



## UDDA/UDPDA Executive Advisory Committee (EAC) Agenda

**Tuesday, February 17, 2026, 11:30 AM – 1:00 PM**

**Via Zoom Only:** <https://us02web.zoom.us/j/85979578163?pwd=gWbXlfpMa3RBF3j0FgXmp6PJh1PJHn.1>

Meeting ID: 859 7957 8163 Passcode: 602201

One tap mobile +12532158782,,85979578163#,,,,\*602201# US (Tacoma)

Dial by your location +1 253 215 8782 US (Tacoma)

### **11:30 Welcome and Administration – Bollenback**

- Discuss/approve draft January 20, 2026, EAC meeting minutes
- Discuss/approve UDDA and UDPDA financials as of January 31, 2026
- Discuss only – draft UDPDA and UDDA February 4, 2026, board meeting minutes
- Discuss only – draft March 4 UDPDA and UDDA board agendas
- Confidentiality and Conflict of Interest Policies via DocuSign in February - *Sinisterra*
- Marketing & Communications Manager position update – *Sinisterra*
- Avista Rate Plan Increase – *Sinisterra*
- Ruby River Inn Dock Proposal - *Sinisterra*

### **11:50 Finance and Grants Administration Updates – Sinisterra**

- SAO Accountability Audit update and impacts – Feb 19<sup>th</sup> Exit Conference
- UDDA Annual contribution invoicing in February

### **12:00 U Vision 2044 and Next Generation Plan 2065 Updates – Sinisterra**

- 201 W Main Property
- 400-Block RFP Schedule

### **12:10 Presentation: City Parking Lot Tax Legislation – Jon Snyder, Adam McDaniel, City of Spokane**

### **12:30 HR Employee Manual Review and Discussion - Sinisterra**

### **12:45 Fiscal Policies & Procedures Manuals Review and Discussion – Sinisterra**

### **1:00 Next EAC is April 21, and adjourn - Bollenback**

### **2026 UD Board Meetings (Catalyst Bldg, Room 309)**

- March 4
- May 6
- June 3 retreat (location TBD)
- September 2 annual meeting
- October 14
- December 2 holiday party and 2026 Impact Award presentation (location TBD)



## UDDA/UDPDA EAC Meeting Minutes - DRAFT

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 Hulsey, 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.

\_\_\_\_\_  
Dennis Wagner, Vice Chair and Secretary

Date \_\_\_\_\_

# UDPDA Balance Sheet

## University District Public Development Authority

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
10128 NUM Checking UDPDA	325,465.49
10129 NUM MM UDPDA	292,735.28
10130 Spokane County Investment Pool	304,292.61
<b>Total for Bank Accounts</b>	<b>\$922,493.38</b>
Accounts Receivable	\$0.00
Other Current Assets	\$0.00
<b>Total for Current Assets</b>	<b>\$922,493.38</b>
Fixed Assets	
12005 Fixed Asset	620,000.00
<b>Total for Fixed Assets</b>	<b>\$620,000.00</b>
Other Assets	
12006 Other Asset	864,375.17
<b>Total for Other Assets</b>	<b>\$864,375.17</b>
<b>Total for Assets</b>	<b>\$2,406,868.55</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	1,288,928.18
<b>Total for Accounts Payable</b>	<b>\$1,288,928.18</b>
Credit Cards	\$0.00
Other Current Liabilities	
<b>Total for Current Liabilities</b>	<b>\$1,288,928.18</b>
Long-term Liabilities	
10150 City of Spo General Bond Oblig	0.00
10151 ADC 400-Block	1,484,431.00
<b>Total for Long-term Liabilities</b>	<b>\$1,484,431.00</b>
<b>Total for Liabilities</b>	<b>\$2,773,359.18</b>
Equity	
32000 Retained Earnings	841,979.14
Net Income	-1,208,413.94
30000 Opening Balance Equity	-1,484,431.00
32001 201 W Main	620,000.00
32002 Boxcar Proceeds	592,183.17
32003 Sprague Underage	272,192.00
<b>Total for Equity</b>	<b>-\$366,490.63</b>
<b>Total for Liabilities and Equity</b>	<b>\$2,406,868.55</b>

# University District Public Development Authority

## Budget vs. Actuals: Budget\_FY26\_P&L - FY26 P&L

January 2026

	JAN 2026		TOTAL	
	ACTUAL	BUDGET	ACTUAL	BUDGET
<b>Income</b>				
3000000 REVENUES		0.00	\$0.00	\$0.00
3300000 INTERGOV REVENUES		0.00	\$0.00	\$0.00
3340000 STATE GRANTS		0.00	\$0.00	\$0.00
3340690 State Grant Other State Agency		0.00	\$0.00	\$0.00
<b>Total 3340000 STATE GRANTS</b>		<b>0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
3370000 LOCAL GRANTS ENTITLMNT OTHER		0.00	\$0.00	\$0.00
3370001 Local Grants Entitlements	50,000.00	50,000.00	\$50,000.00	\$50,000.00
3371000 Property Tax		0.00	\$0.00	\$0.00
3372000 Sales Tax		0.00	\$0.00	\$0.00
<b>Total 3370000 LOCAL GRANTS ENTITLMNT OTHER</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>
<b>Total 3300000 INTERGOV REVENUES</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>
3600000 MISC REVENUES		0.00	\$0.00	\$0.00
3610000 INTEREST, OTHER EARNINGS		0.00	\$0.00	\$0.00
3611000 Investment Earnings	1,366.53	333.37	\$1,366.53	\$333.37
<b>Total 3610000 INTEREST, OTHER EARNINGS</b>	<b>1,366.53</b>	<b>333.37</b>	<b>\$1,366.53</b>	<b>\$333.37</b>
3620000 RENTS AND LEASES	116.93	0.00	\$116.93	\$0.00
3690000 OTHER			\$0.00	\$0.00
3691000 Sale of Surplus		0.00	\$0.00	\$0.00
<b>Total 3690000 OTHER</b>		<b>0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total 3600000 MISC REVENUES</b>	<b>1,483.46</b>	<b>333.37</b>	<b>\$1,483.46</b>	<b>\$333.37</b>
<b>Total 3000000 REVENUES</b>	<b>51,483.46</b>	<b>50,333.37</b>	<b>\$51,483.46</b>	<b>\$50,333.37</b>
<b>Total Income</b>	<b>\$51,483.46</b>	<b>\$50,333.37</b>	<b>\$51,483.46</b>	<b>\$50,333.37</b>
<b>GROSS PROFIT</b>	<b>\$51,483.46</b>	<b>\$50,333.37</b>	<b>\$51,483.46</b>	<b>\$50,333.37</b>
<b>Expenses</b>				
5000000 EXPENDITURES		0.00	\$0.00	\$0.00
5580000 CMTY PLANNING ECON DEV		0.00	\$0.00	\$0.00
5586000 Planning		0.00	\$0.00	\$0.00
5586040 Planning Services	10,000.00	18,958.75	\$10,000.00	\$18,958.75
<b>Total 5586000 Planning</b>	<b>10,000.00</b>	<b>18,958.75</b>	<b>\$10,000.00</b>	<b>\$18,958.75</b>
5587000 Economic Development		0.00	\$0.00	\$0.00
5587040 Econ Dev Services	30,221.37	38,597.12	\$30,221.37	\$38,597.12
<b>Total 5587000 Economic Development</b>	<b>30,221.37</b>	<b>38,597.12</b>	<b>\$30,221.37</b>	<b>\$38,597.12</b>
<b>Total 5580000 CMTY PLANNING ECON DEV</b>	<b>40,221.37</b>	<b>57,555.87</b>	<b>\$40,221.37</b>	<b>\$57,555.87</b>
5590000 PROPERTY DEVELOPMENT		0.00	\$0.00	\$0.00
5593000 Prop Dev Depr Amor Xfer Out		0.00	\$0.00	\$0.00
5593040 Prop Dev Services	4,085.05	2,000.00	\$4,085.05	\$2,000.00
<b>Total 5593000 Prop Dev Depr Amor Xfer Out</b>	<b>4,085.05</b>	<b>2,000.00</b>	<b>\$4,085.05</b>	<b>\$2,000.00</b>
<b>Total 5590000 PROPERTY DEVELOPMENT</b>	<b>4,085.05</b>	<b>2,000.00</b>	<b>\$4,085.05</b>	<b>\$2,000.00</b>
5900000 DBT EXP, CAP OUTLAYS, OTHR DECR		0.00	\$0.00	\$0.00
5910000 REDEMPTION OF DEBT	1,208,280.88	0.00	\$1,208,280.88	\$0.00

# University District Public Development Authority

## Budget vs. Actuals: Budget\_FY26\_P&L - FY26 P&L

January 2026

	JAN 2026		TOTAL	
	ACTUAL	BUDGET	ACTUAL	BUDGET
5920000 INTEREST OTHR DBT SVC COST	7,310.10	0.00	\$7,310.10	\$0.00
<b>Total 5900000 DBT EXP, CAP OUTLAYS, OTHR DECR</b>	<b>1,215,590.98</b>	<b>0.00</b>	<b>\$1,215,590.98</b>	<b>\$0.00</b>
<b>Total 5000000 EXPENDITURES</b>	<b>1,259,897.40</b>	<b>59,555.87</b>	<b>\$1,259,897.40</b>	<b>\$59,555.87</b>
Unapplied Cash Bill Payment Expense		0.00	\$0.00	\$0.00
<b>Total Expenses</b>	<b>\$1,259,897.40</b>	<b>\$59,555.87</b>	<b>\$1,259,897.40</b>	<b>\$59,555.87</b>
NET OPERATING INCOME	<b>\$ -1,208,413.94</b>	<b>\$ -9,222.50</b>	<b>\$ -1,208,413.94</b>	<b>\$ -9,222.50</b>
NET INCOME	<b>\$ -1,208,413.94</b>	<b>\$ -9,222.50</b>	<b>\$ -1,208,413.94</b>	<b>\$ -9,222.50</b>



## University District Public Development Authority (UDPDA) Meeting Minutes - DRAFT

**Wednesday, February 4, 2026, 3:34-5:08 PM, Catalyst Building Room 309 and Via Zoom**

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

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

**Board Members Absent:** Steve MacDonald

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

Chair Bollenback called the meeting to order at 3:34 PM and asked for a **MOTION to approve the January 7, 2026, UDPDA meeting minutes and the UDPDA financials** as of December 31, 2025 (Sinisterra), seconded (Hulsey), and passed unanimously.

### Finance and Grants Administration

#### Treasurer's Report

Hulsey's report highlighted year-end financial data, including total account balances of \$660,181, as well as other assets, accounts payable, and liabilities. The UDPDA is undergoing an SAO Accountability Audit for fiscal years 2022, 2023, and 2024. The board will be invited to the Exit Interview and receive the final report.

#### Grants Management Planning

Sinisterra shared a chart with 2026 grant opportunities. In January, the UDPDA received notice that it had been awarded a Department of Commerce Energy Siting and Permitting Grant for \$343K. This work will build on recommendations in the Next Generation Plan 2026 and include partners such as Avista, WSU Health Sciences Spokane, and Gonzaga University.

#### City TIF Revenue Update

In the context of ongoing TIF revenue repayment discussions with the city, Sinisterra reiterated the purpose of the UDPDA and provided an update on the reconciliation. With input from legal counsel, the UDPDA sent a letter to the city with follow-up questions to better understand the legal basis for the City's TIF repayment request. The group encouraged Sinisterra to provide updates on UDPDA successes to the County Board of Commissioners and the City Council.

### *JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members*

Wagner provided the following **EAC Highlights**:

- Job posting for Marketing and Communications Manager garnered 77 applications. Staff is reviewing and will narrow down to approximately 24 candidates. Three board members have volunteered to conduct interviews in March, with May as a likely start date for the position.
- Presentation by the Biohabitats team on guidelines for resilient infrastructure design.
- Presentation by Seve7n Design & Illustration on the storytelling focus of the planned revamp (2027) of the UD website.
- Sinisterra shared Scorecard and noted that Bouten has offered to reinstall gratis windstorm-damaged UD banners along MLK Jr. Way.

### Next Generation Plan 2065 Updates

- **201 West Main** - The City Council approved the Amendment of Covenants on January 26. Property sale expected to close this month. Millennium Northwest LLC intends to combine the property with the Cruz Boots parcel and build 143 units of market-rate housing.
- **400-Block** – Sinisterra is preparing an MOU for Avista Development Corporation's (ADC) review around the release of a shared RFP for the UD Gateway Commons (new moniker for the 400-Block). She mentioned different possible ownership structures that incorporate a P3 partner and feature a program focused on community health, education, and innovation, workforce and small



business development, and neighborhood services (childcare, food security). A New Market Tax Credit (NMTC) consultant will be hired to facilitate a successful application to interested CDE's in a highly competitive, national funding process. Because successful projects are usually "shovel-ready" and have a well-documented financing stack, funding would likely be 2-3 years out.

### Presentations

- **Pacific Avenue Greenway Update** – Jonathan Adams provided a status update on the City's Pacific Avenue project with a focus on ped/bike safety and landscape/streetscape improvements. Construction starts early this summer. See [this link](#) for more information.
- **The Community School (TCS)** – Cindy McMahon spoke about her professional journey in pursuit of a more progressive high school teaching and learning model. She provided an overview of TCS's (soon to be located in the UD) mission and unique attributes that help prepare students for the real world. Student Emmeline Hirt shared the benefits of her TCS education. See [this link](#) for more information.
- **Innovation High School (IHS)** – Located in the UD, Sara Kennedy provided an overview of IHS's mission, values, and curriculum pathways, all with a focus on the arts. See [this link](#) for more information.

Bollenback asked for, but did not hear any public comments, and adjourned the meeting at 5:08 PM.

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Dennis Wagner, Vice Chair and Secretary



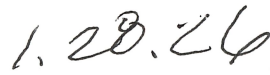
**UNIVERSITY  
DISTRICT**

**University District Public Development Authority (UDPDA)  
Voucher Certification – December 2025 Close – Cash Basis**

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/](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
12/22	Xfer	University District Development Assoc per contract	32,065.50
12/2	Xfer	University District Development Assoc – reimb design svcs	9,010.00
12/10	Xfer	University District Development Assoc – reimb public notices	830.05
12/31	Xfer	Spokane County Investment Pool (SCIP) service fee	7.70
12/2	ACH	Kiemle Hagood – 201 W Main	250.00
12/2	ACH	Avista – south sub area lights	597.40
12/5	ACH	Go Joe – 201 W Main	563.23
12/12	ACH	Spokane River Forum (note: first payment on 12/5 refunded)	5,817.50
12/10	ACH	Rooted Landcare – 201 W Main	338.21
12/12	ACH	Kiemle Hagood – 201 W Main repair	96.01
12/15	ACH	Intuit – service fee	54.00
12/16	ACH	Avista – 201 W Main (note: includes one-time credit \$146.63)	348.62
12/17	ACH	City of Spokane utilities – 201 W Main	454.89
12/17	ACH	Witherspoon Brajcich McPhee legal counsel	4,707.50
12/17	ACH	Biohabitats - per contract	14,067.96
12/18	ACH	Tiny’s Service and Maintenance – 201 W Main	147.02
12/18	ACH	Northwest Municipal Advisors per contract	3,850.00
12/31	ACH	Numerica - monthly ACH processing fee	30.00
12/01	Check 1434	Great American Insurance	1,945.00
12/05	Check 1435	City of Spokane – Sprague General Obligation Bond payment	199,506.00
12/05	Check 1436	Juliet Sinisterra – reimb meal with PDAs	43.97
12/10	Check 1437	Pro Mechanical Services – 201 W Main Ave HVAC service	283.66
12/29	Check 1438	Traveler’s Insurance – public official bond for Bollenback	175.00

  
Juliet Sinisterra, CEO

  
Date



## University District Public Development Authority (UDPDA) Board of Directors' Meeting Agenda - DRAFT

Wednesday, March 4, 2026, 3:30 – 5:00 PM

Catalyst Building, Room 309, and via Zoom

<https://us02web.zoom.us/j/86750387107?pwd=WnRDckJrS2FGZUllbzNIWWliYTJ1dz09>

Meeting ID: 867 5038 7107; Passcode: 941652; Phone: +1 253 205 0468 US

### 3:30 Welcome, Call to Order, Administrative Actions – *Bollenback*

- **Proposed MOTION – Consent Agenda Approvals**
  - Draft February 4, 2026, UDPDA board meeting minutes
  - UDPDA financials as of January 31, 2026, including voucher certifications

### 3:35 Finance and Grants Administration

- Grants Administration update – *Sinisterra*
- SAO Accountability Audit 2022-2024 update – *Sinisterra*
- TIF Revenue update – *Sinisterra*
- **Presentation and MOTION: Adopt UDPDA Fiscal Policies & Procedures Manual** – *Hulsey*

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

### 4:00 February EAC Highlights – *Bollenback*

### 4:10 Next Generation Plan 2065 Updates – *Sinisterra*

- 201 W Main
- 400-Block

### 4:20 Presentation: Outreach Update – *Health Equity Circle Team*

### 4:35 Presentation: UD Development Incentives – *Kara and Mark Odegard, MeasureMeant*

### 5:00 **Public Comment and Adjourn UDPDA Meeting** – *Bollenback*

### 2026 UDPDA Board Meetings (3:30 PM at Catalyst Building, Room 309)

- May 6
- Sept 2 annual meeting
- Oct 14
- Dec 2 holiday event and Impact Award presentation



## University District Development Association (UDDA)

### Board of Directors' Meeting Agenda - DRAFT

Wednesday, March 4, 2026

4:00 – 5:00 PM Joint UDDA/UDPDA; 5:05-5:30 PM UDDA Business Meeting

Catalyst Building, Room 309, and via Zoom

<https://us02web.zoom.us/j/86750387107?pwd=WnRDckJrS2FGZUllbzNIWWliYTJ1dz09>

Meeting ID: 867 5038 7107; Passcode: 941652; Phone: +1 253 205 0468 US

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

4:00 February EAC Highlights – *Bollenback*

4:10 Next Generation Plan 2065 Updates – *Sinisterra*

- 201 W Main
- 400-Block

4:20 Presentation: Outreach Update – *Health Equity Circle Team*

4:35 Presentation: UD Development Incentives – *Kara and Mark Odegard, MeasureMeant*

5:00 *Public Comment and Adjourn UDPDA Meeting* – *Bollenback*

5:05 Call to Order, Welcome, Administrative Actions – *Bollenback*

- Proposed MOTION – Consent Agenda Approvals
  - Draft February 4, 2026, UDDA board meeting minutes
  - UDDA Financials as of January 31, 2026

5:10 Presentation and MOTION: Adopt UDDA Fiscal Policies & Procedures Manual – *Hulsey*

5:20 Presentation and MOTION: Adopt UDDA HR Employee Manual – *Tellefson*

5:30 Adjourn, next meeting May 6 – *Bollenback*

**2026 UD Board Meetings (3:30 PM at Catalyst Building, Room 309)**

- May 6
- June 3 board retreat, 9 AM – 1 PM, location TBD
- Sept 2 annual meeting
- Oct 14
- Dec 2 – holiday event and Impact Award presentation, location TBD



To: Avista Corporation Leadership, Washington Utilities and Transportation Commission  
From: Juliet Sinisterra, CEO, Spokane University District  
Date: February 2, 2026  
**Re: Four-Year Rate Plan Increases**

On behalf of the Spokane University District, I appreciate Avista Corporation's commitment to maintaining reliable, safe, and resilient energy infrastructure amid increasing system complexity and climate-related risks.

At the same time, the University District comprises two severely distressed census tracts within a city with high poverty rates, particularly among students, renters, seniors, and service workers who are central to Spokane's economy. From the Spokane UD's perspective, energy affordability is not only a household issue, but a public health, workforce, and economic vitality concern that directly affects the district's ability to support education, innovation, and inclusive growth.

As Avista's proposed multi-year rate increases are considered, we respectfully encourage the Commission and Avista to ensure that affordability mitigation is treated as a core system outcome, alongside reliability and decarbonization. In particular, we urge continued and expanded focus on:

- Strong, automatic, and easily accessible customer assistance and bill discount programs for income-qualified households;
- Deep energy efficiency and demand-reduction investments that permanently lower bills, especially in rental and student-serving housing;
- Neighborhood- and district-scale solutions—such as shared thermal energy, building retrofits, and load management—that reduce long-term system costs and customer exposure;
- Transparent reporting that clearly links ratepayer investments to local benefits, workforce opportunities, and resilience outcomes.

The Spokane UD stands ready to serve as a living laboratory and a partner in piloting innovative, scalable approaches that improve system reliability, reduce household energy burden, and support long-term community well-being.

We appreciate the opportunity to submit these comments and look forward to continued collaboration in the service of a reliable, affordable, and equitable energy future for Spokane.

Sincerely,

Juliet Sinisterra, CEO



## University District Public Development Authority (UDPDA) Public Meeting – Accountability Audit Exit Conference with SAO

**Thursday, February 19, 2026, 11:00 AM – 11:30 AM**

SAO Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/2254265156679?p=vxZs9fORo2aTY5u37T>

Meeting ID: 225 426 515 667 9

Passcode: g9kx26fe

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[\(833\) 322-1218,,446797481#](#) United States (Toll-free)

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The State Auditor’s Office team has scheduled this virtual meeting and will lead the Accountability Audit Exit Conference for the University District Public Development Authority’s fiscal years 2022, 2023, and 2024.

Alisha Shaw, Audit Manager, and Elliott Yamane, Assistant State Auditor, will lead the conversation.

The UDPDA will post a copy of the Accountability Audit Exit Report on its website after the meeting. Please contact Alden Jones with any questions [ajones@spokaneudistrict.org](mailto:ajones@spokaneudistrict.org).

updated 2/10/2026

2026 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		Working on non-binding agreement with Avista for RFP release. Draft RFP sent to Avista on Friday 2/13 for review.	Feb RFP Release
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		Requesting scope change via CERB Board. Waiting for approval in mid-March to move with remaining phases.	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		Biohabitats presented to EAC. Work to begin on design guidelines.	Final 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		Waiting on completion of District Living Infrastructure framework prior to releasing RFP for pre-design.	EO 2026
5	1.1.2	UD Ecological Development Tool: Feasibility Testing for Software Development		\$15,000	Q1 2026	Q3 2026		Working with IntelliTect to develop baseline conceptual model to test software development feasibility. Potential UDDA revenue source in future.	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		\$500	Q3 2026	Q3 2026		Working to get April meeting scheduled.	
7	1.4	Conduct parking layout study for South Sub-Area in legislated blocks		\$15,000	Q2 2026	Q3 2026		Will start in Q2.	
8	3.1.4	Supporting work of SLIC and Spokane Alliance where needed around development of regional Housing Production Fund		\$0	Q1 2026	Q4 2026		Met with SLIC and Spokane Alliance staff around developing a regional \$200 million revolving housing loan fund for mixed income developments.	
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		Awarded \$343,000 Dept of Commerce Energy Siting and Permitting grant. Working through contract approval process with Commerce. Work to start April 6.	Varies
3	3.4	Banner implementation along Hamilton		\$15,000	Q2 2026	Q4 2026		Will start in Q2. Working to replace 14 damaged banners in windstorm.	Fall 2026
4	1.4	First Avenue Parking Angled Parking Pilot		\$10,000	Q3 2026	Q4 2026		Will start in early Q3, after South Sub-Area layout plan complete.	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 Staff to present Pacific Avenue project at Feb 4 Board meeting.	Fall 2026
MARKETING & COMMUNICATIONS			BUDGETED	START	END	STATUS	UPDATE	KEY DATES	
1	1.1.8, 2.2.2, 2.5.2, 3.1	Outreach Materials; 4 cutsheets and vision document		\$15,750	Q2 2026	Q4 2026		Funding for three outreach cutsheets. Will start in Q2.	
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		Sinisterra is taking a half-day public speaking class at GU in February. Meeting with TED Talk speaker support.	Apply in Summer
3	3.1.1	Website Development: Photography and Illustrations		\$25,000	Q3 2026	Q4 2026		Waiting on new Marketing Communications Manager to lead.	Spring and Fall 2026

**Notes: Black: Focus Area; Blue: Dependent on Others**