



University District Development Association (UDDA) Meeting Minutes

Wednesday, April 9, 2025, Joint UDPDA/UDDA session; followed by UDDA Business Meeting from 5:01 – 5:26 PM, Catalyst Bldg, Rm 309, and Via Zoom

Board Members Present: Neil Christopher Apeles, Lois Bollenback, Emilie Cameron, Daryll DeWald, Colleen Fuchs, Megan Hulsey (Zoom), Chuck Murphy, Stacia Rasmussen, Greg Repetti (Zoom), Katy Sheehan (chair), Thomas Tellefson (Zoom), Jonathan Teeters (Zoom), Dennis Wagner (Zoom), Council President Betsy Wilkerson, and Erin Williams-Hueter

Board Members Absent: LaVerne Biel, Catherine Brazil, Kevin Brockbank, Mayor Lisa Brown, Brooke Kiener, Lindsey Myhre, Marvo Reguindin, Rob Sauders, John Sklut, County Commissioner Amber Waldref

Staff/Others Present: Juliet Sinisterra (CEO), Alden Jones, Jeffrey Samson, Chris Wright (Zoom)

Presenters: Mithun and EcoNW teams (Zoom)

[Board slide deck](#), [meeting recording](#) (begins 00:00:50 timecode)

JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members

EAC Updates

- Repetti reported three UDDA **open board positions** in 2026: Sheehan and Myhre go off the board. Sinisterra knows of interest from representatives of Avista and Spokane Public Schools. EAC will select the **Nominating Committee (NC)** at the April 15 meeting. NC standing members are the Council President and the Mayor. The board position application form will be available on the UD website from April 11 to May 28. NC meets in the summer to select new members and officer slates and makes recommendations to EAC in August. Both boards vote on new members and officer slates at the September 3 Annual Meeting.
- City staff presented [Pacific Avenue Greenway designs](#): Sherman to Washington and Sherman to E Sprague Ave. Sinisterra noted that design work is partially funded for this project, but not construction and maintenance.
- Spokane River Forum and SPVV presented initial design concepts for the proposed [Iron Bridge Kayak Put-in](#) along Superior Ave. Designs have been very well received in the community.

Final Presentation: 400-Block (3.1.2)

Mithun and EcoNorthwest presented their [final report on the proposed 400-Block development](#) (including Riverside Gateway Park). They provided a recap of the program elements per potential tenants, phasing opportunities, site strategy, massing recommendations, concept renderings, budget validations, and incremental funding analysis. Since their February board presentation, they refined construction cost estimates in consultation with Bouten Construction, which has in-depth knowledge of the 400-Block site and local market conditions. They also updated their financing analysis after consulting with city staff and bond counsel. As a result, they were able to update their pro forma to reflect \$18.3 million in savings from the February numbers (mostly in pre-engineering and overall office building costs). They also conducted a more in-depth TIF analysis to learn how much additional debt (\$1.4M/year) is required to help the development pencil and what that translates to in terms of square footage (3.8 million) and/or units built in the first year (3,800). By way of comparison, Gonzaga University buildings total 3.4 million SF; the Warren has 139 units, and the city had a new record in



2024 of permits for 1,400 units. In short, anticipated TIF dollars alone are not enough to support the \$1.4M. Sinisterra shared that Cascadia Partners is conducting a financial impact analysis for similar, high-amenity developments around the country. Additional 400-Block updates are below.

U Vision 2044 Activation Updates and Scorecard Highlights

- **400-Block:**
 - Ongoing conversations between our real estate attorney Steven Wood, Avista, and Verizon regarding amendments to the Avista lease with Verizon allowing for **cell tower relocation**.
 - Meeting with **municipal bond counsel** (NW Municipal Advisors re Phase 1 of the project).
 - Regarding **adjacent privately owned parcels**: Sinisterra has reached out to JLL to ask about the viability of the sale of 403 East Sprague.
 - Sinisterra shared potential financing approach for Phase 1 of the Riverside Gateway Park.
 - The UDPDA board will receive an update in May and be asked to vote on a motion to enter into a **Purchase and Sale Agreement (PSA)** with Avista Development, Inc. in June for 411 and 415 East Sprague and 12 North Grant. If the PSA does not proceed and Avista sells the aforementioned properties to another party, per the ROFO, the UDPDA is required to cover the difference between the final sales price and \$1.2 million if applicable.
- **Division Gateway Extension** (from I-90 to the river) - The University of Idaho student design project is underway. UDPDA partnered with DSP and SBA (\$1K contribution from each) and the city to support. A community charrette was conducted on March 31, and a final presentation is scheduled for May 2, and board members are welcome to attend.
- **Salmon Certification** – This no-cost certification funded by an EPA grant aligns with the Next Generation Plan 2065 goal 1.1.6 (water conservation, reduce runoff and contamination, reuse stormwater, add riparian corridor buffer, etc.). The certification provides high-value insight and verification for water quality protection along the Spokane River.
- **Scorecard** highlights were shared, and no questions ensued.

Sheehan asked for additional public comment and, hearing none, reminded the group of the next May 7 meeting and adjourned the UDPDA meeting at 5:00 PM.

UDDA Call to Order, Welcome, and Administrative Actions

- After the joint UDPDA/UDDA session, Chair Sheehan called the UDDA business meeting to order at 5:01 PM, noted the quorum present, and requested a **MOTION to approve the UDDA draft March 5, 2025, meeting minutes, and the UDDA financials as of February 28, 2025** (Wilkerson), seconded (Murphy), and passed unanimously.
- Samson shared a **Financial Report** consisting of a new dashboard summarizing financial activity through February 28 and projected revenue and expenses for 2025.



Samson also shared a **Finance 2025 Work Plan** that outlines tasks and timelines for streamlining financial procedures and policies and moving towards more cloud-based services/solutions.

- Sinisterra noted that the UD will have a table at the DSP's State of the Downtown event on May 30 and invited board members to contact staff to reserve a seat.
- **30-second member updates** followed.

Sheehan reminded the group of the May 7 meeting and the June 4 retreat. The latter will feature presentations on public safety/homeless ecosystem and strategies to finance the Next Generation Conceptual Plan 2065.

Sheehan adjourned the meeting at 5:26 PM.

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

Juliet Sinisterra for Greg Repetti, Secretary
Date: May 8, 2025