



UDDA/UDPDA EAC Meeting Minutes

Tuesday, January 20, 2026, 11:34 AM – 1:02 PM via Zoom only

Zoom meeting recording [link](#) (start at 00:01:10 timestamp); CEO's PowerPoint presentation [link](#)

EAC Members Present: LaVerne Biel, Colleen Fuchs, Juliet Sinisterra (CEO), Jonathan Teeters, Thomas Tellefson, Dennis Wagner (chaired meeting in Bollenback's absence), Erin Williams-Hueter

EAC Members Absent: Lois Bollenback, Megan Hulseley, Steve MacDonald

Others: Claudia Browne and Susan Sherrod (Biohabitats), Kristie Severn (Seve7n Design & Illustration), Taudd Hume, and Alden Jones

Call to Order, Welcome, and Administration Updates

- Wagner called the meeting to order at 11:34 AM, and asked for a **MOTION to approve the December 9 EAC meeting minutes** (Fuchs), seconded (Biel), and passed unanimously.
- Wagner referred to the year-end financials in the packet; hearing no questions, he asked for a **MOTION to approve the financials as of December 31, 2025** (Fuchs), seconded (Teeters), and passed unanimously.
- Sinisterra walked the group through the February 4 draft UDPDA and UDDA meeting agendas.

Finance and Grants Administration

- Sinisterra provided a **year-end financial status** summary for the UDDA (underspent by \$17K) and the UDPDA (overspent by \$684K cash basis due to city sales tax revenue changes).
- The State Auditor's Office has commenced a **UDPDA Accountability Audit for 2022-2024**. The auditor will provide an optional entrance and exit conference and may reach out to UDPDA board members with basic questions.
- **Grants update** – Sinisterra provided an update on six grants that the UD plans to apply for in 2026.
- **TIF Revenue Reconciliation update** – The Mayor reached out in November to discuss the TIF reconciliation, but the meeting was rescheduled to early January (without the Mayor due to schedule conflicts). Past and current board officers attended this session with city staff. The group discussed the now-certified Department of Revenue 2020-2023 sales tax numbers, which are approximately \$2.2M less than the city's historical sales tax payments to the UDPDA. After the meeting and with legal counsel's guidance, the UDPDA sent a letter to the city requesting clarification on the legal basis for the (overpayment) repayment request and the repayment method. Sinisterra will provide an update at the February board meeting, once the city responds.

U Vision 2044 and Next Generation 2065 Conceptual Plan

- **201 W Main Avenue** – Tenant Manzanita House has vacated the property. PSA buyer Millennium Northwest LLC is conducting due diligence and has closed on the Cruz property next door.
- **400-Block Updates** – Sinisterra met with ADC on January 8, and they remain supportive of the UDPDA releasing a P3 RFP in mid-February. They might consider an equity investment in land in the project. UDPDA plans to hire a New Market Tax Credit (NMTC) consultant in late February to facilitate a more competitive NMTC application. Ownership structure could be a combination of long-term land ownership via grant funds and municipal financing, a Condominiumized mixed-use structure (because NMTC can't be applied to housing), or multi-phase financing. Sinisterra shared bullet points around what NMTC investors look for and four



requirements for success. She described an updated 400-Block narrative for a “UD Gateway Commons: A Community Health, Workforce, and Neighborhood Services Anchor.” Teeters suggested reaching out to Waters Meet about impact investing related to community health.

Presentations

- **Living Infrastructure** - *Claudia Browne and Susan Sherrod, Biohabitats* – Per a contract with the UDPDA and inspired by the ecological features in the Mithun Next Generation Conceptual Plan 2026, Biohabitats is developing a framework and specific implementation guidelines for nature-based urban development in the UDRA. See [this link](#) for slides.
- **Website** – *Kristie Severn, Seven Design & Illustration* – Kristie, who has been working with the UD for several years—updating the logo, designing social media branding templates, flyers, banners, holiday cards, etc.—shared early-stage graphic/content themes for a more story-driven 2027 website renovation.

Wagner asked for public comment; hearing none, he reminded the group of the February 4 UDPDA and UDDA board meetings. He adjourned the meeting at 1:02 PM.

Handwritten signature of Dennis Wagner in blue ink.

Dennis Wagner, Vice Chair and Secretary

Date 2/17/26