



UDDA/UDPDA EAC Meeting Minutes

Tuesday, August 19, 2025, 11:30 AM – 12:50 PM via Zoom

Zoom meeting recording link (*available on request*); **CEO's PowerPoint presentation** [link](#)

EAC Members Present: Colleen Fuchs (chaired meeting in Sheehan's absence), Steve MacDonald, Juliet Sinisterra (CEO), and Dennis Wagner

EAC Members Absent: Neil Christopher Apeles (no longer at Providence), Lois Bollenback, Chuck Murphy, Katy Sheehan, Greg Repetti, and Thomas Tellefson

Staff: Jeffrey Samson, and Alden Jones

Call to Order, Welcome, and Administration

- Fuchs presided as chair (in the absence of Sheehan/Murphy/Repetti) and called the meeting to order at 11:30 AM, and due to lack of a quorum, postponed approving the draft May 20 EAC meeting minutes until the next meeting.
- Fuchs asked for but heard no changes to either the June 4, 2025, UDPDA draft meeting minutes or the September 3 draft UDPDA and UDDA annual meeting agendas.
- Sinisterra noted seats available at UD table for SRTC Regional Transportation Summit Oct 7.
- Sinisterra shared the 2025 Impact Award nominations received and the group recommended a joint award: UW/GU Health Partnership/Thayne McCulloh/Ana Mari Cauce. The EAC will discuss/vote on this at the next meeting and present to the Board in October for approval.

Nominating Committee Update

- The Nominating Committee recommendations for new 2026 board members and officers were discussed. The group had no comments or changes to the recommendations. Both boards will vote on the new members and officers at their September 3 annual meeting.

Finance and Grants Administration

- Samson presented the UDDA and UDPDA **financials as of June 30, 2025**.
- Sinisterra enumerated 2025 UDPDA Budget Re-Allocations, including requesting to re-allocate \$92,400 in budgeted but unspent funds for a UDPDA sole-source contract with Biohabitats. Hearing no objections, Sinisterra will proceed with the reallocation.
- Sinisterra provided a chart of **2025 Grant updates**, noting the Thriving Communities and JM Kaplan Innovation Prize grants did not convert, but that we are pursuing two grants in fall 2025 (State Public Works Infrastructure Pre-Design and Shift Impact Grant) totalling \$750K.
- For clarity, Sinisterra provided a brief **tutorial on TIF funds**. TIF funds are not a "cash account" per se; rather, they are quarterly estimated sales tax payments from the city. The TIF expires in 2039, and the estimated remaining total through then is projected at less than \$14 million.

U Vision 2044 and Next Generation 2065 Conceptual Plan

- **400-Block Updates**
 - Sinisterra shared plans to move forward with a PSA between the UDPDA (via an LLC to be created) and Avista Development for the 12 N Grant and 411 E Sprague properties with a targeted September 10 closing date.
 - She presented a phase 1 potential financing approach for Riverside Gateway Park (city recommends change of use vs street vacation for Riverside) and Partial Site control of the 400-Block. She described the myriad interrelated components related to the financing of the 400-Block, including projected costs and financing mechanisms (Boxcar proceeds,



Sprague Avenue underage, a state recreation, water, and land conservation grant, etc.). Since the UDPDA has little established credit, there are impacts related to taxable and non-taxable financing rates/terms from lending institutions.

- Sinisterra asked for feedback on several financing options. Given current information, the group recommended the UDPDA:
 - move forward with the PSA for the two Avista properties and form an LLC to execute;
 - secure approximately \$1.4 million loan from the Spokane County Treasurer's office to purchase the two Avista properties;
 - postpone 400-Block site control until Spring 2026 (wait on 403 E Sprague Ave);
 - postpone refinancing the existing SIP general obligation bond with the City, consider using Sprague underage and Boxcar proceeds to pay off the SIP bond;
 - prepare to release an RFQ for a P3 partner and obtain private financing for Riverside Gateway Park by Spring 2026;
 - confer with Parks and Recreation Dept re adding Riverside Park to their bond measure; and
 - maintain approximately \$300K in the UDPDA bank accounts.

- **June Housing Workshop Update** – Sinisterra shared several slides from the workshop that touched on examples and best practices related to creative economy student housing, setting up social impact bonds for housing revitalization, indigenous-led development, medical workforce housing, etc.
- **Scorecard** – There were no questions or concerns on the scorecard.

2026 Work Plan and Budget Preview and Discussion

- Sinisterra walked the committee through preliminary high-level 2026 plans that include Riverside Gateway Park design and construction, 400-Block development, living infrastructure A&E for Sherman St/Main Ave/Cowley/Superior St, U Incubation Village pre-design study, additional banner implementation along Hamilton, web/communications/marketing investments, and housing and bioregion meeting support. She noted that Jones plans to retire in 2026 and team will be revisiting staffing needs.

Fuchs asked for public comment, hearing none, she reminded the group of the September 3 UDPDA and UDDA annual board meetings and the September 16 EAC. She then adjourned the meeting at 12:50 PM.

A handwritten signature in black ink, appearing to read 'Juliet Sinisterra', is positioned above a horizontal line.

Juliet Sinisterra, CEO for Greg Repetti, Secretary

Date 9/16/25