



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

Tuesday, November 6, 2018 – 2:05pm-2:24pm

WSU Health Sciences Spokane/EWU Campus, SAC Bldg, fifth floor conference room

Board Members Present: Bill Bouten, Elaine Couture, Catherine Brazil, Dr. Daryll DeWald, Lou Gust, Taudd Hume (non-voting), Latisha Hill, Cindy Leaver, Amy McCoy (CCS proxy), Mariah McKay, Chuck Murphy (Gonzaga proxy), David O'Brien, Brandon Ropez-Betty, Mark Richard, Sara Sexton-Johnson (EWU proxy), Beck Taylor, Kim Zentz

Board Members Absent: Mayor David Condon (non-voting), Dr. Mary Cullinan (see proxy), Teresa Dugger, Ezra Eckhardt, Dr. Christine Johnson (see proxy), Dr. Thayne McCulloh (see proxy), Todd Mielke, Kim Pearman-Gillman, President Ben Stuckart, Frank Velazquez

Other Participants and Invited Guests Present: Andrew Worlock (City), Susan Ashe (incoming 2019 board member)

Staff Present: Lars Gilberts, Alden Jones

Call to Order:

Chair Hill called the meeting to order at 2:05pm, thanked WSU for hosting and welcomed Community College of Spokane's new proxy Amy McCoy (CCS's acting Provost). Hill then shared the passing of past board member Bruce Butterworth and praised his service to the UD and the greater Spokane community and asked for a moment of silence to remember and honor his legacy.

Hill then asked the board to review the September 4 UDPDA board meeting minutes and the UDPDA financials as of August 31 and September 30, 2018.

MOTION to approve minutes and financials (Leaver); seconded (Brazil) and passed unanimously. Hill called attention to the proposed 2019 meeting dates and invited input re the option of a non-changing meeting location. The group preferred keeping meetings at rotating locations and Hill encouraged members to reach out to staff if they would like to host.

Governance Work Group

Hill noted that the UDPDA is considering some structural changes and would benefit from focused board discussion and guidance. Hill asked for a **MOTION to establish a UDPDA Governance Work Group with Dr. Beck Taylor and Cindy Leaver as co-chairs** and volunteer members Hume, Stuckart, Condon, Eckhardt and Gilberts (Couture); seconded (Brazil) and passed unanimously.

Development and Planning Update

At the May 1, 2018 UDPDA meeting, the UDPDA board authorized the CEO "to enter into negotiations and explore all options up to but excluding a full and final commitment on City-owned properties, with counsel from the UDDA Development Committee and Executive Committee." At this point, a draft Purchase & Sale Agreement for the UW Spokane Center is being negotiated and due diligence is commencing. Looking forward, the UW would like to extend their current lease (which renews in June 2019) as a three-year extension with a two-year renewal option. However, since the UDPDA does not yet control the property, the City is



asking for UDPDA board approval for the City to extend the UW lease. Director Richard asked if the Development and Executive Committees feel this is the highest and best use for the property. Gilberts confirmed they do and noted a three-year lease will give both the UW and the UDPDA time to consider other strategic options, develop a plan, possibly aggregate other property and acquire funding. Hill asked for a **MOTION stating the UDPDA board supports the extension of the University of Washington lease and authorizes the UDDA and the CEO to negotiate and represent the best interests of the UDPDA and its stakeholders** (Zentz); seconded (Leaver); abstained (Brazil) and passed unanimously.


The Community Attributes, Inc. (CAI) planning work is progressing well. They have submitted all deliverables on time and staff and the Development Committee are reviewing and providing feedback. CAI work is expected to conclude in December with an anticipated presentation to the board in January.

Gilberts again reminded board members that they are welcome to attend Development Committee meetings or send a representative on a consistent basis.

Chair Hill adjourned the meeting at 2:23pm.



Ben Stuckart, board secretary



Date