



## University District Public Development Authority (UDPDA) Minutes Wednesday, December 6, 2023, from 3:34 – 4:18 PM, In-Person at Bouten Construction and Via Zoom

**Board Members Present:** Steve MacDonald, Lindsey Myhre (past chair), Katy Sheehan, Juliet Sinisterra, and Amber Waldref (via Zoom and in person)

**Board Members Absent:** Teresa Dugger (chair), Council President Betsy Wilkerson

### Call to Order, Welcome, and Administrative Actions

In Dugger's absence, past chair Myhre called the meeting to order at 3:34 PM, noted newly-elected Council President Betsy Wilkerson has joined the UDPDA board, and thanked Bouten Construction for hosting. Myhre asked for a **MOTION to approve the UDPDA financials as of October 31, 2023, and the September 6, 2023, UDPDA board annual meeting minutes** (MacDonald) and seconded (Sheehan) and passed unanimously. The group discussed 2024 meeting times and agreed to continue the current pattern of the UDPDA meeting preceding the UDDA meeting.

### UD Development Updates

Sinisterra provided the following 400-Block updates and noted that the UDPDA has until the end of 2024 to purchase property from Avista Development.

- A fair market appraisal received from Valbridge Property Advisors and Steve Wood noted some inconsistencies, so Valbridge is addressing them. From there, the 400-Block sub-committee will meet and discuss the next steps.
- Meetings underway with PDAs, City staff, and County Treasurer's office around development financing opportunities. If the development type aligns with County objectives—such as public use and/or education—and (per MacDonald) if the project has grant funding, low-interest bridge financing could be available. Banking with the County may also be required.
- Ongoing meetings with Spokane Public Schools and their capital planning staff around the 400-Block. Awaiting bond outcome to direct next steps.

Sinisterra provided the following 201 W Main Avenue updates:

- Dated building systems in decline (recent HVAC, roof, front door repairs), ongoing security issues. Annual ops/maintenance/repairs approximately \$35K in 2023.
- Manzanita House lease (\$2,625/month) through July 2025.
- Republic parking lease has lower than anticipated revenue thus far.
- Following discussions over several months, the Development Committee recommends the option to list the property for sale given proceeds could be directed to a more catalytic site (e.g., 400-Block).
- The current balance sheet shows a \$515,930 property value; informal value range of \$700K - \$1.2M in 2022.
- Engaged Valbridge Property Advisors for a fair market appraisal.
- 2024 Work Plan calls for Q1/Q2 listing and RFP for broker services; Q3 revise feasibility study and issue RFQ for public/private partnership.

Hume reminded the group that per City Resolution 2019-0002, "...The Deed shall provide that the Property must be used by Buyer for purposes of economic development and will provide that sale or encumbrance of the property by Buyer must



comply with the provisions contained in RCW 35.21.747, as now existing or hereafter amended". Hume stated that this use restriction sunsets if sold to another buyer.

Hume and Sinisterra described the steps to list property including the UD Development Committee and Executive Committee reviewing the Valbridge appraisal; the board agreeing on sales price and approval to list; beginning the process around intent to surplus; notice to City and media outlets (approximately 60-90 days, etc.). Myhre asked for **MOTION to list 201 West Main Avenue subject to provisions in RCW 35.21.747** (MacDonald), seconded (Sinisterra), and passed unanimously. Sheehan proposed a friendly amendment to revise the motion to: **MOTION to prepare to list 201 West Main Avenue subject to provisions in RCW 35.21.747** (Sheehan), seconded (MacDonald), and passed unanimously.

### **2024 UDPDA Work Plan and Capital Budget**

Sinisterra walked the board through the 2024 Capital Budget (including some comparisons to 2023 actual spending and noting this year's anticipated surplus due to City reimbursement for duplicate administrative charges in previous years). She outlined 2024 Work Plan activities and proposed expenditures in three categories: Community Development, Economic and Asset Development, and Property and Capital Development.

She also showed a table with future UDRA Funds Disbursements 2024-2028 and said that since the Sprague Avenue underage (\$588K) must go to Riverside improvements and not toward General Obligation Bond payments, the City is willing to refinance the Bond (extend the term and lower the annual payments) to avoid the 2026 \$1.2M principal balloon payment. In the table, Myhre noted the increasing contributions to the UDDA and a recent shift toward a planning model for larger future expenditures both of which draw down UDRA funds.

Sinisterra described several infrastructure and climate-related grant opportunities in the coming year and MacDonald said the City is organizing a grant-writing team to identify and monitor grants of interest to area PDAs. Sinisterra noted the UDPDA's healthy money market balance and the intent to increase that in 2024. Myhre asked for a **MOTION to approve the UDPDA 2024 Work Plan and Budget** (Sheehan), seconded (MacDonald), and passed unanimously.

### **U Vision 2044 Strategic Plan**

As presented and approved by the UDDA Board at the Annual Retreat on November 1, 2023, Sinisterra asked for a **MOTION for the UDPDA Board to approve the U Vision 2044 Strategic Plan** (Sinisterra), seconded (Sheehan), and passed unanimously.

Myhre asked for public comment and hearing none, reminded the group of the February 7, 2024, meeting at Whitworth and adjourned the meeting at 4:18 PM.

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

Juliet Sinisterra, Secretary

Date 2/8/24