



UDDA/UDPDA EAC

Board Book

Tuesday, September 22, 2026, 11:30 AM – 1:00 PM

9.22.26 UD EAC Meeting Book

Meeting Agenda

10:59	• Powerpoint presentation <i>If you would like to follow along or review.</i> ◦ EAC 9.22.26 Presentation		
11:30	• Welcome and Administration ◦ Review and MOTION: Approve draft August 18, 2026, EAC minutes ◦ 8.18.26 EAC Minutes Draft ◦ Draft September 2, 2026, UDPDA and UDDA board minutes ◦ 09-02-26 UDDA Minutes - DRAFT ◦ 09-02-25 UDPDA Minutes Draft ◦ Draft October 14 UDDA and UDPDA board agendas ◦ 10-14-26 UDPDA Agenda Draft ◦ 10-14-26 UDDA Agenda Draft ◦ Recommend recipient(s) for board approval on Oct 1 ◦ CEO Performance Metrics Evaluation Process and Bonus Discussion–Sinisterra <i>December 8 EAC</i>	Review and MOTION: Review and comment: Review and comment: 2026 Impact Award Recipient MOTION: Discussion	<i>Bollenback</i>
11:50	• Finance and Grant Updates ◦ UDDA and UDPDA financials as of August 31, 2026 ◦ UDPDA August 2026 TR ◦ UDPDA August 2026 Financials ◦ UDPDA August 2026 Voucher ◦ UDDA August 2026 TR ◦ UDDA August 2026 Financials ◦ City TIF revenue disbursements update and next steps ◦ City Sales Tax Repayment 2026 Disbursement Update ◦ Draft 2027 Work Plan and Budget ◦ 2027 Workplan Proposed ◦ UDDA 2027 Cap Budget Draft ◦ UDPDA 2027 Cap Budget 2027	Questions & Comments Presentation and Discussion	<i>Hulsey</i> <i>Sinisterra</i> <i>Sinisterra</i>
12:10	• PRESENTATION: UD South Sub-Area Paid Parking Analysis ◦ Ardurra - Alex Jondal bio	Questions & Comments	<i>Ardurra</i>
12:30	• U Vision 2044 and Next Generation Conceptual Plan 2065		<i>Sinisterra</i>

- ## EAC Member Review

- ## Comments, Questions?

Dodson

- Bollenback*

next EAC December 8

October 14 UD Board Meetings NEW! Location: Catalyst Bldg, Room 172

December 2 holiday party and 2026 Impact Award presentation (Location TBD)



University District Development Association (UDDA)

Board of Directors' Annual Meeting Minutes –Draft

Wednesday, September 2, 2026, from 3:52 – 5:00 PM Joint UDPDA/UDDA Session;

5:00-5:15 PM UDDA Meeting, Catalyst Bldg, Rm 172, and Via Zoom

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

Board Members Present: Karlee Agee, Max Baca, LaVerne Biel, Lois Bollenback, Catherine Brazil, Kevin Brockbank, Colleen Fuchs, Dale Hammond, Jeff Haney, Megan Hulsey(zoom), Alex Jackson, Angela Swenseid, Marvo Reguindin, Stacia Rasmussen (Zoom), Jonathan Teeters, Thomas Tellefson, Dennis Wagner (Vice Chair), County Commissioner Amber Waldref, Council President Betsy Wilkerson, and Erin Williams Hueter

Board Members Absent: Mayor Lisa Brown, Lois Bollenback, Emilie Cameron, John Sklut, Patricia Castaneda, Ryan Arnold

Presenters: Juliet Sinisterra (CEO), and presenters: Jeff Haney, Dale Hammond, Kevin Brockbank, Adam Swinyard

Others Present: Angela Dodson

(Joint discussion: UDPDA and UDDA Board Members – Public Meeting)

EAC Highlights

- *Wagner highlighted 2026 Impact Award nominations, noting the EAC will make final recommendation later this month.*
- Wagner reviewed highlights from the June UDDA Retreat, which focused on strengthening connections between education, workforce development, and the region's economic needs. Discussions included creating clearer pathways from local classrooms to in-demand careers, updates from Spokane Public Schools and Spokane Colleges on their collaborative tech and trade school efforts, and the Mondragon worker cooperative as a potential model for partnership. Sinisterra also noted; The retreat also explored the Joyful Cities framework as a way to unify the UD's work around workforce, infrastructure, energy, economic development, and community well-being under a shared narrative—potentially strengthening the District's marketing and positioning for future funding opportunities. Jerry Crowshoe did a wonderful job facilitating the retreat.
- **TEND Intelligence Platform Presentation** –Wagner updated the Boards on TEND, an emerging tool designed to evaluate the economic, environmental, infrastructure, and human impacts of development decisions. Sinisterra noted that a mock-up has been developed for market testing, with the UD potentially serving as a proving ground. The platform could ultimately be marketed to developers, municipalities, and other communities, creating a potential future revenue source for the UD.
- **BoardEffect** – Sinisterra and Angela provided an update on the upcoming BoardEffect rollout, designed to centralize Board communications and improve efficiency. The platform will streamline meeting materials, document review and signing, polls, discussions, research, and meeting links, with role-based access and customizable notifications available via desktop and mobile app. Teeters noted that his team is moving away from Board Effect due to not using or needing the added features. Waldref questioned public meeting documents and access to past meeting materials. She was happy to hear that Board Effect offers these solutions. Our process for public information doesn't change with the rollout of BoardEffect and past documents will be easier to find moving forward.

Scorecard Review

- Sinisterra provided an update on the **400 Block**, where the UD remains involved but is not leading the project. Methune and Bernardo Wills are revisiting the scope to include the Rec Center, Child Care Center, climbing gym, and a potential Tesla charging station, with proposals going to Avista. The UD is also exploring a partnership with Avista Development and McKinstry on Riverside Gateway Park tied to a stormwater infrastructure opportunity. Nearly \$1 million in UD funding could potentially support the park, which would also help make Lot C more development-ready.
- The **U Incubation Village** is moving forward as a design studio this fall at the old Costco site, involving approximately 15 students, three professors, and community partners. Student designs will

be presented during the semester, providing visuals and helping solidify partnerships with the goal of moving the project forward next year.

- Biohabitats has completed the **Living Infrastructure Guidelines**, which will be reviewed by the EAC over the next few months and are anticipated to come before the Board in February. The guidelines will help inform future UD investments in infrastructure, parks, open space, shoreline restoration, and projects such as Riverside Gateway Park.
- The **Next Gen planning** process identified improved access to healthy foods as a community priority. In response, the UD is partnering with Catholic Charities on a \$15,000 architectural study of two buildings near House of Charity for a grocery-store-style food bank. The concept would incorporate fresh produce from Catholic Charities' Food for All program, with Second Harvest also identified as a potential partner

4:05 Higher Ed and SPS Annual Updates

- **Washington State University** – Jeff Haney - *Senior Vice Provost for Health Sciences*
Haney provided an update on WSU Spokane's evolving leadership structure and health sciences priorities, with a continued focus on building and retaining Washington's healthcare workforce, particularly in rural and underserved communities. Highlights included development of a rural nursing pathway; the new primary care clinic at Logan Elementary; rebounding pharmacy enrollment; expansion of rural pharmacy and medical residency programs; and strong in-state retention of residency graduates. WSU is also working directly with clinical partners to connect graduates with Washington employment opportunities and continues to invest in clinical practice, simulation, Native Health Sciences and student support. Haney also highlighted federal Rural Health Transformation funding as a significant opportunity to expand healthcare access and address rural health disparities.
- **Whitworth University** – Dale Hammond - *Director of External Relations & The Whitworth Foundation*
Hammond shared updates on enrollment, academic programs, facilities and financial pressures affecting Whitworth and higher education more broadly. Approximately 35% of the incoming class is from Spokane, while changes to state and federal financial aid are affecting enrollment and affordability. Key initiatives include NSF-supported STEM programming for lower-income students, the first full academic year in Whitworth's new engineering building and development of a new direct-admit BSN program at the former Whitworth elementary building, expected to begin with approximately 30 students and eventually grow to roughly 80 graduates annually. Whitworth is also continuing its Cost Clarity initiative, expanding arts programming through its new MFA program and hosting a Democracy and Discourse series focused on civil discourse and community engagement.
- **Spokane Colleges** – Kevin Brockbank - *Chancellor/CEO*
Brockbank highlighted Spokane Colleges' role in regional workforce and economic development, serving approximately 20,000 students and employing 2,000 people across a six-county service area. Enrollment is generally stabilizing and trending upward, with strength in Running Start, healthcare, allied health, manufacturing, IT and skilled trades, while English language, adult basic education and international enrollment remain areas of concern. Major 2026–27 priorities include aligning SCC and SFCC under a "two campuses, one community" approach, improving fiscal sustainability, reviewing academic programs and advancing the Trades High School partnership with Spokane Public Schools. Brockbank also highlighted a developing partnership with Gonzaga designed to create stronger two-way pathways for students between Spokane Colleges and the university.
- **Spokane Public Schools** – Adam Swinyard *Superintendent*
Swinyard focused heavily on Spokane Public Schools' response-to and long-term recovery from the Spokane Complex Fire, which destroyed the homes of approximately 190 district students. The district established emergency childcare, helped convene more than 100 community organizations, supported the creation of SpokaneCommunityResources.org and partnered in operating the Disaster Assistance Center at Shadle Park. Swinyard emphasized that longer-term concerns include housing instability, underinsurance, family displacement, student trauma and needs that may emerge months after the immediate crisis. He also highlighted district priorities around student belonging, expanded extracurricular opportunities, common assessments and career-connected learning, as well as Together Spokane

investments in schools, parks and athletic facilities. Spokane Public Schools' graduation rate is approximately 91–92%, with the district increasingly focused not only on graduation but also on ensuring students leave school prepared for employment, higher education and other postsecondary opportunities.

5:00 Public Comment and Adjourn UDPDA Meeting – Wagner

(End Joint Session, begin UDDA Business Meeting)

UDDA Meeting Call to Order, Welcome, and Administrative Actions

Vice Chair Wagner called the UDDA business meeting to order at 5:00 PM (with both quorum and two-thirds majority present) and requested a **MOTION to approve the UDDA** draft March 4 and May 6, 2026, UDDA board meeting minutes and UDDA financials as of July 31, 2026 (Wilkerson), seconded (Huley), and passed unanimously.

Finance and Grants Administration

UDDA Financial Policies and Procedures Manual Update – *Sinisterra*

Juliet Sinisterra presented a proposed revision to the UDDA Financial Policies and Procedures Manual to correct language regarding procurement approval authority and align the policy with the UDPDA. The revision provides that if a proposed procurement is not included in the Board-approved annual budget and the contract amount exceeds \$25,000, Board approval is required.

Vice Chair Wagner asked for a **MOTION to approve the revision to the UDDA Financial Policies and Procedures Manual** (Wilkerson), seconded (Teeters), and passed unanimously.

Nominating Committee (NC) Update and Board Vote on UDPDA/UDDA 2027 positions

Wagner Shared the following Nominating Committee (*Brown, Wilkerson, Fuchs, Biel, Cameron, Sinisterra*) recommendations and asked for a **MOTION to approve the 2027 UD EAC** (Waldref), seconded (Wilkerson), and passed unanimously:

- Jonathan Teeters (returning)
- LaVerne Biel (returning)
- Erin Williams Heuter (returning)
- Thomas Tellefson (returning)
- Steve MacDonald (returning)
- Emilie Cameron
- Alex Jackson
- Marvo Reguindin
- Angela Swenseid

2027 EAC Officers

The proposed 2027 EAC officers were presented, including Erin Williams Heuter as Chair, Thomas Tellefson as Vice Chair/Secretary and Angela Swenseid as Treasurer. Wagner then asked for a **MOTION to approve 2027 UDPDA officers** (Wilkerson), seconded (Waldref), and passed unanimously:

2027 UDDA Representatives to UDPDA

The proposed 2027 move of two UDDA reps to the 2027 UDPDA Board. Wagner asked for a **MOTION to approve;**

Position 1: UDDA board rep (currently Hulse) Angela Swenseid - (Wilkerson), seconded (Waldref), and passed unanimously

Position 2: UDDA board-selected rep (currently Wagner) Thomas Tellefson - (Wilkerson), seconded (Waldref), and passed unanimously:

30 Second Member and Partner Updates

Brazil - University of Washington

UW's first game is this week in Seattle vs. WSU!

Waldref - Spokane County Commissioner

The County continues to focus on Spokane Complex Fire recovery, including immediate assistance and development of systems to support longer-term recovery and resource navigation. Additional priorities include addressing the County budget deficit, data center & zoning, completion of the 20-year growth update, assisting fire-affected property owners with permitting and environmental requirements, development of the County's legislative agenda and seeking capital funding for PFAS filtration on the West Plains and other regional projects.

Williams-Hueter HSSA

Erin shared that HSSA announced that its Access to Care funding opportunity is currently accepting applications.

Wagner - Numerica

Dennis reported ongoing efforts to financially and otherwise support individuals affected by the Spokane Complex Fire, emphasizing that recovery needs will continue well beyond the immediate response period.

Fuchs - Joya

Collen reported that approximately 25% of the families it serves in affected west and north areas were evacuated during the Spokane Complex Fire, with two families losing their homes. The organization continues supporting affected families and employees while preparing for potential funding pressures. Joya is serving a growing number of children through early intervention services and announced an experiential fundraising event on October 2, designed to introduce attendees to its programs and specialists.

MultiCare – Alex Jackson

Alex noted that healthcare organizations are navigating significant state-level financial and policy challenges that could affect healthcare access in Eastern Washington.

Tellefson - McKinstry

Thomas reported continued expansion of the organization's Spokane-area manufacturing operations, including construction of a second manufacturing facility, additional leased manufacturing space and planned office expansion. The organization now has approximately 500,000 square feet of manufacturing space in Spokane County, with workforce development and access to skilled trades talent remaining key priorities.

Beil - Sprague Union District/ESBA

The Sprague Union District announced completion of the new Sprague Union Commons at the former CSO tank site behind Zips. The public space includes a pickleball court and open plaza. A community dinner celebrating the project is scheduled for September 17 from 5:30–7:30 p.m.

Teeters - Waters Meeting Foundation

Johnathan shared the ongoing support for families affected by the Spokane Complex Fire, including households experiencing smoke damage and immigrant, tribal and rural families. Resource navigation remains a significant challenge, particularly for rural residents whose recovery needs may not align with available programs. The organization is developing a longer-term plan to assist families over the next six months.

Eastern Washington University – Max Baca

Baca introduced himself as Eastern Washington University’s new representative and briefly reflected on wildfire recovery based on previous experience with similar disasters in New Mexico. EWU’s fall term is underway, with updates including the first home football game, construction of a new residence hall, planned demolition of Dryden Hall later in September and completion of improvements to the track facility.

Stacia Rasmussen - Greater Spokane Inc.

Rasmussen reported that GSI is collaborating with regional business organizations to collect information about businesses affected by the Spokane Complex Fire and identify opportunities for assistance. Partners include Downtown Spokane Partnership, Greater Spokane Valley Chamber, Visit Spokane, West Plains Chamber and other regional organizations. Rasmussen also announced the State of the County luncheon scheduled for September 24.

Closing / Adjournment

Board members, incoming officers and EAC members were thanked for their service and participation. The next meeting and the year-end holiday gathering were noted.

The September 2, 2026 UDDA Board of Directors Meeting was adjourned at 5:15 p.m.

2026 UD Board Meetings (3:30 PM at Catalyst Building, Room 172)

- Oct 14
- Dec 2 – holiday event and Impact Award presentation, location TBD



University District Public Development Authority (UDPDA)

Board of Directors' Annual Meeting Minutes-

Wednesday, September 2, 2026, 3:32-5:00 PM, Catalyst Building Room 172 and Via

Zoom

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

Board Members Present: Dennis Wagner (Chair) Megan Hulsey (Zoom), Juliet Sinisterra (CEO), County Commissioner Amber Waldref, and Council President Betsy Wilkerson

Board Members Absent: Lois Bollenback, Steve MacDonald

Presenters: Juliet Sinisterra (CEO), and presenters: Jeff Haney, Dale Hammond, Kevin Brockbank, Adam Swinyard

Call to Order, Welcome

Vice Chair Wagner called the meeting to order at 3:32 PM and asked for a **MOTION to approve the May 6, 2026, draft UDPDA meeting minutes** and the UDPDA financials as of July 31, 2026 – *Wagner* (Wilkerson), seconded (Sinisterra), and passed unanimously.

Nominating Committee (NC) Update and Board Vote on 2027 positions

Wagner shared the following Nominating Committee (*Brown, Wilkerson, Fuchs, Biel, Cameron, Sinisterra*) recommendations and asked for a **MOTION to approve the 2027 UD EAC** (Wilkerson), seconded (Sinisterra), and passed unanimously:

- Jonathan Teeters (returning)
- LaVerne Biel (returning)
- Erin Williams Heuter (returning)
- Thomas Tellefson (returning)
- Steve MacDonald (returning)
- Emilie Cameron
- Alex Jackson
- Marvo Reguindin
- Angela Swenseid

He then asked for a **MOTION to approve 2027 UDPDA officers** (Wilkerson), seconded (Hulsey), and passed unanimously:

- Erin Williams Heuter, Chair
- Thomas Tellefson, Vice-Chair/Secretary
- Angela Swenseid, Treasurer

He then asked for a **MOTION to approve the Jointly-Selected Director Erin William Heuter**—per the UDPDA bylaws, the CP, County Commissioner, and City Senior Staffer. (Wilkerson), seconded (Waldref), and passed appending a vote from MacDonald(absent).

(Joint discussion: UDPDA and UDDA Board Members – Public Meeting)

EAC Highlights

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- Wagner reviewed highlights from the June UDDA Retreat, which focused on strengthening connections between education, workforce development, and the region's economic needs. Discussions included creating clearer pathways from local classrooms to in-demand careers, updates from Spokane Public Schools and Spokane Colleges on their collaborative tech and trade school efforts, and the Mondragon worker cooperative as a potential model for partnership. Sinisterra also noted; The retreat also explored the Joyful Cities framework as a way to unify the UD's work around workforce, infrastructure, energy, economic development, and community well-being under a shared narrative—potentially strengthening the District's marketing and positioning for future funding opportunities. Jerry Crowshoe did a wonderful job facilitating the retreat.

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4:05 Higher Ed and SPS Annual Updates

- Washington State University – Jeff Haney Senior Vice Provost for Health Sciences
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Public Comment / UDPDA Adjournment

Wagner asked for additional public comment and, hearing none, and adjourned the session at 5:00 PM.

2026 UD Board Meetings (3:30 PM at Catalyst Building, Room 172)

- Oct 14
- Dec 2 – holiday event and Impact Award presentation, location TBD



University District Public Development Authority (UDPDA)

Board of Directors' Meeting Agenda -DRAFT

Wednesday, October 14, 2025, 3:30 – 5:10 PM

Catalyst Building, Room 172, and via Zoom

<https://us02web.zoom.us/j/86507467414?pwd=cEbdVcQlG0cnsDuxKkKBZGNga7YFIBn.1>

Meeting ID: 865 0746 7414 Passcode: 721364; Phone: +1 253 205 0468 US

3:30 Welcome, Call to Order, and Adjourn into Executive Session – “Current of Potential Litigation” – Bollenback

The board will adjourn into Executive Session per RCW 42.30.110 (1) (i) - “Potential litigation” means litigation that has been specifically threatened to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party; or the agency reasonably believes may be commenced by or against the agency, the governing body, or a member acting in an official capacity.

The Executive Session will conclude at 3:50 PM, and the public meeting will continue.

3:50 Adjourn Executive Session and Resume Public Session

- **Treasurer’s Report - Hulse**
- **Proposed MOTION – Consent Agenda Approvals**
 - Draft September 2, 2026, UDPDA board meeting minutes
 - UDPDA financials as of August 31, 2026, including voucher certifications

4:00 2027 Work Plan and UDPDA Budget – Sinisterra

- Update and discussion
 - **Proposed MOTION:** The Board approves the **2027 Work Plan**
-

(Joint discussion: UDPDA and UDDA Board Members – Public Meeting)

4:10 Welcome Max Baca and EAC Highlights – Bollenback

4:20 Presentation: District Thermal Energy Network Study – Nathan South, Novara

4:40 University Highlights

- University of Washington - *Brazil*
- Gonzaga University – *Sklut*
- Eastern Washington University - *Baca*

5:10 Public Comment and Adjourn UDPDA Meeting

2026 UD Board Events

- Dec 2 holiday party and 2025 Impact Award presentation – Location TBA soon!



University District Development Association (UDDA)

Board of Directors' Meeting Agenda

Wednesday, October 14, 2026

4:10 – 5:00 UDPDA/UDDA Joint Discussion; 5:12 - 5:30 PM UDDA Business Meeting

In-Person, Catalyst Building, Rm 172, and via Zoom

<https://us02web.zoom.us/j/86507467414?pwd=cEbdVcQlG0cnsDuxKkBZGNga7YFIBn.1>

Meeting ID: 865 0746 7414 Passcode: 721364; Phone: +1 253 205 0468 US

(Joint discussion: UDPDA and UDDA Board Members – Public Meeting)

- 4:10** **Welcome Max Baca and EAC Highlights** – *Bollenback*
- 4:20** **Presentation: District Thermal Energy Network Study** – *Nathan South, Novara*
- 4:40** **University Highlights**
 - University of Washington - *Brazil*
 - Gonzaga University – *Sklut*
 - Eastern Washington University - *Baca*

5:10 Public Comment and Adjourn UDPDA Meeting

- 5:12 UDDA Meeting Starts: Welcome, Call to Order, Admin Actions** – *Bollenback*
 - **Treasurer's Report** – *Hulsey*
 - **Proposed MOTION – Consent Agenda** - *Bollenback*
 - o Draft September 2, 2026, UDDA board meeting minutes
 - o UDDA financials as of August 31, 2026
 - **Proposed MOTION:** The Board approves the **2026 Impact Award** joint recipient
- 5:20 2027 Work Plan and UDDA Budget** – *Sinisterra*
 - Update and discussion
 - **Proposed MOTION:** The Board approves the **2027 Work Plan and UDDA Budget**
- 5:30** **Adjourn** – *Bollenback*

2026 UD Board Event

- Dec 2 holiday dinner and 2026 Impact Award presentation
- Location TBA soon!



UDPDA – Financial/Treasurer’s Report

As of August 31, 2026

Accrual Basis for Internal Reporting (depicted below)

Cash Basis for SAO Reporting

	(Current Month)	(Previous Month)
CURRENT ASSETS		
Total Checking	183,702.51	31,788.56
Total SCIP	292,674.99	471,135.64
Accounts Receivable (<i>ST invoice was zeroed out in May, resent in June</i>)	438,925.52	502,924.20
Other Assets (Restricted Use)		
Boxcar Proceeds	592,183.17	592,183.17
Sprague Ave underage (<i>includes Riverside sidewalk work</i>)	272,192.00	272,192.00
Total Assets	1,910,898.37	1,910,898.37
LIABILITIES		
Accounts Payable	386,889.74	393,440.24
Long Term Liability – est ADC RPAA 400-Block Responsibility updated	606,895.00	606,895.00
Total Liabilities	993,784.74	1,000,335.24

NOTES:

- August 2026 Actual Net Operating Loss was (\$26,546.70). This is \$6,326.55 less than anticipated
- Assets Notes:
 - Accounts Payable are the subcontractor contracts for the corresponding CESP Accounts Receivable.
 - \$180,000 was transferred from the SCIP account the Numerica Checking Account.
 - In invoice from June 2026 to the City of Spokane for Sales tax for Quarters 1 and 2 was voided and a new invoice was created in August, reducing A/R by \$83,735.50.

Approved:

Juliet Sinisterra, CEO

Megan Hulsey, Board Treasurer

University District Public Development Authority

Balance Sheet
As of Aug 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
10128 NUM Checking UDPDA	183,702.51
10130 Spokane County Investment Pool	292,674.99
Total for Bank Accounts	\$476,377.50
Accounts Receivable	\$438,925.52
Total for Current Assets	\$915,303.02
Other Assets	\$864,375.17
Total for Assets	\$1,779,678.19
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	\$386,889.74
Total for Current Liabilities	\$386,889.74
Long-term Liabilities	\$606,895.00
Total for Liabilities	\$993,784.74
Equity	
30000 Opening Balance Equity	-606,895.00
32002 Boxcar Proceeds	592,183.17
32003 Sprague Underage	272,192.00
32000 Retained Earnings	881,036.29
Net Income	-352,623.01
Total for Equity	\$785,893.45
Total for Liabilities and Equity	\$1,779,678.19

Budget vs. Actuals_Budget_FY26_P&L_V2__Report
August 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Income				
3000000 REVENUES				
3300000 INTERGOV REVENUES				
3340000 STATE GRANTS	\$20,937.98	\$28,583.33	-\$7,645.35	73.25 %
3370000 LOCAL GRANTS ENTITLMNT OTHER		\$24,349.25	-\$24,349.25	0.0 %
Total for 3300000 INTERGOV REVENUES	\$20,937.98	\$52,932.58	-\$31,994.60	39.56 %
3600000 MISC REVENUES				
3610000 INTEREST, OTHER EARNINGS	\$1,551.35	\$333.33	\$1,218.02	465.41 %
Total for 3600000 MISC REVENUES	\$1,551.35	\$333.33	\$1,218.02	465.41 %
Total for 3000000 REVENUES	\$22,489.33	\$53,265.91	-\$30,776.58	42.22 %
Total for Income	\$22,489.33	\$53,265.91	-\$30,776.58	42.22 %
Gross Profit	\$22,489.33	\$53,265.91	-\$30,776.58	42.22 %
Expenses				
5000000 EXPENDITURES				
5580000 CMTY PLANNING ECON DEV				
5586000 Planning	\$18,620.00	\$47,542.08	-\$28,922.08	39.17 %
5587000 Economic Development	\$30,372.03	\$38,597.08	-\$8,225.05	78.69 %
Total for 5580000 CMTY PLANNING ECON DEV	\$48,992.03	\$86,139.16	-\$37,147.13	56.88 %
5590000 PROPERTY DEVELOPMENT				
5593000 Prop Dev Depr Amor Xfer Out	\$44.00		\$44.00	
Total for 5590000 PROPERTY DEVELOPMENT	\$44.00		\$44.00	
Total for 5000000 EXPENDITURES	\$49,036.03	\$86,139.16	-\$37,103.13	56.93 %
Total for Expenses	\$49,036.03	\$86,139.16	-\$37,103.13	56.93 %
Net Operating Income	-\$26,546.70	-\$32,873.25	\$6,326.55	80.75 %
Net Income	-\$26,546.70	-\$32,873.25	\$6,326.55	80.75 %

Budget vs. Actuals_Budget_FY26_P&L_V2__Report
January-August, 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Income				
3000000 REVENUES				
3300000 INTERGOV REVENUES				
3340000 STATE GRANTS	\$29,112.98	\$242,599.64	-\$213,486.66	12.0 %
3370000 LOCAL GRANTS ENTITLMNT OTHER	\$332,680.03	\$435,421.50	-\$102,741.47	76.4 %
Total for 3300000 INTERGOV REVENUES	\$361,793.01	\$678,021.14	-\$316,228.13	53.36 %
3600000 MISC REVENUES				
3610000 INTEREST, OTHER EARNINGS	\$16,606.69	\$2,666.68	\$13,940.01	622.75 %
3620000 RENTS AND LEASES	2,525.42	400.00	2,125.42	631.36 %
3690000 OTHER	\$1,076,216.39	\$1,100,000.00	-\$23,783.61	97.84 %
Total for 3600000 MISC REVENUES	\$1,095,348.50	\$1,103,066.68	-\$7,718.18	99.3 %
Total for 3000000 REVENUES	\$1,457,141.51	\$1,781,087.82	-\$323,946.31	81.81 %
Total for Income	\$1,457,141.51	\$1,781,087.82	-\$323,946.31	81.81 %
Gross Profit	\$1,457,141.51	\$1,781,087.82	-\$323,946.31	81.81 %
Expenses				
5000000 EXPENDITURES				
5580000 CMTY PLANNING ECON DEV				
5586000 Planning	\$156,761.89	\$380,336.64	-\$223,574.75	41.22 %
5587000 Economic Development	\$264,040.44	\$308,776.68	-\$44,736.24	85.51 %
Total for 5580000 CMTY PLANNING ECON DEV	\$420,802.33	\$689,113.32	-\$268,310.99	61.06 %
5590000 PROPERTY DEVELOPMENT				
5593000 Prop Dev Depr Amor Xfer Out	\$13,988.16	\$8,000.00	\$5,988.16	174.85 %
Total for 5590000 PROPERTY DEVELOPMENT	\$13,988.16	\$8,000.00	\$5,988.16	174.85 %
5900000 DBT EXP, CAP OUTLAYS, OTHR DECR				
5910000 REDEMPTION OF DEBT	1,208,250.88	1,215,591.00	-7,340.12	99.4 %
5920000 INTEREST OTHR DBT SVC COST	7,310.10		7,310.10	
Total for 5900000 DBT EXP, CAP OUTLAYS, OTHR DECR	\$1,215,560.98	\$1,215,591.00	-\$30.02	100.0 %
Total for 5000000 EXPENDITURES	\$1,650,351.47	\$1,912,704.32	-\$262,352.85	86.28 %
Total for Expenses	\$1,650,351.47	\$1,912,704.32	-\$262,352.85	86.28 %
Net Operating Income	-\$193,209.96	-\$131,616.50	-\$61,593.46	146.8 %
Net Income	-\$193,209.96	-\$131,616.50	-\$61,593.46	146.8 %



University District Public Development Authority (UDPDA) Voucher Certification – August 2026 Close – Cash Basis SAO

Per the Office of the Washington State Auditor and the BARS Voucher Certification and Approval Process set forth here https://www.sao.wa.gov/bars_cash/accounting/expenditures/voucher-certification-and-approval/, I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the (city/county/district), and that I am authorized to authenticate and certify to said claim. **The following voucher/warrants/electronic payments were approved for payment and cleared the UDPDA bank account:**

Date	Voucher Warrant #	Description	Amount
8/26	Xfer	University District Development Assoc per contract	28,775.41
8/1	Xfer	Spokane County Investment Pool (SCIP) service fee	12.00
8/27	Xfer	Transfer from SCIP to Numerica Bank accounts	180,000.00
8/3	ACH	Avista – south sub area lights	615.37
8/13	ACH	Intuit – service fee	152.74
8/31	ACH	Numerica - monthly ACH processing fee	30.00
8/1	1485	City of Spokane – Building inspection fee	44.00
8/1	1486	Philadelphia Insurance Company	444.00
8/10	1480	Novara Energy Alliance	5,000.00
8/12	1487	McKinstry Essention LLC - Contracted Services	9,120.00
8/18	1488	Haley & Aldrich, Inc.	342.51
8/25	1489	Biohabitats Inc. - Contracted services	4,500.00

Juliet Sinisterra, CEO

Date



UDDA – Financial/Treasurer’s Report

As of August 31, 2026

Accrual Basis

	(Current Month)	(Previous Month)
CURRENT ASSETS		
Total Numerica Checking	82,673.84	86,777.90
Total SCTU Money Market	169,105.89	169,105.89
Accounts Receivable (<i>annual contrib, UDPDA revenue</i>)	96,600.00	96,600.00
Other Assets - QBO Tax Holding	3,055.66	2,690.94
Total Assets	351,435.39	355,174.73
LIABILITIES		
Accounts Payable	8,077.60	8,077.60
Credit Card Payable	7,859.41	5,659.56
Payroll Liabilities (<i>no longer includes VL accrual</i>)	3,771.34	5,328.25
Total Liabilities	19,708.35	19,065.41

NOTES:

- August actual net operating revenue for the month is (\$4,382.28). This is \$5,015.59 better than anticipated Proforma for the month.

Approved:

Juliet Sinisterra, CEO

Megan Hulsey, Treasurer

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION

Statement of Financial Position

As of Aug 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
10126 UDDA NUM Checking	82,673.84
10129 UDDA STCU MM	169,105.89
Total for Bank Accounts	\$251,779.73
Accounts Receivable	\$96,600.00
Other Current Assets	
QuickBooks Tax Holding Account	3,055.66
Total for Other Current Assets	\$3,055.66
Total for Current Assets	\$351,435.39
Total for Assets	\$351,435.39
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	\$8,077.60
Credit Cards	\$7,859.41
Other Current Liabilities	
24000 Payroll Liabilities	\$3,771.34
Total for Other Current Liabilities	\$3,771.34
Total for Current Liabilities	\$19,708.35
Total for Liabilities	\$19,708.35
Equity	
30000 Opening Balance Equity	2,143.63
30001 Reserve	78,842.62
32000 Unrestricted Net Assets	183,417.36
Net Revenue	67,323.43
Total for Equity	\$331,727.04
Total for Liabilities and Equity	\$351,435.39

Budget vs. Actuals_Budget_FY26_P&L_Report
August 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Revenue				
43210 Interest Income		83.33	-83.33	0.0 %
46700 Other Income				
47005 UDRA Management Proceeds	28,775.41	28,775.41	0.00	100.0 %
Total for 46700 Other Income	\$28,775.41	\$28,775.41	\$0.00	100.0 %
Total for Revenue	\$28,775.41	\$28,858.74	-\$83.33	99.71 %
Gross Profit	\$28,775.41	\$28,858.74	-\$83.33	99.71 %
Expenditures				
60100 Payroll Expenses	\$22,096.40	\$23,100.00	-\$1,003.60	95.66 %
60200 Personal Services Contracts				
60202 Financial, Prof Services	1,021.47	3,500.00	-2,478.53	29.18 %
60203 Management & Organization Svcs	494.55	2,025.00	-1,530.45	24.42 %
60205 Legal Fees		250.00	-250.00	0.0 %
60231 Marketing/Advertising	218.20	1,458.33	-1,240.13	14.96 %
60232 Graphic Design, Web	1,190.00	3,533.33	-2,343.33	33.68 %
Total for 60200 Personal Services Contracts	\$2,924.22	\$10,766.66	-\$7,842.44	27.16 %
60300 Other Contractual Services				
60303 Cell Phone Charges	150.00	150.00	0.00	100.0 %
60314 Internet IT Svcs Domain Reg	213.41	425.00	-211.59	50.21 %
60330 Memberships, Dues		207.91	-207.91	0.0 %
60334 Reg, Conferences, Sponsorships		93.75	-93.75	0.0 %
60336 Subscriptions, Periodicals	128.17	58.33	69.84	219.73 %
60353 Postage, Mailing Services		70.00	-70.00	0.0 %
60369 Outside Svcs, Other	5,000.00		5,000.00	
60377 Catering, Meals	158.52	59.54	98.98	266.24 %
60380 Leased Buildings, Space	827.42	840.00	-12.58	98.5 %
60381 Rentals, Copier Lease	2.76		2.76	
60389 Rentals, Other Events, Park		90.00	-90.00	0.0 %
Total for 60300 Other Contractual Services	\$6,480.28	\$1,994.53	\$4,485.75	324.9 %
60400 Travel	\$70.96	\$10.00	\$60.96	709.6 %
60500 Supplies & Materials	\$424.57	\$135.42	\$289.15	313.52 %
60700 Retirement & Benefits	\$1,161.26	\$2,250.00	-\$1,088.74	51.61 %
Total for Expenditures	\$33,157.69	\$38,256.61	-\$5,098.92	86.67 %
Net Operating Revenue	-\$4,382.28	-\$9,397.87	\$5,015.59	46.63 %
Net Revenue	-\$4,382.28	-\$9,397.87	\$5,015.59	46.63 %

Budget vs. Actuals_Budget_FY26_P&L__Report
January-August, 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Revenue				
43210 Interest Income	1,188.51	666.68	521.83	178.27 %
43400 Direct Public Support				
43410 Institutional/Corp contrib	103,200.00	102,000.00	1,200.00	101.18 %
Total for 43400 Direct Public Support	\$103,200.00	\$102,000.00	\$1,200.00	101.18 %
46500 Grant Income				
46510 Grant - Restricted	69,000.00		69,000.00	
Total for 46500 Grant Income	\$69,000.00		\$69,000.00	
46700 Other Income				
47005 UDRA Management Proceeds	230,203.28	230,203.28	0.00	100.0 %
Total for 46700 Other Income	\$230,203.28	\$230,203.28	\$0.00	100.0 %
Total for Revenue	\$403,591.79	\$332,869.96	\$70,721.83	121.25 %
Gross Profit	\$403,591.79	\$332,869.96	\$70,721.83	121.25 %
Expenditures				
60100 Payroll Expenses	\$208,898.41	\$193,270.00	\$15,628.41	108.09 %
60200 Personal Services Contracts				
60202 Financial, Prof Services	11,451.03	14,500.00	-3,048.97	78.97 %
60203 Management & Organization Svcs	28,134.75	16,200.00	11,934.75	173.67 %
60205 Legal Fees	6,285.00	2,000.00	4,285.00	314.25 %
60221 Performing Artists	1,500.00		1,500.00	
60231 Marketing/Advertising	14,545.45	11,666.68	2,878.77	124.68 %
60232 Graphic Design, Web	16,620.85	28,266.68	-11,645.83	58.8 %
60295 Misc Professional Services	383.00		383.00	
Total for 60200 Personal Services Contracts	\$78,920.08	\$72,633.36	\$6,286.72	108.66 %
60300 Other Contractual Services				
60303 Cell Phone Charges	1,484.61	2,140.00	-655.39	69.37 %
60314 Internet IT Svcs Domain Reg	2,638.65	3,400.00	-761.35	77.61 %
60324 Insurance D&O, etc.	2,211.00	3,000.00	-789.00	73.7 %
60325 Insurance Other	1,754.00	2,500.00	-746.00	70.16 %
60329 Licenses and Permits	142.59	130.00	12.59	109.68 %
60330 Memberships, Dues		1,663.36	-1,663.36	0.0 %
60334 Reg, Conferences, Sponsorships	1,578.81	850.00	728.81	185.74 %
60336 Subscriptions, Periodicals	729.65	466.68	262.97	156.35 %
60353 Postage, Mailing Services	78.00	175.00	-97.00	44.57 %
60358 Printing & Reproduction		600.00	-600.00	0.0 %
60369 Outside Svcs, Other	5,000.00		5,000.00	
60377 Catering, Meals	2,496.40	1,129.78	1,366.62	220.96 %
60380 Leased Buildings, Space	6,592.46	6,616.00	-23.54	99.64 %
60381 Rentals, Copier Lease	249.80		249.80	
60389 Rentals, Other Events, Park		2,290.00	-2,290.00	0.0 %
Total for 60300 Other Contractual Services	\$24,955.97	\$24,960.82	-\$4.85	99.98 %

Budget vs. Actuals_Budget_FY26_P&L__Report
January-August, 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
60400 Travel	\$2,632.44	\$3,720.00	-\$1,087.56	70.76 %
60500 Supplies & Materials	\$3,470.30	\$1,108.36	\$2,361.94	313.1 %
60700 Retirement & Benefits	\$17,391.16	\$23,868.00	-\$6,476.84	72.86 %
Total for Expenditures	\$336,268.36	\$319,560.54	\$16,707.82	105.23 %
Net Operating Revenue	\$67,323.43	\$13,309.42	\$54,014.01	505.83 %
Net Revenue	\$67,323.43	\$13,309.42	\$54,014.01	505.83 %

City Sales Tax Repayment / 2026 Disbursement Update

- The City has informed the UDPDA that it intends to recover **\$2,012,624 in sales tax distributions that it identifies as overpayments made between 2020 and 2025**. The City's proposed repayment schedule deducts **\$201,262 annually from UDPDA sales tax distributions from 2026 through 2035**.
- The City's revised estimate for the UDPDA's **2026 sales tax distribution is \$326,121**. After the proposed **\$201,262 annual repayment deduction**, the remaining 2026 distribution is approximately **\$124,859** (the City's figure appears to be \$124,858, presumably due to rounding or its underlying calculation).
- UDPDA re-submitted its **Q1 and Q2 2026 sales tax invoices** to reflect the City's determination that **\$46,201 of the 2025 distribution constituted an overpayment**, as identified in the City's February 25, 2026 memo: **Q1: \$81,532 less \$46,201 = \$35,331**
 - **Q2: \$81,532**
 - **Total Q1 + Q2 invoiced: \$116,863**
 - In August 2026, the UDPDA received **\$62,492.13** from the City, representing approximately **50% of the City's stated \$124,858 net 2026 sales tax distribution**.

Year	UDPDA Sales Tax Revenue Received	UDPDA Sales Tax Revenue Adjusted (per City stated overage)	Variance between DOR vs City Sales Tax Revenue (per City stated overage)	UDPDA Property Tax Revenue Received	Total Sales + Property Tax Revenue (per City stated overage)
2011	\$ -	\$ -	\$ -	\$ 1,236.42	\$ 1,236.42
2012	\$ -	\$ -	\$ -	\$ 9,141.00	\$ 9,141.00
2013	\$ -	\$ -	\$ -	\$ 20,964.27	\$ 20,964.27
2014	\$ -	\$ -	\$ -	\$ 30,400.91	\$ 30,400.91
2015	\$ 72,240	\$ 72,240.00	\$ -	\$ 38,078.91	\$ 110,318.91
2016	\$ 188,664	\$ 188,664.06	\$ -	\$ 48,437.64	\$ 237,101.70
2017	\$ 363,795	\$ 363,795.33	\$ -	\$ 62,338.68	\$ 426,134.01
2018	\$ 513,089	\$ 513,088.68	\$ -	\$ 64,564.35	\$ 577,653.03
2019	\$ 629,435	\$ 629,434.85	\$ -	\$ 68,329.44	\$ 697,764.29
2020	\$ 290,222	\$ -	\$ (290,221.88)	\$ 71,248.57	\$ 71,248.57
2021	\$ 286,445	\$ 113,400.00	\$ (173,045.00)	\$ 133,718.40	\$ 247,118.40
2022	\$ 624,228	\$ 75,600.00	\$ (548,628.00)	\$ 156,777.26	\$ 232,377.26
2023	\$ 778,930	\$ 243,600.00	\$ (535,330.00)	\$ 168,949.99	\$ 412,549.99
2024	\$ 689,761	\$ 270,564.00	\$ (419,197.00)	\$ 202,980.94	\$ 473,544.94
2025	\$ 344,268	\$ 298,067.00	\$ (46,201.38)	\$ 282,680.03	\$ 580,747.03
	\$ 4,781,077.18	\$ 2,768,453.92	\$ (2,012,623.26)	\$ 1,359,846.81	\$ 4,128,300.73
Less UDPDA investment into Sprague Avenue Construction including interest					\$4,111,562.34
Remaining Paid in Total to UDPDA (2011 - 2025) per City stated overage					\$16,738.39

UDDA 2026						2026 PF	YE 2026 Estimate
REVENUE						\$483,595	\$474,061
Contributions						\$120,100	\$95,200
UDRA Management Proceeds						\$345,305	\$345,305
CESP Grant (UDPDA Subcontract) est for 2026							\$31,956
Interest						\$1,000	\$1,600
Carryover						\$17,190	
EXPENSE						\$487,042	\$453,952
Payroll Expenses (Base and Taxes)						\$290,344	\$307,784
Personal Services Contracts						\$117,200	\$113,936
	Financial Services					\$30,000	\$20,000
	Management & Org Svcs					\$24,300	\$39,406
		1099 Support				\$0	\$8,000
		Retreat Facilitation				\$3,000	\$1,500
		Consultants (Development and Grant Mgmt)				\$15,000	\$15,000
		Software Subscriptions				\$1,000	\$9,606
		Webinars				\$300	\$0
		IT Svcs Domain Reg				\$1,500	\$2,500
		Educational Events/Conferences				\$3,500	\$2,800
		Employee Training					\$2,800
	Legal Fees					\$3,000	\$8,000
	Marketing/Advertising					\$17,500	\$18,530
		Enewsletter/Social Marketing				\$3,500	\$2,500
		Event Marketing/Sponsorships				\$2,000	\$1,500
		TED Talk Development and Graphics				\$12,000	\$4,530
		DH Study (Carryover)				\$0	\$10,000
	Graphic Design, Web					\$42,400	\$28,000
		Website Photography and Illustrations				\$25,000	\$10,000
		Holiday Card				\$3,000	\$3,000
		UD Development Initative Branding				\$14,400	\$15,000
Other Contractual Services						\$41,596	\$32,457
	Phone					\$2,740	\$2,400
	Internet					\$5,100	\$0
	Insurance (incl cyber and crime)					\$5,500	\$3,811
	Licenses and Permits					\$155	300
	Membership, Dues					\$2,475	\$1,695
	Event fees and registrations					\$1,225	\$3,000
	Subscriptions, Periodicals					\$700	\$700
	Postage, Mailing					\$575	\$575
	Printing and Reproduction					\$1,500	\$1,500
	Catering, Alcohol - retreat, holiday, lunches					\$7,000	\$8,000
	Leased Buildings, Space					\$9,976	\$9,976
	Rentals, Copier, Lease					\$3,650	\$500
	Staff Parking					\$1,000	\$0
Travel						\$4,800	\$1,447
	In State Per Diem					\$600	\$100
	In State Airfare					\$800	\$447
	Private Auto Mileage					\$200	\$100
	Other Travel, Bus, etc					\$500	\$800
	Out of State Per Diem					\$1,500	\$0
	Out of State Airfare					\$1,200	\$0
Supplies and Materials						\$2,000	\$3,000
Retirement and Benefits						\$31,102	\$26,731

UDPDA 2026		2026 Modified	YE Estimate	UDPDA 2027		Minimal Cit
REVENUE				REVENUE		
County	\$50,000	\$2,321,576	\$2,189,662	County	\$50,000	\$1,035,148
City Estimated Property Tax (Billed 4th Qtr)	\$292,191		\$277,743	City Estimated Property Tax (Billed 4th Qtr)	\$283,382	
City Estimated Sales Tax	\$331,588		\$124,858	City Estimated Sales Tax (\$354,735)	\$153,472	
201 West Main Property Sale	\$1,100,000		\$1,076,216			
CERB Grant (2025-26)	\$27,866		\$27,866			
CESP Grant (2026-2027)	\$0		\$124,056	CESP Grant (2026-2027)	\$253,944	
Interest (lower overall balance)	\$4,000		\$4,000	Interest (lower overall balance)		
201 W Main Manzanita vacates Jan 4; Parking income	\$400					
Division Street People's Choice Food BVank Feasibility Study - Cath Charities Match			\$2,000			
UDPDA Checking			\$31,788	Carryover	\$1,675	
UDPDA SCIP Account	\$515,531		\$471,135	UDPDA SCIP Account	\$292,675	
EXPENSE		\$1,924,291	\$2,187,987	EXPENSE		\$765,821
Planning Services(Architectural and Engineering)		\$244,015	\$377,656	Planning Services(Architectural and Engineering)		\$288,944
U Village Matching Grant - Feasibility Study (2.4) Remaining	\$55,560		\$55,560	UD Living Infrastructure Development Strategy and Scoping	\$0	
UD South Sub Area Parking Layout Plan	\$15,000		\$26,000	Spokane Alliance - SLIHC Housing Development Fund Match	\$25,000	
Urban Ecological Development Tool Concept Development (moved to UDDA)	\$15,000		\$0	GSI UD Tripp Umbach Economic Development Update (match)	\$10,000	
Living Infrastructure Framework Phase I Remaining and Phase II (carryover)	\$40,000		\$91,875			
400 Block Feasibility Remaining	\$13,800		\$20,000			
CESP Grant UDDA (\$76,500)	\$0		\$31,956	CESP Grant UDDA (\$76,500)	\$44,544	
CEPS Grant McKinstry (\$271,500)	\$0		\$78,100	CEPS Grant McKinstry (\$271,500)	\$193,400	
CESP Grant Novarra (\$30,000)	\$0		\$14,000	CESP Grant Novarra (\$30,000)	\$16,000	
Iron Bridge Kayak Put In (carryover)	16,655		\$16,665			
District Econ Dev Incentive Study & Code Audit (1.1.2/1.2.2) Remaining	\$13,000		\$13,000			
Nature Based/Complete Street Infra A&E Pre-Design (Superior/Springfield)	\$75,000		\$0			
Spokane Alliance - SLIHC Housing Development Fund Match	\$0		\$12,500			
Division Street People's Choice Food Bank Feasibility Study	\$0		\$18,000			
Economic Development		\$456,685	\$400,826	Economic Development		\$476,877
UDDA Service Contract	\$345,305		\$345,305	UDDA Service Contract	\$366,497	
Legal/Ops:non-400 Block legal, insur, audit	\$20,000		\$25,000	Legal/Ops:non-400 Block legal, insur, audit	\$40,000	
Graphic Design	\$0		\$1,900	Graphic Design	\$0	
Economic Report - CoStar	\$1,300		\$1,300	Economic Report - CoStar	\$1,300	
Grant Writing - State Rec; Childcare; Our Town; District Thermal	\$30,000		\$4,241	Grant Writing - State Rec; Childcare; Our Town; District Thermal	\$20,000	
Avista public street lighting annual subscription	\$7,080		\$7,080	Avista public street lighting annual subscription	\$7,080	
400 Block New Market Tax Credit Consultant	\$20,000		\$0	U Village New Market Tax Credit Consultant & Development	\$20,000	
Banner Implementation: Hamilton (3.4)	\$15,000		\$16,000	Garbage Cans (6)	\$12,000	
First Avenue Angled Parking Pilot	\$10,000		\$0	First Avenue Angled Parking Pilot	\$10,000	
Pacific Avenue Tree and NBI Maintenance (ongoing)	\$8,000		\$0			
Capital Expenditures incl A&E Design/Property Dev - PDA Owned Property		\$8,000	\$13,944	Capital Expenditures incl A&E Design/Property Dev - PDA Owned Property	\$0	
201 West Main Building Maintenance Costs (January and February)	\$4,000					
201 Legal: Property Sale	\$4,000					
Sprague Avenue Debt Payoff		\$1,215,591	\$1,215,561			
Transfer from SCIP to Numerica			\$180,000			
	Net Income	\$397,285	\$1,675		Net Income	\$269,327
BLUE: Indicates budget approved previously				BLUE: Indicates budget approved previously		

update2026 priorities: Support catalytic investments (Nature-based infrastructure and U Incubation Village), invest in parking, and district beautification and marketing.

University District - 2026 Work Plan Tracking									
Strategic Plan		Community Development	Budgeted	Start	End	Status	Update	Key Dates	
1	3.1.2	400-Block in partnership with Avista Development	\$20,000	Q1 2026	Q4 2026		Met with Avista Development and reviewed revised feasibility studies conducted by Bernardo Wills and Mithun. Studies looked at a Phase I: Tesla charging station and a Phase II: Climbing Gym/Rec Center/Childcare. Also exploring co-developing Gateway Park with ADC and Emerald via City pilot P3 infrastructure program.	5/31/2026	
2	2.4.1, 3.1.1	U Incubation Village Pre-Design Study Completion and Community Partner Roundtables	\$55,705 (carryover)	Q1 2026	Q4 2026		D&B conducting national economic assessments and hosting a series of 5 stakeholder/Community partner planning sessions. WSU School of Architecture will be using the project as a Fall 2026 design studio.	CERB grant complete at EO 2026	
3	1.1.1, 1.1.2	District Living Infrastructure Framework and Development Guidelines Phase II	\$40,000	Q1 2026	Q2 2026	Complete	Report completed. To be presented to EAC in Fall to discuss next steps.	Board presentation in May 2026	
4	1.1.2, 1.1.4, 1.1.5, 1.1.7	Nature-Based Infrastructure and Complete Street Pre-Design (Superior/Springfield)	\$75,000 (carryover)	Q2 2026	Q4 2026		On Hold due to City disbursements less than budgeted for 2026	Spring 2027	
5	1.1.2	UD Ecological Development Tool: Feasibility Testing for Software Development	\$15,000	Q1 2026	Q3 2026		Intellitect mock-up created for software program. Looking to brand the product for market testing in early 2027.	EO 2026	
6	2.4.1, 3.1.9	Host community partners discussion around possible people's choice grocer (retail food bank model) along Division Street	\$13,000 (\$500 budgeted)	Q3 2026	Q3 2026		Spokane UD and Catholic Charities entering in a \$15K scope with SidexSide for a feasibility study of a people's choice grocer along Browne in the UD. CC to contribute \$2K.	Fall 2026	
7	1.4	Conduct parking layout study for South Sub-Area in legislated blocks	\$26,000 (\$15K budgeted)	Q2 2026	Q3 2026		Ardurra developing conceptual parking plan for South Sub-Area. To be presented to EAC in September and then shared with City staff.	Fall 2026	
8	3.1.4	Supporting work of SLIHC and Spokane Alliance where needed around development of regional Housing Production Fund	\$25,000	Q1 2026	Q4 2026		Spokane UDPDA committing \$25K match to Spokane Alliance and SLIHC to study development of a public housing fund and possibly regenerative infrastructure fund. UD hosted Bill Fullerton around feasibility study he conducting for a privately funded Regional Housing Impact Fund.	Summer 2027	
Economic Development			Budgeted	Start	End	Status	Update	Key Dates	
1	Overarching	Grant writer for State, Federal, and local grants in alignment with U Vision 2044 Strategies and develop database around district metrics and data for grant writing access.	\$30,000	Q1 2026	Q4 2026		UDDA, McKinstry and Novara under contract to implement District Thermal Energy Analysis. Steering Committee meeting kick off held August 25	1/1/2027	
3	3.4	Banner implementation along Hamilton	\$15,000	Q2 2026	Q4 2026		On hold while we assess costs of wind-damaged banners. Would like to re-allocate funds to garbage cans and re-install damaged banners along MLK Way	Fall 2026	
4	1.4	First Avenue Parking Angled Parking Pilot	\$10,000	Q3 2026	Q4 2026		Putting this on hold once City Staff reviews Ardurra parking layout study	Fall 2026	
5	1.1.1, 1.1.2	Pacific Avenue Ongoing Maintenance of Nature-Based Infrastructure (6 months)	\$8,000	Q3 2026	Q4 2026		City is no longer requesting a match for this work.	Fall 2026	
Marketing & Communications			Budgeted	Start	End	Status	Update		
1	1.1.8, 2.2.2, 2.5.2, 3.1	Outreach Materials; 4 cutsheets and vision branding	\$15,750	Q2 2026	Q4 2026		Branding underway for initiatives underway.		
2	1.1.8, 2.2.2, 2.5.2, 3.1	Juliet to develop a TED Talk; Speaking Support and Graphics	\$12,000	Q1 2026	Q3 2026		Juliet auditioned for TED Talk in January 2027. Selected but declined presentation this year due to demanding time commitment		
3	3.1.1	Website Development: Photography and Illustrations	\$25,000	Q3 2026	Q4 2026		Dean Davis under contract for \$15K for website photography.	Spring and Fall 2026	