



University District Public Development Authority (UDPDA) Board of Directors' Business Meeting Agenda

Wednesday, May 7, 2025, 3:30 – 5:15 PM

In-Person at Catalyst Building, Room 309, and via Zoom

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

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

3:30 Welcome, Call to Order, Administrative Actions – Sheehan

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

3:35 400-Block Sprague Avenue and Riverside Gateway Park - Sinisterra

- Phases I and II financing update
- Verizon cell tower update
- Proposed UDPDA June 4 meeting before retreat: MOTION on 400-Block

3:50 UDPDA Public Comment and Brief Break

(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

2025 UDPDA Board Meetings (Catalyst Bldg, Room 309 unless otherwise indicated)

- June 4 (9 AM – 9:15 AM, Ruby River Hotel – followed by UDDA retreat 9:15 AM - 1 PM)
- Sept 2 annual meeting
- Oct 1
- Dec 10 holiday party and 2025 Impact Award presentation (4:30 – 6 PM, location TBD)



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

Wednesday, April 9, 2025, from 3:32 – 4:40 PM, Catalyst Bldg, Rm 309, and Via Zoom

Board Members Present: Steve MacDonald (Zoom), Chuck Murphy, Greg Repetti (Zoom), Katy Sheehan (chair), Juliet Sinisterra (CEO), and Council President Betsy Wilkerson

Board Members Absent: County Commissioner Amber Waldref

Presenters: Mithun and EcoNW teams

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

Call to Order, Welcome, and Administrative Actions

- Chair Sheehan called the meeting to order at 3:32 PM, noted the quorum present, and requested a **MOTION to approve the UDPDA draft March 5, 2025, meeting minutes and the UDPDA 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. Wilkerson asked about grant opportunities, and Sinisterra noted a focus on smaller grants (Philanthropy Northwest Thriving Communities \$350K grant for Spokane River riparian restoration design; and Gonzaga University Institute for Climate, Water, and the Environment district thermal energy audit). Both grants align with Next Generation Plan 2065 goals.
- Sheehan asked for **public comment** and, hearing none, announced the start of the joint UDPDA/UDDA session.

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 meeting at 5:00 PM.

Juliet Sinisterra for Greg Repetti, Secretary

Date:



University District Public Development Authority (UDPDA) Voucher Certification – February 2025 Close

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:**

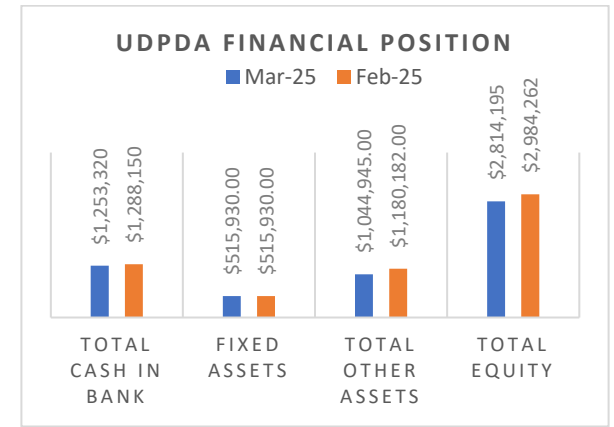
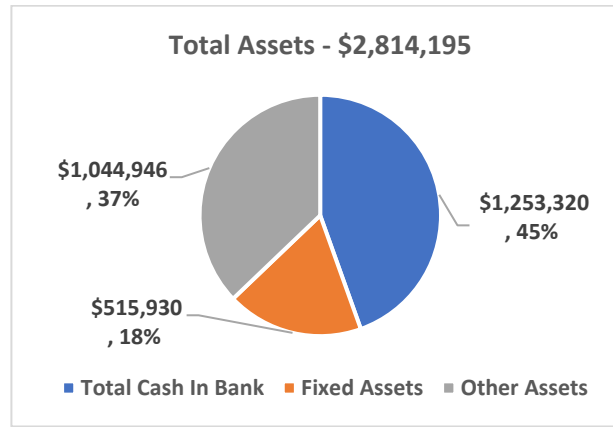
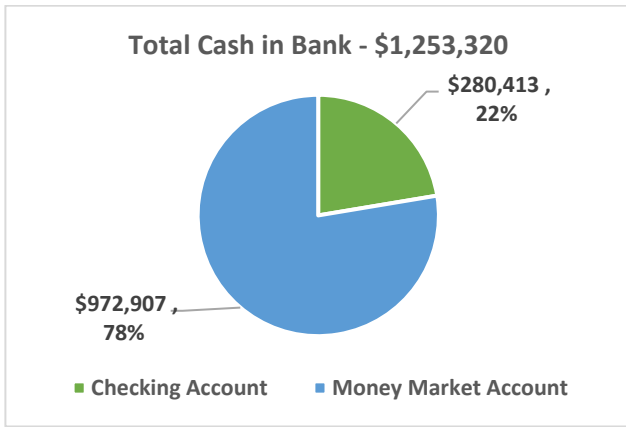
Date	Voucher Warrant #	Description	Amount
2/18	ACH	Avista utility bill south sub area lights	589.73
2/19	ACH	City utilities for 201 W Main Ave	382.87
2/18	ACH	Tiny's Maintenance – 201 W Main Ave	708.50
2/19	ACH	Avista utility bill – 201 W Main Ave	865.95
2/24	Xfer	University District Development Assoc per contract	32,065.50
2/7	1393	Tiny's Maintenance – 201 W Main Ave	763.00
2/4	1398	Spokane River Forum	7,500.00
2/14	1406	Tiny's Maintenance (duplicate to refund)	708.50
2/24	1408	Century Pacific – per contract	1,800.00
2/13	1409	Allied Fire and Security – 201 W Main	197.68
2/11	1410	Rooted Commercial Landcare – 201 W Main	292.12
2/12	1411	Kiemle Hagood – per contract – 201 W Main	250.00
2/14	1412	GoJoe Patrol – 201 W Main Ave	575.00
2/21	1413	Seve7n Design	1,650.00
2/25	1415	Pro Mechanical Services – 201 W Main	283.40
2/27	1416	Spokane River Forum – balance on contract	7,500.00

Juliet Sinisterra, CEO

3/10/25
Date

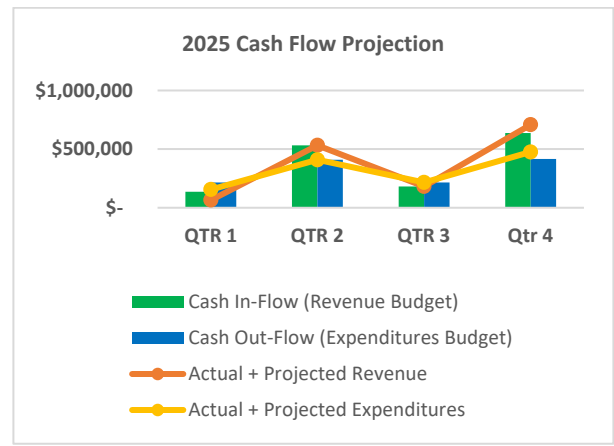
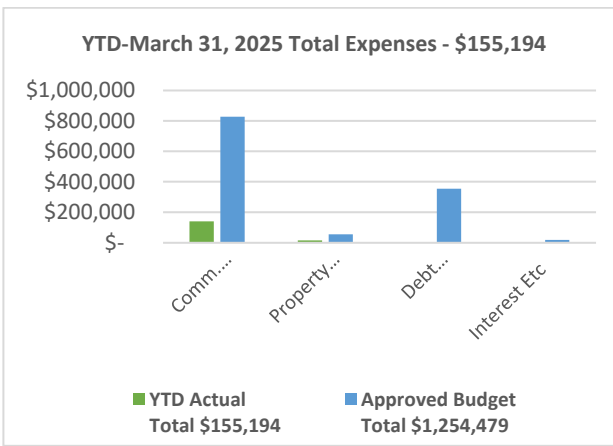
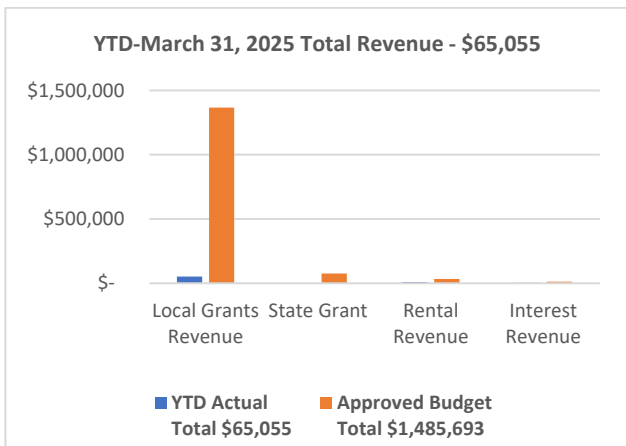
UDDA & UDPDA Financial Report as of March 31, 2025

UDPDA Financial Position



As of March 31, 2025 – Total Cash in Bank is \$1,253,320 decreased by \$34,830 or 2.70% from February 2025 (\$1,288,150) due to payment to contractors. Total Assets of \$2,814,195 consist of Cash in Bank (\$1,253,320); Fixed Assets (\$515,930) and Other Assets (\$1,044,945). Total Equity is \$2,814,195 including Retained Earnings from prior years (\$1,343,459); Fund Balances for 201 W Main – (\$519,930); Boxcar Proceeds (\$592,182); Sprague Underage (\$452,763); and Net Loss (\$90,139).

UDPDA's Financial Activities



Year-to-date Total Revenue is \$65,055, 4.4% of our total budget includes \$50K from Spokane per the interlocal agreement. UDPDA is projecting to receive the 2025 1st Qtr Sales Tax revenue and Construction Tax revenue (retro 2020) within the 2nd quarter of the year. 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 tax revenue allocations from the City during Q2 and Q3. Total Expenses is \$155,194 including payments made for Community Planning & Economic Development (\$140,413); and Property Development (\$14,781). For expenditures, there are timing differences in certain expense categories that might appear to indicate an overbudget expectation, however, this should normalize with the passage of time. We are watching very closely the operating expenses of 200 West Main property given its repair history. We think a positive net income performance is achievable by the end of calendar year.

University District Public Development Authority
Balance Sheet
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				
10128 NUM Checking UDPDA	\$ 280,412.73	\$ 316,472.47	\$ (36,059.74)	-11.39%
10129 NUM MM UDPDA	972,907.36	971,677.72	1,229.64	0.13%
Total Bank Accounts	\$ 1,253,320.09	\$ 1,288,150.19	\$ (34,830.10)	-2.70%
Total Other Current Assets	-	-	-	
Total Current Assets	\$ 1,253,320.09	\$ 1,288,150.19	\$ (34,830.10)	-2.70%
Fixed Assets				
12005 Fixed Asset	515,930.00	515,930.00	-	0.00%
Total Fixed Assets	\$ 515,930.00	\$ 515,930.00	\$ -	0.00%
Other Assets				
12006 Other Asset	1,044,946.17	1,180,182.00	(135,235.83)	-11.46%
Total Other Assets	\$ 1,044,946.17	\$ 1,180,182.00	\$ (135,235.83)	-11.46%
TOTAL ASSETS	\$ 2,814,196.26	\$ 2,984,262.19	\$ (170,065.93)	-5.70%
LIABILITIES AND EQUITY				
Liabilities				
Total Current Liabilities	-	-	-	
Total Liabilities	-	-	-	
Equity				
30000 Opening Balance Equity	-	-	-	
32000 Retained Earnings	\$ 1,343,459.47	\$ 1,343,459.47	\$ -	0.00%
32001 201 W Main	515,930.00	515,930.00	-	0.00%
32002 Boxcar Proceeds	592,183.17	592,182.00	1.17	0.00%
32003 Sprague Underage	452,763.00	588,000.00	(135,237.00)	-23.00%
Net Income	(90,139.38)	(55,309.28)	(34,830.10)	-62.97%
Total Equity	\$ 2,814,196.26	\$ 2,984,262.19	\$ (170,065.93)	-5.70%
TOTAL LIABILITIES AND EQUITY	\$ 2,814,196.26	\$ 2,984,262.19	\$ (170,065.93)	-5.70%

NOTES:

Account 12006 Other Assets includes \$592K Boxcar proceeds and \$453K Sprague underage funds held by the City. The UDPDA anticipates refinancing the Sprague General Obligation Bond this year.

See the P&L proforma for 2025 General Obligation Bond Payment owed to the City for Sprague Ave improvements.

University District Public Development Authority
STATEMENT OF ACTIVITY (BUDGET vs ACTUAL)
JANUARY 1 - MARCH 31, 2025

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
3000000 REVENUES			-	
3300000 INTERGOV REVENUES			-	
3340000 STATE GRANTS			-	
3340690 State Grant Other State Agency	\$	75,000.00	\$ (75,000.00)	0.00%
Total 3340000 STATE GRANTS	\$ -	\$ 75,000.00	\$ (75,000.00)	0.00%
3370000 LOCAL GRANTS ENTITLMNT OTHER			-	
3370001 Local Grants Entitlements	\$ 52,000.00	\$ 50,000.00	\$ 2,000.00	104.00%
3371000 Property Tax		205,011.00	(205,011.00)	0.00%
3372000 Sales Tax		681,545.00	(681,545.00)	0.00%
3373000 Construction Sales Tax		429,437.00	(429,437.00)	0.00%
Total 3370000 LOCAL GRANTS ENTITLMNT OTHER	\$ 52,000.00	\$ 1,365,993.00	\$ (1,313,993.00)	3.81%
Total 3300000 INTERGOV REVENUES	\$ 52,000.00	\$ 1,440,993.00	\$ (1,388,993.00)	3.61%
3600000 MISC REVENUES			-	
3610000 INTEREST, OTHER EARNINGS			-	
3611000 Investment Earnings	\$ 3,473.97	\$ 12,000.00	\$ (8,526.03)	28.95%
Total 3610000 INTEREST, OTHER EARNINGS	\$ 3,473.97	\$ 12,000.00	\$ (8,526.03)	28.95%
3620000 RENTS AND LEASES			-	
3620000 RENTS AND LEASES	9,580.61	32,700.00	(23,119.39)	29.30%
Total 3600000 MISC REVENUES	\$ 13,054.58	\$ 44,700.00	\$ (31,645.42)	29.20%
Total 3000000 REVENUES	\$ 65,054.58	\$ 1,485,693.00	\$ (1,420,638.42)	4.38%
Total Income	\$ 65,054.58	\$ 1,485,693.00	\$ (1,420,638.42)	4.38%
Gross Profit	\$ 65,054.58	\$ 1,485,693.00	\$ (1,420,638.42)	4.38%
Expenses				
5000000 EXPENDITURES			-	
5580000 CMTY PLANNING ECON DEV			-	
5586000 Planning			-	
5586040 Planning Services	\$ 31,819.58	\$ 322,500.00	\$ (290,680.42)	9.87%
Total 5586000 Planning	\$ 31,819.58	\$ 322,500.00	\$ (290,680.42)	9.87%
5587000 Economic Development			-	
5587040 Econ Dev Services	108,593.73	504,686.00	(396,092.27)	21.52%
Total 5587000 Economic Development	\$ 108,593.73	\$ 504,686.00	\$ (396,092.27)	21.52%
Total 5580000 CMTY PLANNING ECON DEV	\$ 140,413.31	\$ 827,186.00	\$ (686,772.69)	16.97%
5590000 PROPERTY DEVELOPMENT			-	
5593000 Prop Dev Depr Amor Xfer Out			-	
5593040 Prop Dev Services	14,780.65	55,000.00	(40,219.35)	26.87%
Total 5593000 Prop Dev Depr Amor Xfer Out	\$ 14,780.65	\$ 55,000.00	\$ (40,219.35)	26.87%
Total 5590000 PROPERTY DEVELOPMENT	\$ 14,780.65	\$ 55,000.00	\$ (40,219.35)	26.87%
5900000 DBT EXP, CAP OUTLAYS, OTHR DECR			-	
5910000 REDEMPTION OF DEBT		354,373.05	(354,373.05)	0.00%
5920000 INTEREST OTHR DBT SVC COST		17,919.95	(17,919.95)	0.00%
Total 5900000 DBT EXP, CAP OUTLAYS, OTHR DECR	-	372,293.00	(372,293.00)	0.00%
Total 5000000 EXPENDITURES	\$ 155,193.96	\$ 1,254,479.00	\$ (1,099,285.04)	12.37%
Total Expenses	\$ 155,193.96	\$ 1,254,479.00	\$ (1,099,285.04)	12.37%
Net Operating Income	\$ (90,139.38)	\$ 231,214.00	\$ (321,353.38)	-38.99%
Net Income	\$ (90,139.38)	\$ 231,214.00	\$ (321,353.38)	-38.99%



**UNIVERSITY
DISTRICT**

**University District Public Development Authority (UDPDA)
Voucher Certification – March 2025 Close**

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
3/7	ACH	Century Pacific – per contract	112.50
3/11	ACH	Kiemle Hagood – 201 W Main	250.00
3/11	ACH	GoJoe Patrol – 201 W Main	481.25
3/12	ACH	Tiny’s Service Maintenance – 201 W Main	688.40
3/13	ACH	D&B Creative – U Incubation Village contract	1,050.00
3/19	ACH	Kiemle Hagood – 201 W Main	127.53
3/20	ACH	City utilities for 201 W Main Ave	408.94
3/21	ACH	Avista utility bill – 201 W Main Ave	789.92
3/26	ACH	Witherspoon Brajcich McPhee	1,923.00
3/28	ACH	Kiemle Hagood – 201 W Main	215.82
3/31	ACH	Numerica Credit Union – monthly ACH fee	30.00
3/21	Xfer	University District Development Assoc per contract	32,065.50
3/3	1407	Regents of the Univ of Idaho – Division Gateway	3,000.00
3/11	1417	Witherspoon Brajcich McPhee	542.50
3/27	1418	River City Glass – 201 W Main (front door)	228.15
3/10	1419	Flynn BEC LP – 201 W Main (roof repair)	937.40
3/18	1420	Rooted Commercial Landcare – 201 W Main (winter services)	2,013.23
3/21	1421	Avista utility bill south sub area lights	589.73

Jeffrey Samson, Director of Finance & Grants Administration

4-7-2025

Date



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 _____



University District Public Development Authority (UDPDA)

Board of Directors' Business Meeting Agenda - DRAFT

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

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

9:00 Welcome, Call to Order, Administrative Actions – Sheehan

- Verify quorum
- **Proposed MOTION** – Authorize Purchase and Sale Agreement with Avista for 400-Block properties: 12 N Grant, 411 E Sprague

9:15 UDPDA Public Comment and Adjourn

2025 UDPDA Board Meetings (Catalyst Bldg, Room 309)

- Sept 3 annual meeting
- Oct 1
- Dec 10 holiday party and 2025 Impact Award presentation (location TBD, 4:30 – 6 PM)

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	On Track	Completing due diligence. Presented to development partners in April. Identified potential finance groups for both a Phase I: Gateway Park project and Phase II: Gateway Park and office building). Met with City staff and Avista around potential city location for house Verizon cell tower.	Meeting with development partners in May. Meeting with Avista around potential city location for house Verizon cell tower.
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	On Track	D&B Creative and Crossroads Resource conducting 1:1 interviews. To present findings 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	On Track	Beginning code and development incentives study in summer with Cascadia Partners (\$15,000) and Developer Incentives study in July with Measure Means (10,000).	
4	Overarching	Host community partner lunches around UD Housing Development, District Energy Strategies, and Life Sciences Marketing.			\$0	Q2 2025	Q4 2025	On Track	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	On Track	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	On Track	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	On Track	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	On Track	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	On Track	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	On Track	Received Market/ROI study from April Needham. Applying for JMK Innovation grant. Meeting with April and Mark Michalis from Intellitect 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	On Track	Waiting to hear from City staff on next steps. GFC waiver was eliminated.	