



University District Development Association (UDDA)

Board of Directors' Meeting Agenda

Wednesday, May 7, 2025

3:55 - 5:15 UDPDA/UDDA Joint Discussion; 5:15 - 5:30 PM UDDA Business Meeting

In-Person, Catalyst Building, Rm 309, and via Zoom

<https://us02web.zoom.us/j/86750387107?pwd=WnRDckJrS2FGZUllbzNlWWliYTJ1dz09>

Meeting ID: 867 5038 7107 Passcode: 941652 Dial +1 253 215 8782 US

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

3:55 EAC Highlights – Repetti or Sheehan

- Impact Award nominations now open
- Nominating Committee members selected, update on board applicants
- Preview June 4 Retreat Agenda
- Life Sciences and Community Health Resiliency Planning: Federal Funding

4:05 Regional and City Updates

- City Comprehensive Plan (*Tirrell Black, Planner, City of Spokane*)
- GSI Legislative Update (*Stacia Rasmussen, Life Sciences Spokane Business Development Manager, GSI*)

4:25 Presentation: UD Childcare Study Final Results (*Soren Newman, Arrowleaf Group*)

4:45 Presentation: District Financing Research (*Cascadia Partners*)

5:15 Adjourn UDPDA Meeting

5:15 UDDA Meeting Starts: Welcome, Call to Order, Admin Actions – Sheehan

- **Proposed MOTION** – Consent Agenda
 - Draft April 9, 2025, UDDA board meeting minutes
 - UDDA financials as of March 31, 2025

5:20 Finance and Grants Administration

- Financials: comments, questions - *Samson*
- Grants Update – *Sinisterra*

5:30 Adjourn – Sheehan

2025 UD Board Meetings (Catalyst Bldg, Room 309)

- June 4 retreat (9:15 AM – 1 PM Ruby River Hotel)
- Sept 3 annual meeting
- Oct 1
- Dec 10 holiday party and 2025 Impact Award presentation (4:30-6 PM, location TBD)



TO: Juliet Sinisterra, Spokane University District
FROM: Christine Varela and Mallory Peak, PhD, DH
DATE: April 16, 2025
RE: Revised — Community Insight Interviews

Community Impacts of Federal Cuts

As federal public health funding disappears nationally and longtime agencies reorganize, these abrupt changes have a wide range of foreseen and unforeseen consequences on local communities. A particular concern is the impact on Medicaid, life sciences (especially from the higher education perspective), health provision and overall community health capabilities across our region.

To understand the ripple effect of these changes locally, DH can work with the University District in Spokane to gather qualitative data about the impact these changes have in real time across our community. Through a series of insight interviews, our team can engage stakeholders from across the community who are experiencing the consequences of these policies and observing the effect they have on community wellbeing.

INTERVIEW PREPARATION

Create an Outreach List: DH will work with the University District to develop an outreach list of potential interviewees who can speak to the wide-ranging impacts of federal cuts to Medicaid, Life Sciences and other programs that impact community health. Interviewees will include representatives of a variety of impacted organizations including hospital systems, private businesses, social service organizations and community-based organizations. At this time, our priority interviewee list includes but is not limited to:

- Darryl Dewald, WSU
- Catherine Brazil, UW
- John Sklut, GU
- Dr. Shari McMahon, EWU
- Kevin Brockbank, Colleges of Spokane
- Michaele Armstrong, Evergreen Bioscience
- Brooke Kiener, Whitworth
- Spokane Regional Health District
- Alex Jackson, MultiCare
- Susan Stacey, Providence
- Latisha Hill, Avista
- Rob McCann, Catholic Charities
- Adam Swineyard, SPS
- Aaron Wilson, CHAS
- Amber Waldref, Spokane County
- Mayor Lisa Brown, City of Spokane
- Jubilant Hollister Stier leadership



Additional organizations we'll plan to engage:

- The Zone
- SNAP
- Manzanita House
- The Native Project
- American Indian Community Center
- Martin Luther King Center
- Katrina Rogers
- And one to two life science startups

Develop a Discussion Guide: Our team will develop a discussion guide to help prioritize topics with interviewees and include flexible questions relevant to specific sectors. DH will review the discussion guide with the University District for any revisions and final approval ahead of conducting interviews.

Note: We will work with your team to finalize this list of questions in advance.

Key topics we'll be sure to ask interviewees include:

- Potential workforce issues (near and longer-term) or loss in enrollment
- Fiscal impacts to the universities & medical providers (research programs, specific programs at risk, increases in emergency room care, decrease in preventive care, etc.)
- Fiscal impacts to the broader community, including measurable projected outcomes in terms of dollars and economic impact (as interviewees are willing or able to share at this time)

Interviewee Outreach: Researchers at DH will reach out to interviewee prospects to schedule time for a discussion. In some cases where we do not already have a personal connection to an interviewee, we may ask University District team members to initiate a warm introduction to our research team.

INTERVIEW FACILITATION

Insight Interviews: DH will facilitate a minimum of 20 insight interviews with community representatives who are positioned to speak to the impacts of federal funding cuts and other relevant changes. Our team can facilitate insight interviews virtually or in Spokane depending on the subject's preference. Interviews will last approximately 30-60 minutes.

Data Storage: DH can work to anonymize and securely store insight interview data including any notes, transcripts and identifying information for interviewees. We will provide detailed notes from interviews as transcripts to the client team.

Final Report: After the conclusion of the interviews, DH will analyze the data and assemble a report on key themes. These can include community-wide impacts as well as sector specific impacts of federal changes.



University District Development Association (UDDA) Board of Directors' Retreat Agenda - DRAFT

Wednesday, June 4, 2025, 9:15 AM – 1:00 PM

In-Person at Ruby River Hotel and via Zoom

<https://us02web.zoom.us/j/86750387107?pwd=WnRDckJrS2FGZUllbzNlWWliYTJ1dz09>

Meeting ID: 867 5038 7107 Passcode: 941652 Dial +1 253 215 8782 US

9:15 Welcome, Retreat Purpose, and Icebreaker Exercise – Sheehan

9:45 Presentation: Division Gateway Extension Design (*Suzanne Storhok and Joshua Wells, University of Idaho students*)

10:30 Break

10:30 Presentation and Breakouts: Homelessness and Community Health Ecosystem
(*Zeke Smith, President, Empire Health Foundation*)

11:15 Presentation: City of Spokane Housing and Homelessness Next Steps (*Dawn Kinder, Director of Housing and Human Services*)

11:30 Presentation: Addressing Barriers in Homelessness Harm Reduction: A Design Thinking Approach to Community-Driven Solutions (*Katelyn Costanza, WSU Medical student*)

11:45 Facilitated Discussion: How Could the UD best support Housing and Opioid Crises
(*Zeke Smith, President, Empire Health Foundation*)

12:00 Buffet Lunch

1:00 Retreat concludes

2025 UDDA Board Meetings (Catalyst Bldg, Room 309)

- Sept 2 annual meeting
- Oct 1
- Dec 10 holiday party and 2025 Impact Award presentation (location TBD, 4:30 – 6 PM)



University District Development Association (UDDA) Meeting Minutes - DRAFT

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.

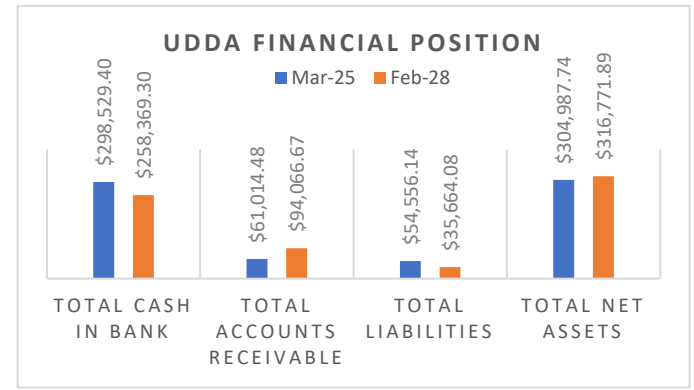
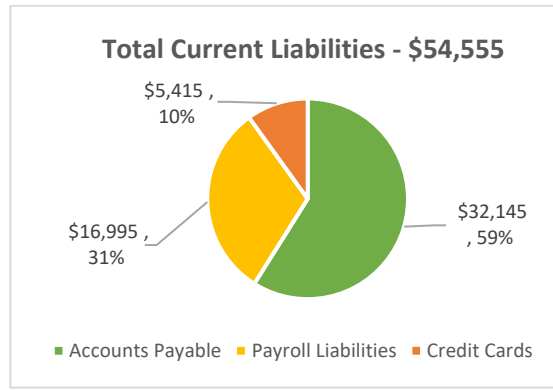
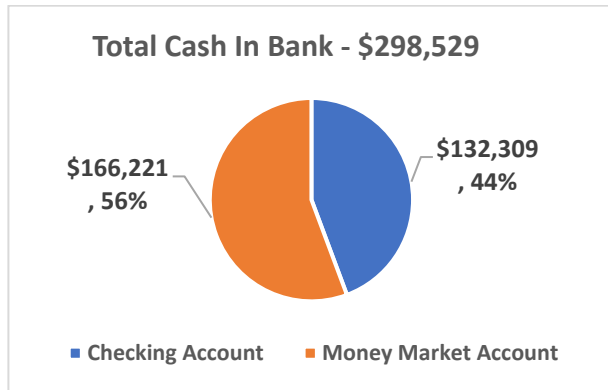
Sheehan reminded the group of the May 7 meeting and the June 4 retreat. The latter will feature presentations on public safety/homeless ecosystem and strategies to finance the Next Generation Conceptual Plan 2065.

Sheehan adjourned the meeting at 5:26 PM.

Juliet Sinisterra for Greg Repetti, Secretary
Date:

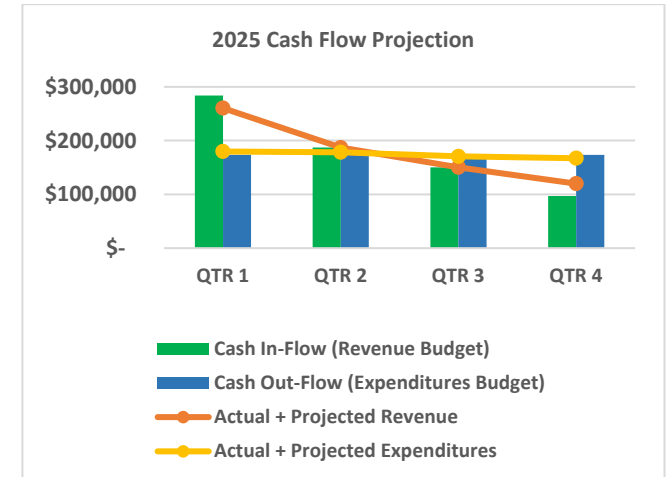
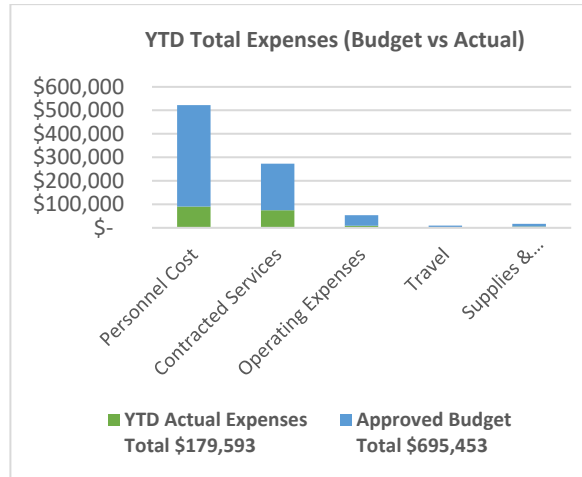
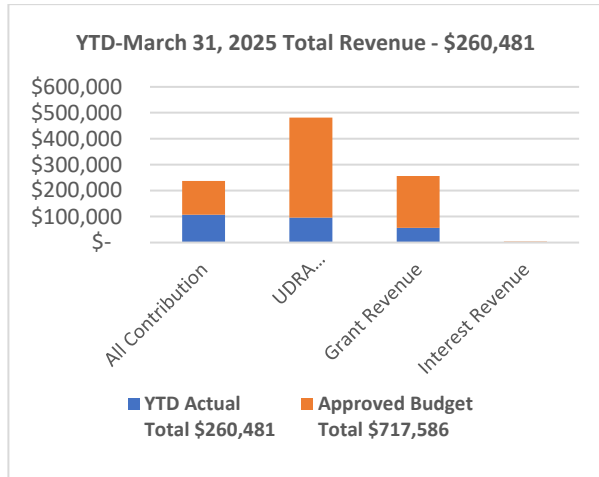
UDDA & UDPDA Financial Report as of March 31, 2025

UDDA's Financial Position



As of March 31, 2025 - Total Cash of \$298,529 increased by \$40,160 or 15.5% from February 2025 (\$258,369) due to receipt of grant revenue and interest from the money market account. Total Accounts Receivable of \$61,014 decreased by \$33,052 or 36.1% from February 2025 (\$94,067) due to the collection of grant receivable from Department of Commerce. Total Liabilities of \$54,555 increased by \$18,892 or 53% from prior month (\$35,664) due to unpaid contractor invoices, credit card transactions, and payroll liabilities. UDDA have enough cash to cover all the organization's total liabilities for March 2025.

UDDA's Financial Activities



As of March 31, 2025 – Total Revenue is \$260,481 or 36% of our total revenue budget (\$717,586) that includes Total Contributions (\$107,300); Grant Revenue (\$56,375); UDRA Management Proceeds (\$96,197). Based on the information we have to date; we expect budgeted levels of annual revenue to be achieved by the end of the year and we are watching very closely the expected grant and corporate contributions. Total Expenses are \$179,593 or 26% of our total expense budget (\$695,453) that including Personnel Cost and benefits (\$90,423); Contract Services (\$74,997); Operating Expenses (\$8,626); Travel (\$670); Supplies and Materials (\$4,977); Total Net Assets of \$80,888 or approx. 3x over our total projected net assets for 2025 (\$22,133).

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION
Statement of Financial Position
As of March 31, 2025

	Total			
	As of Mar 31, 2025 (Current Month)	As of Feb 28, 2025 (Previous Month)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
10126 UDDA NUM Checking	132,308.54	92,358.53	39,950.01	43.26%
10127 UDDA NUM MM	166,220.86	166,010.77	210.09	0.13%
Total Bank Accounts	\$ 298,529.40	\$ 258,369.30	\$ 40,160.10	15.54%
Accounts Receivable				
12100 Accounts Receivable	61,014.48	94,066.67	-33,052.19	-35.14%
12101 Other Receivable	0.00	0.00	0.00	
Total Accounts Receivable	\$ 61,014.48	\$ 94,066.67	-\$ 33,052.19	-35.14%
Total Other Current Assets	\$ 0.00	\$ 0.00	\$ 0.00	
Total Current Assets	\$ 359,543.88	\$ 352,435.97	\$ 7,107.91	2.02%
TOTAL ASSETS	\$ 359,543.88	\$ 352,435.97	\$ 7,107.91	2.02%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20200 Accounts Payable	32,145.00	26,817.50	5,327.50	19.87%
Total Accounts Payable	\$ 32,145.00	\$ 26,817.50	\$ 5,327.50	19.87%
Credit Cards				
20501 USB Mastercard	0.00	0.00	0.00	
20502 Numerica Visa	5,415.27	1,055.74	4,359.53	412.94%
Total Credit Cards	\$ 5,415.27	\$ 1,055.74	\$ 4,359.53	412.94%
Other Current Liabilities				
Total 21000 Other Current Liability	\$ 0.00	\$ 0.00	\$ 0.00	
21100 Direct Deposit Liabilities	0.00	0.00	0.00	
Total 24000 Payroll Liabilities	\$ 16,995.87	\$ 7,790.84	\$ 9,205.03	118.15%
Direct Deposit Payable	0.00		0.00	
Total Other Current Liabilities	\$ 16,995.87	\$ 7,790.84	\$ 9,205.03	118.15%
Total Current Liabilities	\$ 54,556.14	\$ 35,664.08	\$ 18,892.06	52.97%
Total Liabilities	\$ 54,556.14	\$ 35,664.08	\$ 18,892.06	52.97%
Equity				
30000 Opening Balance Equity	2,143.63	2,143.63	0.00	0.00%
30001 Reserve	78,842.62	78,842.62	0.00	0.00%
31300 Restricted Net Assets	0.00	0.00	0.00	
32000 Unrestricted Net Assets	143,113.11	143,113.11	0.00	0.00%
49000 Prior Yr Carryover	0.00	0.00	0.00	
Net Revenue	80,888.38	92,672.53	-11,784.15	-12.72%
Total Equity	\$ 304,987.74	\$ 316,771.89	-\$ 11,784.15	-3.72%
TOTAL LIABILITIES AND EQUITY	\$ 359,543.88	\$ 352,435.97	\$ 7,107.91	2.02%

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION
Budget vs. Actuals: FY_2025 - FY25 P&L
 January - March 31, 2025

	Total			
	Actual	Budget	Budget Balance	% of Budget
Revenue				
43210 Interest Income	609.21	2,800.00	2,190.79	21.76%
43400 Direct Public Support			0.00	
43410 Institutional/Corp contrib	107,300.00	130,000.00	22,700.00	82.54%
Total 43400 Direct Public Support	\$ 107,300.00	\$ 130,000.00	\$ 22,700.00	82.54%
46500 Grant Income				
46510 Grant - Restricted	56,375.73	200,000.00	143,624.27	28.19%
Total 46500 Grant Income	\$ 56,375.73	\$ 200,000.00	\$ 143,624.27	28.19%
46700 Other Income				
47005 UDRA Management Proceeds	96,196.50	384,786.00	288,589.50	25.00%
Total 46700 Other Income	\$ 96,196.50	\$ 384,786.00	\$ 288,589.50	25.00%
Total Revenue	\$ 260,481.44	\$ 717,586.00	\$ 457,104.56	36.30%
Expenditures				
Total 60100 Payroll Expenses	\$ 79,142.47	\$ 377,696.00	\$ 298,553.53	20.95%
Total 60200 Personal Services Contracts	\$ 74,896.79	\$ 198,100.00	\$ 123,203.21	37.81%
60300 Other Contractual Services				
60303 Cell Phone Charges	450.00	1,800.00	1,350.00	25.00%
60314 Internet IT Svcs Domain Reg	1,405.11	3,300.00	1,894.89	42.58%
60324 Insurance D&O, etc.	0.00	9,000.00	9,000.00	0.00%
60329 Licenses and Permits	130.50	150.00	19.50	87.00%
60330 Memberships, Dues	135.00	500.00	365.00	27.00%
60334 Reg, Conferences, Sponsorships	900.00	2,000.00	1,100.00	45.00%
60336 Subscriptions, Periodicals	306.61	480.00	173.39	63.88%
60353 Postage, Mailing Services	97.13	400.00	302.87	24.28%
60358 Printing & Reproduction	0.00	2,500.00	2,500.00	0.00%
60377 Catering, Meals	99.79	6,500.00	6,400.21	1.54%
60380 Leased Buildings, Space	4,551.02	15,971.00	11,419.98	28.50%
60381 Rentals, Copier Lease	51.18	1,200.00	1,148.82	4.27%
60389 Rentals, Other Events, Park	500.00	1,000.00	500.00	50.00%
Total 60300 Other Contractual Services	\$ 8,626.34	\$ 44,801.00	\$ 36,174.66	19.25%
Total 60400 Travel	\$ 669.67	\$ 8,900.00	\$ 8,230.33	7.52%
Total 60500 Supplies & Materials	\$ 4,977.49	\$ 12,000.00	\$ 7,022.51	41.48%
Total 60700 Retirement & Benefits	\$ 11,280.31	\$ 53,956.00	\$ 42,675.69	20.91%
Total Expenditures	\$ 179,593.07	\$ 695,453.00	\$ 515,859.93	25.82%
Net Operating Revenue	\$ 80,888.37	\$ 22,133.00	-\$ 58,755.37	365.47%
Net Revenue	\$ 80,888.37	\$ 22,133.00	-\$ 58,755.37	365.47%



UDDA/UDPDA EAC Meeting Minutes

Tuesday, April 15, 2025, 11:32 AM – 12:20 PM via Zoom

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

EAC Members Present: Neil Christopher Apeles, Lois Bollenback, Colleen Fuchs, Chuck Murphy (treasurer), Greg Repetti (vice chair/secretary), Katy Sheehan (chair), Juliet Sinisterra (CEO), Dennis Wagner

EAC Members Absent: Steve MacDonald, Thomas Tellefson

Presenters and Others: Jeffrey Samson, Alden Jones

Call to Order, Welcome, and Administration

- Sheehan called the meeting to order at 11:32 AM, shared an OPMA reminder, and asked for a **MOTION to approve the draft February 18 EAC minutes** (Murphy) and a second (Wagner), which passed unanimously.
- The committee reviewed and made no changes to the draft April 9 UDPDA and UDDA board meeting minutes and the draft May 7 UDPDA and UDDA board agendas.

2025 Nominating Committee (NC) Process

- The UDDA anticipates three open positions in 2026 (Sheehan, Myhre, Repetti).
- The UDPDA anticipates two open positions in 2026 (Sheehan, Repetti).
- Per the UDDA bylaws, the Mayor and Council President are NC standing members.
- The EAC selects 3-4 other NC members (to include the CEO).
- The NC meets in June and July to review/evaluate/recommend new 2026 board members and officers.
- The EAC reviews the NC recommendations at the Aug EAC meeting.
- The UDDA and UDPDA boards review and vote on NC recommendations at the September Annual Meeting
- Sheehan, Fuchs, and Apeles volunteered to serve on the NC (in addition to the CEO).

Finance and Grants Administration

- Samson asked for questions or concerns regarding the **financials as of March 31**. Hearing none, he mentioned that more in-depth financial reports will be provided every other month or as needed.
- Sinisterra provided a follow-up to recent discussions around potential federal funding impacts. The community has created the **Life Sciences Community Health Financial Resiliency Planning effort** to hire a consultant (possibly Desautel Hege) to develop a report to understand better and quantify the changing landscape. Sinisterra will circulate Desautel Hege's proposal to the EAC for feedback.
- Sinisterra provided a **2025 Grants update**. Murphy asked if any grants would support the proposed Riverside Gateway Park on the 400-Block. Sinisterra noted a \$1.5M RCO grant possibility in partnership with the City (due in February 2026).

U Vision 2044 Activation Updates

Sinisterra shared the following U Vision 2044 Updates:



- **400-Block**

- Sinisterra noted Avista is taking the lead on negotiations related to the relocation of the Verizon cell tower.
- Ongoing discussions with Avista regarding Purchase and Sale Agreement (PSA) for 411 and 415 E Sprague Avenue and 12 N Grant parcels only. The UDPDA has priority in purchasing the other five Avista-owned parcels but does not plan to do so at this time.
- At the moment, Avista is not interested in becoming an equity partner.
- Adjacent property owners update: Nonbinding letter of intent is on pause for property on the corner of Sprague and N Grant; Cuatro De Mayo owners (east corner of Sprague and Sherman Avenues) expressed interest in the past, Sinisterra will keep them informed.
- Samson is working on a detailed 400-Block Phase 1 finance package that will consider all possible revenue sources (including low-interest loans, philanthropy, and refinanced bond) and a more detailed cost breakdown.
- A June 4 UDPDA proposed MOTION would authorize the CEO to enter into a PSA with Avista for the 411 and 415 E Sprague Avenue and 12 N Grant parcels.

Sheehan asked for public comment, hearing none, she reminded the group of the May 7 board meeting and the May 20 EAC and adjourned the meeting at 12:20 PM.

Juliet Sinisterra, CEO for (absent) Greg Repetti, Secretary

Date _____

updated 4/28/2025
 2025 priorities: Support catalytic investments (400-Block and U Incubation Village) and establish a framework for development incentives; invest in infrastructure, open space, parking, and public safety; and district beautification and marketing.

University District - 2025 Work Plan Tracking

STRATEGIC PLAN	COMMUNITY DEVELOPMENT	BUDGETED	START	END	STATUS	UPDATE	KEY DATES	
1	3.1.2	400-Block: Review feasibility and pre-design study and pursue financing for purchase if approved. Money budgeted for negotiation support. Budget includes Legal costs as well.	\$162,500	Q1 2025	Q2 2025	Green	Completing due diligence. Presented to development partners in April. Meeting with potential finance groups for both a Phase I: Gateway Park project and Phase II (climbing gym and office building). Met with City staff and Avista around potential city land that could house Verizon cell tower.	6/22/2025
2	3.1.1	Conduct feasibility study for U Incubation Village project. \$75,000 UD match funded via CERB.	\$150,000	Q1 2025	Q3 2025	Green	D&B Creative and Crossroads Resource conducting 1:1 interviews. To present to EAC in May. Cascadia Partners to present district financing research to Board in May.	12/31/2025
3	1.1.2; 1.2.2	Per U Vision 2044, conduct code audit of City Code within the UDRA; conduct developer feedback processes such as focus groups and best practices around development incentives nationwide	\$40,000	Q2 2025	Q4 2025	Yellow	Beginning code and development incentives study in summer with Cascadia Partners (\$15,000) and Developer Incentives study in July with Measure Meant (\$25,000)	
4	Overarching	Host community partner lunches around UD Housing Development; District Energy Strategies, and Life Sciences Marketing.	\$0	Q2 2025	Q4 2025	Yellow	Started date planning for late June with key attendees.	6/26/2025
5	3.1.5	Support continued development of a future Spokane Environmental Learning and Cultural Center (SELCC) on WSU campus.	\$0	Q1 2025	Q4 2025	Green	SELCC submitting 501c3 status, reviewing grants and establishing committees. Looking to partner in larger Spokane Bioregion Consortium study.	
6		Partnering with Downtown Spokane Partnership and Spokane Business Association to oversee University of Idaho architecture students in design project looking to extend the Division Street gateway along UD western boundary	\$1,000	Q1 2025	Q2 2025	Green	Final presentations May 2. Final work to be posted on website and routed to Board	5/2/2025
7	3.1.3	Support Community-Minded Enterprises around implementation of Commerce UD Childcare study.	\$0	Q1 2025	Q3 2025	Green	Final results to be presented to Board in May	6/30/2025
8	3.4	Match to South Sub-area businesses toward feasibility of BID formation.	\$10,000	Q1 2025	Q4 2025	Yellow	Met with Gavin Cooley from SBA in regard to study. He is going back to his Board to see about a match.	

ECONOMIC & ASSET 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. Pursue State TIB in August 2025.	\$65,000	Q1 2025	Q4 2025	Yellow	Met with grant writing team. Prioritized focus areas: infrastructure, parks/open space, and 400-Block. Applied for JMK Innovation Grant for \$150K. Applying for GU Community Sustainability grant for District Thermal Energy Analysis per Next Gen Plan. Talking with Avista around partnership. Postponing TIB Complete Streets application this year due to staff capacity. Will release design RFQ in Fall 2025.	
2	Overarching	Database and business platform completion for demographic, environmental, and energy/water use data for District.	\$10,000	Q1 2025	Q3 2025	Green	Received Market/ROI study from April Needham. Applying for JMK Innovation grant. Meeting with April and Mark Michalis from Intellect in late June.	
3	Overarching	Support the City Economic Development Team around developing support strategies in partnership with the County around the City-County PDA Interlocal Agreement.	\$0	Q1 2025	Q4 2025	Yellow	Waiting to hear from City staff on next steps. GFC waiver was eliminated.	

University District - 2025 Work Plan Tracking

PROPERTY & INFRASTRUCTURE DEVELOPMENT		BUDGETED	START	END	STATUS	UPDATE	KEY DATES	
1	3.1.2	400-Block: Legal support for land acquisition if approved by Board. (Wood and Hume)	\$20,000	Q1 2025	Q2 2025	Green	Including Steven and Taudd in conversations and strategy. Reviewing interest schedule with Steven Wood, talking with Taudd around legal site development parameters: condominium vs. land lease.	6/22/2025
2	1.1.4	Sherman Street Complete Street Design for TIB grant application prep.	\$75,000	Q1 2025	Q3 2025	Yellow	Will release RFQ in Fall 2025.	10/31/2025
3	1.4	Riverside and Sprague Parking Pilot in partnership with City.	\$10,000	Q3 2025	Q4 2025	Green	Potential Riverside Avenue vacation. Ask UDPDA for approval in June.	
4	3.4	Banner implementation along MLK Way.	\$10,000	Q2 2025	Q4 2025	Green	City and Avista working on process for light poles/banners. Ryan Arnold with Avista is coordinating.	
5		Evaluate selling 201 West Main property.	\$0	Q2 2025	Q4 2025	Green	Met with potential developer and team. Looking feasible. Potential for UD to come in as a partner.	
6	3.2.2	Iron Bridge Kayak Put In (Phase II) match for design and implementation of kayak put-in north of NoLi in partnership with Spokane River Forum, Trout Unlimited, State Parks, and the Centennial Trail.	\$22,500	Q3 2025	2026	Green	Moving forward with Spokane River Forum as lead. Presented with SPVV at Spokane River Forum.	
7	1.1.1	Support City Staff in Pacific Ave design as a complete street. Provide UDPDA committed construction dollars to this effort.	\$85,000	Q3 2025	Q3 2025	Green	Presented to EAC in March. Juliet working with City staff to include street trees along Pacific. Implement possible pilot with Qualterra/Biochar regarding tree maintenance.	

MARKETING & COMMUNICATIONS		BUDGETED	START	END	STATUS	UPDATE	KEY DATES	
1	3.1.1	Develop District marketing materials around U Vision District Conceptual Plan and related initiatives.	\$10,000	Q1 2025	Q4 2025	Green	Met with graphic designer. Getting copy for the materials by mid-summer for the Vision Booklet.	

Notes: Orange: Focus Area; Blue: Dependent on Others