



## University District Public Development Authority (UDPDA)

### Board of Directors' Meeting Minutes

Tuesday, January 9, 2018 – 2:00pm-3:00pm

Avista Corp., 1411 E Mission St, Spokane, WA – 5<sup>th</sup> floor board room

**Board Members Present:** Bill Bouten, Catherine Brazil, Mayor David Condon (non-voting), Dr. Mary Cullinan, Dr. Daryll DeWald, Teresa Dugger, Ezra Eckhardt, Mary Joan Hahn (Gonzaga proxy), Latisha Hill, Taudd Hume (non-voting), Cindy Leaver, Mariah McKay, Todd Mielke, Dr. David O'Brien, Kim Pearman-Gillman, Larry Probus (Whitworth proxy), Brandon Rapez-Betty, Mark Richard, Council President Ben Stuckart, Dr. Francisco Velazquez, and Kim Zentz

**Board Members Absent:** Elaine Couture, Lou Gust, Dr. Christine Johnson, Dr. Thayne McCulloh (see proxy Hahn above), Beck Taylor (see proxy Probus above)

**Other Participants and Invited Guests Present:** Andrew Worlock (City), Bob Eggart (WSU proxy)

**Staff Present:** Lars Gilberts, Alden Jones

#### Call to Order:

Chair Hill called the meeting to order at 2:00pm followed by quick introductions. The board then proceeded with the following two consent agenda items: Hill asked the Board to review the December 5, 2017 UDPDA board meeting minutes and the UDPDA financials as of November 30, 2017. **MOTION to approve minutes and financials as presented** (Richard); seconded (Velazquez) and passed unanimously.

#### 2018 UDPDA Budget

Chair Hill asked the Board to review the proposed UDPDA 2018 budget, noting that revenues and expenses will remain similar to 2017. **MOTION to approve** (Richard); seconded (Pearman-Gillman) and passed unanimously. Chair Hill noted the list of 2017 warrants which are disclosed per state standards.

#### UDDA Development Committee Report to UDPDA

Pearman-Gillman, together with Council President Stuckart, reviewed development efforts to date including the approved Council resolution and the City policy (Title 12, Chapter 12.10, Section 12.10.040 – see attached) that allows the transfer of specific assets (i.e., surplus real property) and their liabilities (contamination and title issues, etc.) to the PDA.

Discussion regarding these proposed properties ensued including comments below:

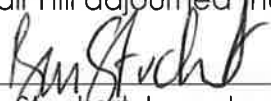
1. **UW Visitor Center at N Browne St and W Main Ave** – potential to transfer and then retain lease to UW to offset the City's current financial contribution.
2. **Fire Station #1 at W Riverside Ave and N Browne St** – needs an estimated \$3.7-\$4M retrofit; but could build condos above or move it.
3. **Vacant parcels west of N Grant St. and south of BNSF tracks** – previously owned by trucking company; Hill disclosed that Avista signed a letter of intent for this parcel as well as #4 and #5 but then pulled due to possible UDPDA interest. Hill recused herself from any further discussion or action taken on these parcels in the meeting, but is in favor of revitalization due to their proximity to Avista's Catalyst project.
4. **Vacant "triangle" property south of BNSF tracks and north of E Riverside Ave** – likely to be used as storm water catchment.

5. **Right of way continuation of Sherman Ave** – 40-foot wide section of future pedestrian plaza; previously a carburetor repair shop, building torn down, may have contamination issues.

**Other general comments:** Research will be needed to determine issues with each property and Mayor suggested requesting a meeting with City's asset manager as well as reviewing public records. Stuckart mentioned that TIF funds could be used for title search and diligence. He also suggested the UDPDA consider working with a developer or partner on properties needing rehabilitation or clean-up and said that the City is no longer demanding statement of use before handing over property. McKay asked if surplus properties outside the UDRA boundary could be transferred if intent remains "in the public interest." Stuckart said that is allowable but suggested starting with those in the UDRA nexus.

Per the standing "UDPDA-UDDA Services Agreement", Chair Hill received a **MOTION to allow the UDPDA to authorize UDDA CEO Gilberts to begin the process to review City owned parcels and bring back diligence results to the UDPDA board for further discussion.** Moved by Bouten and seconded by Richard, with Hill (recused), Brazil (abstained), Mayor Condon and Hume (non-voting) motion passed unanimously.

Chair Hill adjourned the meeting at 3:00pm.

  
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Ben Stuckart, board secretary

3/8/18  
Date