



UDDA/UDPDA Executive Advisory Committee (EAC) Agenda

Tuesday, April 21, 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)

11:30 Welcome and General Administration – Wagner

- Discuss/approve draft February 17, 2026, EAC meeting minutes
- Discuss and feedback only – draft UDPDA and UDDA March 4, 2026, board minutes
- Discuss and feedback only – draft May 6 UDPDA and UDDA board agendas- *Sinisterra*
- WSU and Whitworth replacement board members – *Sinisterra*
- Marketing & Communications Manager position update – *Sinisterra*

11:40 Finance and Grants Administration Updates

- Treasurer’s Report – *Sinisterra*
- Discuss/approve UDDA and UDPDA financials as of March 31, 2026 - *Wagner*
- Books Management and Municipal Records Administration RFP update – *Sinisterra*
- UDDA/UDPDA Admin Services Agreement duration – *Sinisterra*
- For UDPDA May Board Approval: Unbudgeted CESP grant contracts (McKinstry, Novarra, and UDDA); and Spokane Regional Housing Fund support – *Sinisterra*
- **MOTION:** Approve (unbudgeted) UDPDA 201 W Main admin fee to UDDA (\$8,940) – *Wagner*
- 2026 CEO Performance-Based Bonus – *Wagner*
 - Per the UDDA HR Employee Manual: “*The CEO is also eligible for a performance-based bonus, predicated on a percentage of revenue generated by the CEO for the organization. The EAC will determine this percentage no later than Q1 of the applicable year. In late Q4, the EAC will review year-end revenue generation, authorize the applicable bonus, and notify the CEO and the finance/payroll team.*”

12:20 Formation of 2026 Nominating Committee (NC) – Wagner

- Per bylaws, standing NC members are the Mayor and CP, and the EAC selects 3-4 other NC members, no board approval needed
- 2027 Officer Slate only, no new members
- NC to meet briefly in summer

12:30 U Vision 2044 and Next Generation Plan 2065 Updates – Sinisterra

- 201 W Main Property – closed April 16
- CERB Grant Scope Revisions – U Incubation Village
- Joyful Cities Framework Introduction
- June 3 Board Retreat Preview
- Scorecard updates, questions

1:00 Next EAC is May 19, and adjourn - Wagner

2026 UD Board Meetings (Catalyst Bldg, Room 309)

- May 6
- June 3 retreat, 9 AM – 1:30 PM at Swinerton office in Scott Morris Center for Energy Innovation Bldg
- September 2 annual meeting
- October 14
- December 2 holiday party and 2026 Impact Award presentation (location TBD)



UDDA/UDPDA EAC Meeting Minutes - DRAFT

Tuesday, February 17, 2026, 11:32 AM – 12:39 PM via Zoom only

Zoom meeting recording [link](#); CEO's PowerPoint presentation [link](#)

EAC Members Present: LaVerne Biel, Lois Bollenback, Colleen Fuchs, Megan Hulseley, Steve MacDonald, Juliet Sinisterra (CEO), Jonathan Teeters, Thomas Tellefson, Dennis Wagner, Erin Williams-Hueter

EAC Members Absent: None

Others: Jon Snyder, Adam McDaniel, and Alden Jones

Call to Order, Welcome, and Administration Updates

- Bollenback called the meeting to order at 11:32 AM, and asked for a **MOTION to approve the January 20 EAC meeting minutes** (MacDonald), seconded (Williams-Hueter), and passed unanimously.
- Bollenback then asked for a **MOTION to move forward the financials as of January 31, 2026, to the UDDA and UDPDA boards** (Fuchs), seconded (Hulseley), and passed unanimously.
- The group reviewed the draft February 4, 2026, meeting minutes and the March 4 draft UDPDA and UDDA meeting agendas. Fuchs correctly noted that the February 4 UDDA minutes were not in the advance board packet; staff then sent under separate cover.
- Sinisterra reported that 76 applications were received for the **Marketing & Communications Manager position**. The interview committee (Fuchs, Agee, Reguindin, Sinisterra) will conduct interviews in April. Target hire date is early May.
- Sinisterra spoke to **letters** going out to the WA Utilities and Transportation Commission re Avista four-year rate increase; and to the City of Spokane re the Ruby River dock proposal.
- Bollenback noted that a DocuSign will go out soon for board members to sign the Confidentiality and Conflict of Interest policies.

Finance and Grants Administration

- The State Auditor's Office has concluded a **UDPDA Accountability Audit for 2022-2024**. An Exit Conference is scheduled for February 19. Sinisterra will report on the results at the March board meeting.
- In light of **FDIC-insured limits and enhanced interest rates**, staff transferred the UDPDA Numerica money market balance to the SCIP account and the UDDA Numerica money market balance to a newly opened STCU money market account.
- Sinisterra reminded the group of the long-standing **UDPDA/UDDA Administrative Services Agreement** and a new proposal/need to invoice the UDPDA for grant and contract-related work beyond the existing agreement scope.
- Sinisterra noted that **annual contribution invoices** will be going out to board member institutions this month.
- Sinisterra provided an update on 2026 **grants** to be applied for/already applied for/received. A 1099 grant and contract manager position is scheduled to get underway this month.
- **TIF Revenue Reconciliation update** – Awaiting a response to the January 12 letter sent to the city requesting clarification on the legal basis for the (overpayment) repayment request and the repayment method.

U Vision 2044 and Next Generation 2065 Conceptual Plan

- **201 W Main Avenue** – PSA buyer Millennium Northwest LLC is working with legal counsel to move into legal agreements with a site-specific LLC.



- **400-Block Updates** – Sinisterra submitted a draft MOU and RFQ for the UD Gateway Commons P3 project to Avista for review and comments. Target RFQ release date is March 2.

Presentation

- **City Parking Lot Tax Legislation** – *Jon Synder and Adam McDaniel, City of Spokane* – Jon and Adam shared details on the November 2025 citywide ordinance that adopts a parking lot tax. They spoke to an incentivized tax structure that favors efficient land use, with the revenues reinvested in the local transportation system. See [this link](#) for slides.

UDDA HR Employee Manual

Sinisterra provided a summary of key facets of the HR Employee Manual. Legal counsel and board members Tellefson and Williams-Hueter reviewed the document. Included are key employment policies for grant funders, an employee annual goal-setting template, an annual performance evaluation template, updates to leave and holiday schedules, among other changes. The manual will be presented for adoption by the UDDA board at the March meeting.

UDDA and UDPDA Fiscal Policies and Procedures Manuals

Sinisterra provided a summary of key facets of the UDDA and UDPDA Fiscal Policies and Procedures Manuals. The manuals were reviewed by board members Murphy and Hulsey. Documented are roles and responsibilities, accounting basis, internal controls, procurement processes, grant-related guidelines, audit and fraud procedures, etc. The manuals will be presented for adoption by the respective boards at the March meeting.

Bollenback asked for public comment; hearing none, she noted the next EAC meeting is April 21, reminded the group of the March 4 UDPDA and UDDA board meetings, and adjourned the meeting at 12:39 PM.

Dennis Wagner, Vice Chair and Secretary

Date _____



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

Wednesday, March 4, 2026, 3:31-4:50 PM, Catalyst Building Room 309 and Via Zoom

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

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

Others Present: Taudd Hume (legal counsel), Alden Jones

Call to Order, Welcome, and Executive Session

Chair Bollenback called the meeting to order at 3:31 PM and immediately went into Executive Session citing RCW 42.30.110 (1) (i) to discuss “Potential litigation” meaning 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. Bollenback noted two conflicted board members (MacDonald and CP Wilkerson) who did not join the Executive Session. She also stated that the Executive Session would conclude at 3:50 PM and later announced that the time had been extended to 4:04 PM.

Resumption of Public Meeting

Bollenback adjourned the Executive Session and resumed the Public Meeting at 4:06 PM (*MacDonald and CP Wilkerson joined the meeting at this time*). Bollenback asked for a **MOTION to approve the Consent Agenda** consisting of the **February 4, 2026, draft UDPDA meeting minutes and the UDPDA financials** as of January 31, 2026 (MacDonald), seconded (Waldref), and passed unanimously.

Finance and Grants Administration

SAO Accountability Audit

Hulsey provided a recap of the UDPDA’s Accountability Audit Exit Conference with the SAO’s office for audit years 2022, 2023, and 2024. The exit “management letter” noted the need for improved controls (per BARS 3.8.11) over electronic payments in light of the 2025 fraud incident. Hulsey complimented Sinisterra and Jones for their work on the audit.

UDPDA Fiscal Policies and Procedures Manual

Hulsey and Chuck Murphy (past UDPDA treasurer) reviewed the staff-drafted manual for errors and omissions. The manual is a “living” document and includes language addressing issues noted in the SAO audit management letter, as well as policies and procedures to clarify internal controls, mitigate fraud, safeguard funds, manage grants, and establish procurement pathways. Bollenback asked for questions and hearing none, asked for a **MOTION to adopt the UDPDA Fiscal Policies and Procedures Manual** (Wilkerson), seconded (Wagner), and passed unanimously.

JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members

Bollenback started the joint session at 4:11 PM and provided the following **EAC Highlights**:

- Letters sent out regarding Avista’s four-year rate increase, the Ruby River dock proposal, and EWU’s Urban Regional Planning program
- DocuSign for board Confidentiality and COI policies going out soon
- Annual UDDA board member contribution invoices going out soon
- The UDPDA/UDDA Administrative Services Agreement will be updated to account for work beyond basic operational administration (i.e., for more in-depth grants and contract management)
- Presentation: City Parking Lot Tax Legislation



Next Generation Plan 2065 Updates

- **201 West Main** – Property closing date is April 2, 2026. UD legal counsel reviewed the PSA Assignment and Feasibility approval, and per the PSA, the CEO approved in writing.
- **400-Block Gateway Commons** – Sinisterra reported that Avista recently shared a change in direction, and as such, the anticipated RFQ for a P3 at the Gateway Commons is on hold. Avista is now considering fast-charging Tesla stations, and remains open to a climbing gym, recreation and events center, childcare, and a park and promenade. They are in discussions with Swinerton regarding the revised scope and will take 60 days to determine the best way to move forward. UD staff provided Avista with a revised program/proforma based on their new direction.
- **Scorecard** – Sinisterra highlighted Spokane Low Income Housing and Spokane Alliance efforts to launch a local revolving housing loan fund and the potential to work with the Ballmer Group on a statewide revolving loan fund.

Presentation

- **UD Ecological Development Incentives** – Measure Meant team presented an update on their contracted work, and Sinisterra explained how it dovetails with other Next Generation Plan 2065 projects. Mark Odegard provided a project overview, interview scope, case studies, common incentives in other communities, and key features of a “scorecard” and potential incentives. See [this link](#) for more information.

Bollenback asked for, but did not hear any public comments, and adjourned the meeting at 4:50 PM.

Dennis Wagner, Vice Chair and Secretary



**University District Public Development Authority (UDPDA)
Voucher Certification – January 2026 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/, 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
1/28	Xfer	University District Development Assoc per contract	28,775.41
	Xfer	Spokane County Investment Pool (SCIP) service fee	7.73
1/5	ACH	Avista – south sub area lights	604.00
1/6	ACH	Kiemle Hagood – 201 W Main	250.00
1/6	ACH	Haley Aldrich per contract	252.50
1/7	ACH	Go Joe – 201 W Main	646.42
1/13	ACH	Intuit – service fee	54.00
1/13	ACH	Rooted Landcare – 201 W Main	73.10
1/13	ACH	Cascadia per contract U Village CERB	3,100.00
1/15	ACH	City of Spokane utilities – 201 W Main	467.42
1/15	ACH	Tiny’s Service and Maintenance – 201 W Main	763.70
1/16	ACH	Avista – 201 W Main (note: includes one-time credit \$146.63)	730.74
1/20	ACH	Cascadia per contract U Village CERB	1,700.00
1/20	ACH	Biohabitats - per contract	21,615.00
1/21	ACH	Tiny’s Service and Maintenance – 201 W Main	654.00
1/22	ACH	Witherspoon Brajcich McPhee legal counsel	300.00
1/22	ACH	Spokane Sports per 400-Block contract	10,000.00
1/22	ACH	Trestle Development per 400-Block contract	10,000.00
1/28	ACH	Intuit for 2025 1099/1096 e-file via QBO	287.83
1/31	ACH	Numerica - monthly ACH processing fee	30.00


Juliet Sinisterra, CEO

2.11.26
Date



University District Development Association (UDDA) Meeting Minutes - DRAFT

Wednesday, March 4, 2026, 4:11-4:51 PM Joint UDDA/UDPDA Session; 4:51-5:14 PM Business Meeting, Catalyst Building Room 309 and Via Zoom

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

Board Members Present: Karlee Agee (Zoom), Ryan Arnold, LaVerne Biel (Zoom), Lois Bollenback (chair), Emilie Cameron (Zoom), Pat Castaneda (Zoom), Colleen Fuchs (Zoom), Megan Hulseley (Zoom), Alex Jackson, Stacia Rasmussen, Rob Souders, Juliet Sinisterra (CEO), John Sklut (Zoom), Angela Swenseid (Zoom), Adam Swinyard (Zoom), Jonathan Teeters, Thomas Tellefson, Dennis Wagner (Zoom), County Commissioner Amber Waldref (Zoom), and Council President Betsy Wilkerson

Board Members Absent: Catherine Brazil, Kevin Brockbank, Mayor Lisa Brown, Erin Williams Hueter, Brooke Kiener, Marvo Reguindin

Others Present: Taudd Hume (legal counsel), Alden Jones, Amanda Beck, Mark and Kara Odegard, Eric Petersen

JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members

Bollenback started the joint session at 4:11 PM and provided the following **EAC Highlights**:

- Letters sent out regarding Avista's four-year rate increase, the Ruby River dock proposal, and EWU's Urban Regional Planning program
- DocuSign for board Confidentiality and COI policies going out soon
- Annual UDDA board member contribution invoices going out soon
- The UDPDA/UDDA Administrative Services Agreement will be updated to account for work beyond basic operational administration (i.e., for more in-depth grants and contract management)
- Presentation: City Parking Lot Tax Legislation

Next Generation Plan 2065 Updates

- **201 West Main** – Property closing date is April 2, 2026. UD legal counsel reviewed the PSA Assignment and Feasibility approval, and per the PSA, the CEO approved in writing.
- **400-Block Gateway Commons** – Sinisterra reported that Avista recently shared a change in direction, and as such, the anticipated RFQ for a P3 at the Gateway Commons is on hold. Avista is now considering fast-charging Tesla stations, and remains open to a climbing gym, recreation and events center, childcare, and a park and promenade. They are in discussions with Swinerton regarding the revised scope and will take 60 days to determine the best way to move forward. UD staff provided Avista with a revised program/proforma based on their new direction.
- **Scorecard** – Sinisterra highlighted Spokane Low Income Housing and Spokane Alliance efforts to launch a local revolving housing loan fund and the potential to work with the Ballmer Group on a statewide revolving loan fund.

Presentation

- **UD Ecological Development Incentives** – Measure Meant team presented an update on their contracted work, and Sinisterra explained how it dovetails with other Next Generation Plan 2065 projects. Mark Odegard provided a project overview, interview scope, case studies, common incentives in other communities, and key features of a “scorecard” and potential incentives. See [this link](#) for more information.

END JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members

Call to Order, Welcome, and Administrative Actions

Chair Bollenback called the UDDA business meeting to order at 4:51 PM and asked for a **MOTION to approve the Consent Agenda**, including the **draft UDDA February 4, 2026, meeting minutes and the UDDA financials as of January 31, 2026** (Wilkerson), seconded (Rasmussen), and passed



unanimously. Sinisterra noted the higher January salary amount was due to Samson’s severance package.

Presentations

UDDA Fiscal Policies and Procedures Manual

Hulsey acknowledged the staff for developing this manual, which she and Chuck Murphy (past UDPDA treasurer) reviewed for errors and omissions. The manual is a “living” document and includes language addressing policies and procedures around internal controls, mitigating fraud, safeguarding funds, managing grants, and establishing procurement pathways. Bollenback asked for questions and hearing none, asked for a **MOTION to adopt the UDDA Fiscal Policies and Procedures Manual** (Wilkerson), seconded (Teeters), and passed unanimously.

UD HR Employee Manual

Tellefson acknowledged the staff for developing this manual, which UDDA labor attorney Kammi Smith and board members Williams-Heuter and Tellefson reviewed for errors and omissions. The manual is a “living” document and includes language addressing policies relevant to grant funders, annual employee goal-setting and performance reviews, and new staff leave features. Bollenback asked for questions and hearing none, asked for a **MOTION to adopt the UD HR Employee Manual** (Arnold), seconded (Jackson), and passed unanimously.

30-Second updates followed. Bollenback then reminded the group of the next meeting on May 6 and adjourned the UDDA business meeting at 4:50 PM.

Dennis Wagner, Vice Chair and Secretary



University District Public Development Authority (UDPDA)

Board of Directors' Meeting Agenda - DRAFT

May 6, 2026, 3:30 PM – 5:15 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, Administration

- **MOTION: Approve** draft March 4, 2026, UDPDA Meeting Minutes – *Bollenback*

3:35 Finance and Grants Administration

- Treasurer's Report – *Hulsey*
- **MOTION:** Approve the March 31, 2026, financials – *Bollenback*
- **Unbudgeted 2026 Expenses Over \$25K for Board Approval** – *Sinisterra*
 - **MOTION:** Approve CESP grant sole source contracts for McKinstry (\$244K), Novarra (\$30K), and the UDDA (\$69K) – *Bollenback*
 - **MOTION:** Approve Spokane Regional Housing Fund development support (\$25K) – *Bollenback*
 - **TBD MOTION:** Approve ESBA funds for UD garbage receptacles (**\$TBD**) – *Bollenback*

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

3:45 Welcome and March EAC Highlights – *Bollenback*

- Welcome to Dale Hammond, Director of External Relations and The Whitworth Foundation, Whitworth University, and thanks to Brooke Kiener
- 2026 Nominating Committee
- UDDA/UDPDA Admin Services Agreement
- Marketing and Communications position update
- Books Management RFP update
- CEO Performance-Based Bonus

3:55 Next Generation Plan 2065 Updates – *Sinisterra*

- 201 W Main
- Gateway Commons
- U-Village Study/CERB Grant
- District Thermal Energy Study
- Scorecard review and comments

4:10 Presentation: Health Equity Circle – **need new team**

4:20 Presentation: Regional Housing Fund – *Laural Fish, Spokane Alliance*

4:35 Presentation: BID Expansion – *LaVerne Biel, ESBA*

4:45 Presentation: Spokane Sports Complex – *Jordan Tampien, 4 Degrees Real Estate*

5:15 *Public Comment and Adjourn UDPDA Meeting* – *Bollenback*

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

- 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, May 6, 2026

3:45-5:15 PM Joint UDDA/UDPDA session; 5:20 – 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)

3:45 Welcome and March EAC Highlights – Bollenback

- Welcome to Dale Hammond, Director of External Relations and The Whitworth Foundation, Whitworth University, and thanks to Brooke Kiener
- 2026 Nominating Committee
- UDDA/UDPDA Admin Services Agreement
- Marketing and Communications position update
- Books Management RFP update
- CEO Performance-Based Bonus

3:55 Next Generation Plan 2065 Updates – Sinisterra

- 201 W Main
- Gateway Commons
- U-Village Study/CERB Grant
- District Thermal Energy Study
- Scorecard review and comments

4:10 Presentation: Health Equity Circle – *need new team*

4:20 Presentation: Regional Housing Fund – Loral Fish, Spokane Alliance

4:35 Presentation: BID Expansion – LaVerne Biel, ESBA

4:45 Presentation: Spokane Sports Complex – Jordan Tampien, 4 Degrees Real Estate

(End Joint Session, begin UDDA Business Meeting)

5:20 Call to Order, Welcome, Administrative Actions – Bollenback

- **Proposed MOTION:** Approve draft March 4, 2026, UDDA board meeting minutes
- **June 3 Retreat Preview**

5:25 Finance and Grants Administration

- Treasurer's Report – *Hulsey*
- **Proposed MOTION:** Approve financials as of March 31, 2026 – *Bollenback*

5:30 Adjourn – Bollenback

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

- June 3 board retreat, 9 AM – 1:30 PM, Swinerton Office
- Sept 2 annual meeting
- Oct 14



UDPDA – Financial/Treasurer’s Report

As of March 31, 2026

Accrual Basis for Internal Reporting (depicted below)

Cash Basis for SAO Reporting

	(Current Month)	(Previous Month)
CURRENT ASSETS		
Total Checking/MM/SCIP	808,393	857,988
Accounts Receivable	1,214	0
Fixed Assets		
201 W Main (CBRE updated appraisal value Dec 2025)	620,000	620,000
Other Assets (Restricted Use)		
Boxcar Proceeds	592,183	592,183
Sprague Ave underage (includes Riverside sidewalk work)	272,192	272,192
Total Assets	2,293,983	2,342,364
LIABILITIES		
Accounts Payable – (primarily Sprague Bond \$1,215,590)	1,222,089	1,267,757
Long Term Liability – estimated ADC RPAA 400-Block Responsibility	1,484,431	1,484,431
Total Liabilities	2,706,520	2,752,188

NOTES:

- March 2026 Proforma vs Actual net operating income was (\$50,193) due to anticipated sales tax revenue not expected until April.
- Regarding Liabilities, per an RPAA with ADC, the UDPDA would be responsible for ADC’s total costs plus interest (estimated total \$2,084,431), less an estimated sale price of \$600K.

Approved:

Juliet Sinisterra, CEO

Megan Hulsey, Board Treasurer

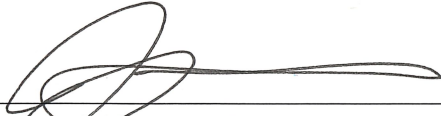


UNIVERSITY DISTRICT

University District Public Development Authority (UDPDA) Voucher Certification – March 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
3/24	Xfer	University District Development Assoc per contract	28,775.41
3/31	Xfer	Spokane County Investment Pool (SCIP) service fee	15.25
3/5	ACH	Avista – south sub area lights	619.13
3/4	ACH	Tiny’s Service and Maintenance – 201 W Main	654.00
3/13	ACH	Intuit – service fee	108.00
3/20	ACH	City of Spokane utilities – 201 W Main	351.09
3/23	ACH	Avista – 201 W Main (\$559.48 less one-time credit \$213.54)	345.94
3/10	1442	Rooted Commercial Landcare – 201 W Main	1,101.91
3/04	1448	Kiemle Hagood – 201 W Main monthly fee Feb	250.00
3/10	1449	Haley Aldrich per contract	2,935.20
3/11	1450	Gridmark Signs – replace damaged banner hardware	2,673.81
3/10	1451	Kiemle Hagood – 201 W Main monthly fee March	250.00
3/10	1452	MeasureMeant per contract	8,000.00
3/26	1453	GoJoe Patrol – 201 W Main	562.69
3/16	1454	Spokane River Forum per contract	2,963.14
3/17	1455	Rooted Commercial Landcare – 201 W Main	146.19
3/17	1456	Witherspoon Brajcich McPhee legal counsel	2,590.00
	ACH	Numerica - monthly ACH processing fee	30.00


Juliet Sinisterra, CEO


Date

UDPDA Balance Sheet

University District Public Development Authority

As of Mar 31, 2026

	TOTAL
<hr/>	
Assets	
Current Assets	
Bank Accounts	\$808,393.13
Accounts Receivable	\$1,214.32
Other Current Assets	\$0.00
Total for Current Assets	\$809,607.45
Fixed Assets	\$620,000.00
Other Assets	\$864,375.17
Total for Assets	\$2,293,982.62
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	1,222,089.43
Total for Accounts Payable	\$1,222,089.43
Credit Cards	\$0.00
Other Current Liabilities	
Total for Current Liabilities	\$1,222,089.43
Long-term Liabilities	\$1,484,431.00
Total for Liabilities	\$2,706,520.43
Equity	
32000 Retained Earnings	881,036.29
Net Income	-1,293,518.27
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
Total for Equity	-\$412,537.81
Total for Liabilities and Equity	\$2,293,982.62
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University District Public Development Authority

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

March 2026

	MAR 2026		TOTAL	
	ACTUAL	BUDGET	ACTUAL	BUDGET
Income				
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		6,966.50	\$0.00	\$6,966.50
Total 3340000 STATE GRANTS		6,966.50	\$0.00	\$6,966.50
3370000 LOCAL GRANTS ENTITLMNT OTHER		0.00	\$0.00	\$0.00
3370001 Local Grants Entitlements		0.00	\$0.00	\$0.00
3371000 Property Tax		0.00	\$0.00	\$0.00
3372000 Sales Tax		0.00	\$0.00	\$0.00
Total 3370000 LOCAL GRANTS ENTITLMNT OTHER		0.00	\$0.00	\$0.00
Total 3300000 INTERGOV REVENUES		6,966.50	\$0.00	\$6,966.50
3600000 MISC REVENUES		0.00	\$0.00	\$0.00
3610000 INTEREST, OTHER EARNINGS		0.00	\$0.00	\$0.00
3611000 Investment Earnings	1,943.38	333.33	\$1,943.38	\$333.33
Total 3610000 INTEREST, OTHER EARNINGS	1,943.38	333.33	\$1,943.38	\$333.33
3620000 RENTS AND LEASES	1,449.96	0.00	\$1,449.96	\$0.00
3690000 OTHER			\$0.00	\$0.00
3691000 Sale of Surplus		0.00	\$0.00	\$0.00
Total 3690000 OTHER		0.00	\$0.00	\$0.00
Total 3600000 MISC REVENUES	3,393.34	333.33	\$3,393.34	\$333.33
Total 3000000 REVENUES	3,393.34	7,299.83	\$3,393.34	\$7,299.83
Total Income	\$3,393.34	\$7,299.83	\$3,393.34	\$7,299.83
GROSS PROFIT	\$3,393.34	\$7,299.83	\$3,393.34	\$7,299.83
Expenses				
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	2,963.14	18,958.75	\$2,963.14	\$18,958.75
Total 5586000 Planning	2,963.14	18,958.75	\$2,963.14	\$18,958.75
5587000 Economic Development		0.00	\$0.00	\$0.00
5587040 Econ Dev Services	34,969.61	38,597.08	\$34,969.61	\$38,597.08
Total 5587000 Economic Development	34,969.61	38,597.08	\$34,969.61	\$38,597.08
Total 5580000 CMTY PLANNING ECON DEV	37,932.75	57,555.83	\$37,932.75	\$57,555.83
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	2,559.91	4,000.00	\$2,559.91	\$4,000.00
Total 5593000 Prop Dev Depr Amor Xfer Out	2,559.91	4,000.00	\$2,559.91	\$4,000.00
Total 5590000 PROPERTY DEVELOPMENT	2,559.91	4,000.00	\$2,559.91	\$4,000.00
5900000 DBT EXP, CAP OUTLAYS, OTHR DECR		0.00	\$0.00	\$0.00
5910000 REDEMPTION OF DEBT		1,215,591.00	\$0.00	\$1,215,591.00

University District Public Development Authority

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

March 2026

	MAR 2026		TOTAL	
	ACTUAL	BUDGET	ACTUAL	BUDGET
5920000 INTEREST OTHR DBT SVC COST		0.00	\$0.00	\$0.00
Total 5900000 DBT EXP, CAP OUTLAYS, OTHR DECR		1,215,591.00	\$0.00	\$1,215,591.00
Total 5000000 EXPENDITURES	40,492.66	1,277,146.83	\$40,492.66	\$1,277,146.83
Unapplied Cash Bill Payment Expense		0.00	\$0.00	\$0.00
Total Expenses	\$40,492.66	\$1,277,146.83	\$40,492.66	\$1,277,146.83
NET OPERATING INCOME	\$ -37,099.32	\$ -1,269,847.00	\$ -37,099.32	\$ -1,269,847.00
NET INCOME	\$ -37,099.32	\$ -1,269,847.00	\$ -37,099.32	\$ -1,269,847.00



UDDA – Financial/Treasurer’s Report

As of March 31, 2026

Accrual Basis

	(Current Month)	(Previous Month)
CURRENT ASSETS		
Total Numerica Checking/STCU Money Market	261,974.85	245,945.38
Accounts Receivable <i>(annual contribution invoicing)</i>	71,600.00	5,000.00
Other Assets - QBO Tax Holding	2,660.42	2,591.38
Total Assets	336,235.27	253,536.76
LIABILITIES		
Accounts Payable	15,805.50	0
Credit Card Payable	2,219.83	1,793.83
Payroll Liabilities <i>(no longer includes VL accrual)</i>	4,962.76	11,201.66
Total Liabilities	22,988.09	12,995.49

NOTES:

- March Proforma vs Actual net operating revenue was \$72,705.91 due to annual contribution invoicing on the revenue side and removal of vacation leave accrual on the expense side. VL accrual was paid out in March per the new UPTO policy in the board-approved UD HR Employee Manual.
- Note that \$168,308.97 was transferred at the beginning of March from the Numerica checking account to the new STCU MM account.

Approved:

Juliet Sinisterra, CEO

Megan Hulsey, Treasurer

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION

Statement of Financial Position

As of March 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10126 UDDA NUM Checking	93,535.36
10127 UDDA NUM MM	-9.89
10129 UDDA STCU MM	168,449.38
Total Bank Accounts	\$261,974.85
Accounts Receivable	\$71,600.00
Other Current Assets	
12000 Undeposited Funds	0.00
12001 *Undeposited Funds	0.00
13100 Prepaid Insurance	0.00
QuickBooks Tax Holding Account	2,660.42
Total Other Current Assets	\$2,660.42
Total Current Assets	\$336,235.27
TOTAL ASSETS	\$336,235.27
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	\$15,805.50
Credit Cards	\$2,219.83
Other Current Liabilities	
21000 Other Current Liability	0.00
21100 Direct Deposit Liabilities	0.00
24000 Payroll Liabilities	977.77
24110 Federal Income Tax Withheld	2,689.48
24125 FICA & Med Payable	0.00
24160 State Unemployment Payable	-513.67
24161 State Fam Med Lv EE pd by Co	0.00
24162 FSA Contrib EE	164.97
24163 FSA Contrib ER	189.97
24170 Federal Unemployment	126.00
24220 Industrial Insurance	861.60
24225 Simple IRA EE	0.00
24226 Simple IRA ER	893.60
24227 Accrued Vacation Leave	0.00
ID Income Tax	-368.00
WA Cares Fund	-58.96
Total 24000 Payroll Liabilities	4,962.76
Direct Deposit Payable	0.00
FSA Contrib ER	0.00

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION

Statement of Financial Position

As of March 31, 2026

	TOTAL
Total Other Current Liabilities	\$4,962.76
Total Current Liabilities	\$22,988.09
Total Liabilities	\$22,988.09
Equity	
30000 Opening Balance Equity	2,143.63
30001 Reserve	78,842.62
32000 Unrestricted Net Assets	183,417.36
Net Revenue	48,843.57
Total Equity	\$313,247.18
TOTAL LIABILITIES AND EQUITY	\$336,235.27

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - March, 2026

	JAN 2026		FEB 2026		MAR 2026		TOTAL	
	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
Revenue								
43210 Interest Income	212.73	83.37	178.64	83.33	140.52	83.33	\$531.89	\$250.03
43400 Direct Public Support		0.00		0.00		0.00	\$0.00	\$0.00
43410 Institutional/Corp contrib		0.00		0.00	88,600.00	72,000.00	\$88,600.00	\$72,000.00
Total 43400 Direct Public Support		0.00		0.00	88,600.00	72,000.00	\$88,600.00	\$72,000.00
46500 Grant Income		0.00		0.00		0.00	\$0.00	\$0.00
46510 Grant - Restricted		0.00		0.00		0.00	\$0.00	\$0.00
Total 46500 Grant Income		0.00		0.00		0.00	\$0.00	\$0.00
46700 Other Income		0.00		0.00		0.00	\$0.00	\$0.00
47005 UDRA Management Proceeds	28,775.41	28,775.41	28,775.41	28,775.41	28,775.41	28,775.41	\$86,326.23	\$86,326.23
Total 46700 Other Income	28,775.41	28,775.41	28,775.41	28,775.41	28,775.41	28,775.41	\$86,326.23	\$86,326.23
47200 Program Income		0.00		0.00		0.00	\$0.00	\$0.00
47240 Programs, Event Sponsorships		0.00		0.00		0.00	\$0.00	\$0.00
Total 47200 Program Income		0.00		0.00		0.00	\$0.00	\$0.00
Total Revenue	\$28,988.14	\$28,858.78	\$28,954.05	\$28,858.74	\$117,515.93	\$100,858.74	\$175,458.12	\$158,576.26
GROSS PROFIT	\$28,988.14	\$28,858.78	\$28,954.05	\$28,858.74	\$117,515.93	\$100,858.74	\$175,458.12	\$158,576.26
Expenditures								
60100 Payroll Expenses		0.00		0.00		0.00	\$0.00	\$0.00
60101 Salaries, Wages	40,459.36	19,300.00	19,203.38	19,300.00	25,583.09	19,300.00	\$85,245.83	\$57,900.00
60105 Vacation Leave Accrual	1,107.90	750.00	1,107.90	850.00	-6,379.71	5,500.00	\$ -4,163.91	\$7,100.00
60110 Payroll Taxes	3,565.71	1,890.00	1,658.32	1,890.00	2,068.65	2,200.00	\$7,292.68	\$5,980.00
Total 60100 Payroll Expenses	45,132.97	21,940.00	21,969.60	22,040.00	21,272.03	27,000.00	\$88,374.60	\$70,980.00
60200 Personal Services Contracts		0.00		0.00		0.00	\$0.00	\$0.00
60202 Financial, Prof Services	1,172.80	100.00	913.03	100.00	920.66	100.00	\$3,006.49	\$300.00
60203 Management & Organization Svcs	589.14	2,025.00	429.34	2,025.00	18,386.73	2,025.00	\$19,405.21	\$6,075.00
60205 Legal Fees	2,685.00	250.00		250.00	315.00	250.00	\$3,000.00	\$750.00
60231 Marketing/Advertising	2,174.32	1,458.37	218.20	1,458.33	218.20	1,458.33	\$2,610.72	\$4,375.03
60232 Graphic Design, Web	850.85	3,533.37		3,533.33		3,533.33	\$850.85	\$10,600.03
Total 60200 Personal Services Contracts	7,472.11	7,366.74	1,560.57	7,366.66	19,840.59	7,366.66	\$28,873.27	\$22,100.06
60300 Other Contractual Services		0.00		0.00		0.00	\$0.00	\$0.00
60303 Cell Phone Charges	150.00	150.00	150.00	150.00	150.00	150.00	\$450.00	\$450.00
60314 Internet IT Svcs Domain Reg	133.98	425.00	46.48	425.00	135.78	425.00	\$316.24	\$1,275.00
60324 Insurance D&O, etc.		0.00		0.00		0.00	\$0.00	\$0.00
60325 Insurance Other	50.00	0.00		0.00		0.00	\$50.00	\$0.00
60329 Licenses and Permits	60.00	0.00	10.00	0.00	72.59	70.00	\$142.59	\$70.00
60330 Memberships, Dues		207.99		207.91	151.67	207.91	\$151.67	\$623.81
60333 Ed Events, Scholarships		0.00		0.00		0.00	\$0.00	\$0.00
60334 Reg, Conferences, Sponsorships	440.73	93.75	62.55	193.75		93.75	\$503.28	\$381.25
60336 Subscriptions, Periodicals	167.77	58.37	17.77	58.33	18.48	58.33	\$204.02	\$175.03
60353 Postage, Mailing Services		0.00		0.00		97.00	\$0.00	\$97.00
60358 Printing & Reproduction	41.39	0.00	47.28	0.00	43.40	0.00	\$132.07	\$0.00
60377 Catering, Meals	26.57	0.00	24.52	0.00	16.21	99.79	\$67.30	\$99.79
60380 Leased Buildings, Space	805.50	805.50	805.50	805.50	805.50	805.00	\$2,416.50	\$2,416.00
60381 Rentals, Copier Lease		0.00		0.00		0.00	\$0.00	\$0.00
60389 Rentals, Other Events, Park		0.00		90.00		90.00	\$0.00	\$180.00
Total 60300 Other Contractual Services	1,875.94	1,740.61	1,164.10	1,930.49	1,393.63	2,096.78	\$4,433.67	\$5,767.88
60400 Travel		0.00		0.00		0.00	\$0.00	\$0.00
60410 In-state Per Diem		0.00		0.00		0.00	\$0.00	\$0.00
60411 In-state Air Fare		0.00		0.00		0.00	\$0.00	\$0.00
60412 Private Auto Mileage		0.00		0.00	25.16	50.00	\$25.16	\$50.00
60416 Other Travel - bus, etc.	13.08	10.00	9.08	100.00	11.00	10.00	\$33.16	\$120.00
60420 Out of state Per Diem		0.00		0.00		0.00	\$0.00	\$0.00
60421 Out of state Air Fare		0.00		0.00		0.00	\$0.00	\$0.00
Total 60400 Travel	13.08	10.00	9.08	100.00	36.16	60.00	\$58.32	\$170.00
60500 Supplies & Materials		0.00		0.00		0.00	\$0.00	\$0.00
60501 Food		0.00		0.00	14.73	0.00	\$14.73	\$0.00
60525 Recognition and Awards		0.00		0.00	257.23	0.00	\$257.23	\$0.00
60540 Non-cap Equip Furn <\$5K		0.00		0.00		0.00	\$0.00	\$0.00
60545 Prewritten SW (MSFT)	71.28	100.00		100.00	71.28	100.00	\$142.56	\$300.00
60564 Office Supplies		0.00	102.86	0.00	11.00	0.00	\$113.86	\$0.00
Total 60500 Supplies & Materials	71.28	100.00	102.86	100.00	354.24	100.00	\$528.38	\$300.00
60700 Retirement & Benefits		0.00		0.00		0.00	\$0.00	\$0.00
60702 PFML	556.51	556.00		0.00		0.00	\$556.51	\$556.00
60705 Retirement Employer Contrib	446.80	445.00	446.80	445.00	446.80	445.00	\$1,340.40	\$1,335.00

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - March, 2026

	JAN 2026		FEB 2026		MAR 2026		TOTAL	
	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
60707 Life Insurance Employer Paid		0.00	524.79	550.00		0.00	\$524.79	\$550.00
60709 Disability Insurance	388.57	370.00	154.73	275.00	271.65	275.00	\$814.95	\$920.00
60710 Health Insurance Plans	571.20	571.00	1,442.20	1,500.00	811.60	1,500.00	\$2,825.00	\$3,571.00
60711 FSA Employer Contrib	-2,481.98	767.00	383.32	767.00	383.32	767.00	\$ -1,715.34	\$2,301.00
60712 FSA Employee Contrib		0.00		0.00		0.00	\$0.00	\$0.00
Total 60700 Retirement & Benefits	-518.90	2,709.00	2,951.84	3,537.00	1,913.37	2,987.00	\$4,346.31	\$9,233.00
Total Expenditures	\$54,046.48	\$33,866.35	\$27,758.05	\$35,074.15	\$44,810.02	\$39,610.44	\$126,614.55	\$108,550.94
NET OPERATING REVENUE	\$ -25,058.34	\$ -5,007.57	\$1,196.00	\$ -6,215.41	\$72,705.91	\$61,248.30	\$48,843.57	\$50,025.32
NET REVENUE	\$ -25,058.34	\$ -5,007.57	\$1,196.00	\$ -6,215.41	\$72,705.91	\$61,248.30	\$48,843.57	\$50,025.32

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		On Hold while Avista Development pursues modified program indepdently via a P3 RFQ.	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		Scope changes approved by CERB Board. Kicking off final phase April 16.	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.	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		Intellitect mock-up created for software program, TEND. Will be presented to EAC in August. Looking to market test via April Needham in Fall 2026.	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		Meeting scheduled for April 30. Gladys Ly Au Young from SidexSide to present on White Center Food Bank/Grocery Store plus.	4/30/2026
7	1.4	Conduct parking layout study for South Sub-Area in legislated blocks	\$15,000	Q2 2026	Q3 2026		Reached out to Ardurra for a proposal. Should hear back by mid-April.	
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		Spokane Low Income Housing Consortium and Spokane Alliance wanting to bring on a staff person for 2 years to develop revolving Housing Loan Fund. Asking for financial support. Spokane Alliance to present to Board on May 6.	
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 \$343K Dept of Commerce Energy Siting and Permitting grant. Working through contract approval process with Commerce. Work to start April 6. Asking Haley Aldrich to research Impact Funds nationwide and proposal process.	Varies
3	3.4	Banner implementation along Hamilton	\$15,000	Q2 2026	Q4 2026		On Hold while we assess costs from damaged banners from wind this past year.	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 requesting feedback on landscaping plan. Biohabitats drafting a review/one page memo.	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 branding	\$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		Submitted application to TED Talk Spokane.	
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



NEWS RELEASE

For Immediate Release

Contact: Juliet Sinisterra, CEO, University District; Tel: (509) 255-8093, info@spokaneudistrict.org

Planning for the Spokane University District's Equitable Energy Future Moves Forward with Washington State Department of Commerce and Avista Utilities Support

SPOKANE, WA — April 8, 2026 — The Spokane University District (UD) is launching a major initiative to advance affordable, reliable, and clean energy solutions for the district and surrounding neighborhoods through a new feasibility study titled **Planning for the Spokane University District's Equitable Energy Future. With critical support from the Washington State Department of Commerce and Avista Utilities**, the project will explore the viability of a district-scale clean energy system that can reduce reliance on fossil fuels, lower long-term energy costs, and improve community health outcomes.

The Department of Commerce is providing 80 percent of the total feasibility study funding, totaling \$343,000, enabling the University District and its partners to move forward with the technical analysis and community engagement needed to develop an actionable roadmap for clean energy development. This investment is essential to ensuring the study is comprehensive, rigorous, and centered on the needs of residents and businesses in one of Washington's most economically disadvantaged and environmentally overburdened communities.

"Planning for the Spokane University District's Equitable Energy Future is a critical step toward delivering affordable, clean, and community-centered energy in one of Washington's most economically and environmentally overburdened areas," says Spokane UD CEO Juliet Sinisterra. "Support from both the Washington State Department of Commerce and Avista Utilities is essential to advancing this work, enabling rigorous technical analysis, meaningful community engagement, and a clear path through permitting and implementation."

The Spokane University District is home to major educational and innovation-focused institutions, including Gonzaga University, the UW-GU Health Partnership, Washington State University Health Sciences Spokane, Eastern Washington University, the Catalyst Building, and the Scott Morris Center for Energy Innovation. However, the district also includes neighborhoods historically impacted by disinvestment, redlining, and the long-term environmental burdens of major transportation infrastructure. Many residents experience higher health risks due to poor air quality and urban heat island effects, and rising energy costs have increased financial strain on low-income households and small businesses—especially during extreme heat and wildfire smoke events that are becoming more frequent due to climate change.

This feasibility study will evaluate the potential for a district-scale thermal energy network and other clean energy solutions that can provide stable, affordable heating and cooling while reducing greenhouse gas emissions. Technical work will include reviewing existing conditions, including geology, groundwater, and infrastructure constraints; mapping thermal opportunities through GIS analysis; and evaluating energy sources, such as institutional waste heat.

In addition to technical modeling, the project will assess regulatory, environmental, and permitting pathways, including SEPA considerations, right-of-way constraints, and groundwater permitting requirements. Financial feasibility will also be evaluated, including analyses of capital and operating costs, potential rate structures, and ownership models such as public–public cooperative ownership. The goal is to provide decision-makers with clear, board-ready documentation and a realistic implementation roadmap that identifies near-term opportunities and long-term development pathways.

A central component of the project is community engagement and outreach, which will ensure public understanding, transparency, and meaningful participation throughout the study. Public engagement activities will include ongoing stakeholder meetings, targeted outreach to community organizations, surveys, and at least one public open house where community members can review technical findings and provide input on future clean energy development options. All engagement outcomes will be documented and shared publicly through project and partner websites and social media.

By reducing barriers to clean energy permitting and siting, this project will position the Spokane University District to advance a multi-benefit clean energy system that improves local air quality, increases climate resilience, and supports long-term economic opportunity. The feasibility study will also help lay the groundwork for workforce development and training opportunities in clean energy, with potential for apprenticeships and pathways into green jobs that directly benefit disadvantaged communities.

“This study will position the University District and surrounding neighborhoods with new ways to reduce energy costs, improve air quality, build climate resilience, and attract investment and economic development for the community,” notes Steve MacDonald, Director of Community and Economic Development at the City of Spokane.

The Spokane University District and its partners are committed to ensuring that future energy planning is community-driven, equitable, and aligned with state climate goals. The project reflects a shared vision of a cleaner, healthier, and more resilient district that supports innovation and delivers tangible benefits to the people who live and work in the University District every day.

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*The **Planning for the Spokane University District’s Equitable Energy Future** is supported with funding from Washington’s Climate Commitment Act. The CCA supports Washington’s climate action efforts by putting cap-and-invest dollars to work to reduce climate pollution, create jobs, and improve public health. Information about the CCA is available at www.climate.wa.gov.*

The University District is where business and education grow together to create a collaborative, healthy, prosperous region. The University District leverages its unique connectivity to foster shared community wellness and vibrancy by developing infrastructure and programming that make it a globally recognized hub for education, innovation, research, and health care. www.spokaneudistrict.org