanimously.
2. **MOTION** (Waldref) to approve the terms of the PSA with Millennium Northwest LLC for the sale of the Property, seconded by Repetti/MacDonald, and passed unanimously.
3. Note: The subsequent motion, "The board approves using the proceeds from the sale to pay off the Sprague Avenue General Obligation Bond with the City," was amended by Sinisterra to: **MOTION** (MacDonald as amended by Juliet) to approve using the proceeds from the sale to go towards paying off the Sprague Avenue General Obligation Bond with the City of Spokane, seconded by Waldref, and passed unanimously.

- Note: Sinisterra requested a change to the first motion (since there is a broader economic development use than "housing development"), and after a brief discussion around parliamentary protocol, Sheehan asked for a **MOTION** (MacDonald) to rescind the approval of the first motion to amend the presented motion to read "the board approves the Amendment of Covenants for the Property as included in the board packet," seconded by Sinisterra, and passed unanimously.



Sinisterra confirmed she will attend the Urban Experience Committee on December 8. There was no additional public comment, and Sheehan adjourned the meeting at 8:22 AM.

A handwritten signature in black ink, appearing to read "Juliet Sinisterra".

Juliet Sinisterra for Greg Repetti, Secretary