



University District Public Development Authority

Board Book



University District Public Development Authority (UDPDA)

Board of Directors' Meeting Agenda - FINAL

Wednesday, October 14, 2026, 3:30 – 5:15 PM

ZOOM ONLY

<https://us02web.zoom.us/j/86507467414?pwd=cEbdVcQlG0cnsDuxKkKBZGNga7YFIBn.1>

Meeting ID: 865 0746 7414 Passcode: 721364; Phone: +1 253 205 0468 US

Purpose: Conduct regular UDPDA business, consider the 2027 work program and budget for approval, receive project and partner updates, and consult with legal counsel regarding potential litigation.

3:30 Welcome, Call to Order, and Adjourn into Executive Session – “Current of Potential Litigation” – Bollenback

The board will adjourn into Executive Session per RCW 42.30.110 (1) (i) - “Potential litigation” means 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.

The Executive Session will conclude at 3:50 PM, and the public meeting will continue.

3:50 Adjourn Executive Session and Resume Public Session

- **Treasurer’s Report - Hulsey**
- **Proposed MOTION – Consent Agenda Approvals**
 - Draft September 2, 2026, UDPDA board meeting minutes
 - UDPDA financials as of August 31, 2026, including voucher certifications

4:00 City TIF Disbursement Update – Sinisterra

4:10 2027 Work Plan and UDPDA Budget – Sinisterra

- Update and discussion
 - **Proposed MOTION:** The Board approves the **2027 Work Plan**

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

4:20 Welcome new Board Members Max Baca, EWU and Joe Poss, GU; and EAC Highlights – Bollenback

4:25 U Vision 2044 & Next Generation Plan Updates – Sinisterra

- 2026 Scorecard Review, Comments, etc.

4:35 Presentation: District Thermal Energy Network Study – Nathan South, Novara

4:55 University Highlights

- University of Washington - *Brazil*
- Eastern Washington University - *Baca*

5:15 Public Comment and Adjourn UDPDA Meeting

2026 UD Board Events

- Dec 2 holiday party and 2026 Impact Award presentation – Location: TBD



University District Public Development Authority (UDPDA)

Board of Directors' Annual Meeting Minutes-

Wednesday, September 2, 2026, 3:32-5:00 PM, Catalyst Building Room 172 and Via

Zoom

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

Board Members Present: Dennis Wagner (Chair) Megan Hulsey (Zoom), Juliet Sinisterra (CEO), County Commissioner Amber Waldref, and Council President Betsy Wilkerson

Board Members Absent: Lois Bollenback, Steve MacDonald

Presenters: Juliet Sinisterra (CEO), and presenters: Jeff Haney, Dale Hammond, Kevin Brockbank, Adam Swinyard

Call to Order, Welcome

Vice Chair Wagner called the meeting to order at 3:32 PM and asked for a **MOTION to approve the May 6, 2026, draft UDPDA meeting minutes** and the UDPDA financials as of July 31, 2026 – *Wagner* (Wilkerson), seconded (Sinisterra), and passed unanimously.

Nominating Committee (NC) Update and Board Vote on 2027 positions

Wagner shared the following Nominating Committee (*Brown, Wilkerson, Fuchs, Biel, Cameron, Sinisterra*) recommendations and asked for a **MOTION to approve the 2027 UD EAC** (Wilkerson), seconded (Sinisterra), and passed unanimously:

- Jonathan Teeters (returning)
- LaVerne Biel (returning)
- Erin Williams Heuter (returning)
- Thomas Tellefson (returning)
- Steve MacDonald (returning)
- Emilie Cameron
- Alex Jackson
- Marvo Reguindin
- Angela Swenseid

He then asked for a **MOTION to approve 2027 UDPDA officers** (Wilkerson), seconded (Hulsey), and passed unanimously:

- Erin Williams Heuter, Chair
- Thomas Tellefson, Vice-Chair/Secretary
- Angela Swenseid, Treasurer

He then asked for a **MOTION to approve the Jointly-Selected Director Erin William Heuter**—per the UDPDA bylaws, the CP, County Commissioner, and City Senior Staffer. (Wilkerson), seconded (Waldref), and passed appending a vote from MacDonald(absent).

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

EAC Highlights

- *Wagner highlighted 2026 Impact Award nominations, noting the EAC will make a final recommendation later this month.*
- Wagner reviewed highlights from the June UDDA Retreat, which focused on strengthening connections between education, workforce development, and the region's economic needs. Discussions included creating clearer pathways from local classrooms to in-demand careers, updates from Spokane Public Schools and Spokane Colleges on their collaborative tech and trade school efforts, and the Mondragon worker cooperative as a potential model for partnership. Sinisterra also noted; The retreat also explored the Joyful Cities framework as a way to unify the UD's work around workforce, infrastructure, energy, economic development, and community well-being under a shared narrative—potentially strengthening the District's marketing and positioning for future funding opportunities. Jerry Crowshoe did a wonderful job facilitating the retreat.

- **TEND Intelligence Platform Presentation** –Wagner updated the Boards on TEND, an emerging tool designed to evaluate the economic, environmental, infrastructure, and human impacts of development decisions. Sinisterra noted that a mock-up has been developed for market testing, with the UD potentially serving as a proving ground. The platform could ultimately be marketed to developers, municipalities, and other communities, creating a potential future revenue source for the UD.
- **BoardEffect** – Sinisterra and Angela provided an update on the upcoming BoardEffect rollout, designed to centralize Board communications and improve efficiency. The platform will streamline meeting materials, document review and signing, polls, discussions, research, and meeting links, with role-based access and customizable notifications available via desktop and mobile app. Teeters noted that his team is moving away from Board Effect due to not using or needing the added features. Waldref questioned public meeting documents and access to past meeting materials. She was happy to hear that Board Effect offers these solutions. Our process for public information doesn't change with the rollout of BoardEffect and past documents will be easier to find moving forward.

Scorecard Review

- Sinisterra provided an update on the **400 Block**, where the UD remains involved but is not leading the project. Mithun and Bernardo Wills were asked to submit studies by Avista Development looking at a revised scope maintaining the Rec Center, Child Care Center, climbing gym, with an additional Tesla charging station in lieu of the commercial office building. The UD is also exploring a partnership with Avista Development and McKinstry for the development of Riverside Gateway Park tied to a city-led P3 stormwater infrastructure opportunity that will be announced later this year. The city is holding close to \$1 million from the sale of Boxcar site and the Sprague Avenue underage that could be used toward the development of the park. The **U Incubation Village** is moving forward as a WSU interdisciplinary design studio this fall looking at the old Costco site. Student designs will be presented during the semester, providing visuals and helping solidify partnerships with the goal of moving the project forward next year, if the project is determined to be feasible.
- Biohabitats has completed the **Living Infrastructure Guidelines**, which will be reviewed by the EAC over the next few months and are anticipated to come before the Board in February. The guidelines will inform future UD investments in infrastructure, parks, open space, shoreline restoration, and projects such as Riverside Gateway Park.
- The **Next Gen planning** process identified improved access to healthy foods as a community priority. In response, the UD is partnering with Catholic Charities on a \$15,000 architectural study of two buildings located near the House of Charity for a grocery-store-style food bank. The concept would incorporate fresh produce from Catholic Charities' Food for All program, with Second Harvest also identified as a potential partner.

4:05 Higher Ed and SPS Annual Updates

- Washington State University – Jeff Haney Senior Vice Provost for Health Sciences
Haney provided an update on WSU Spokane's evolving leadership structure and health sciences priorities, with a continued focus on building and retaining Washington's healthcare workforce, particularly in rural and underserved communities. Highlights included development of a rural nursing pathway; the new primary care clinic at Logan Elementary; rebounding pharmacy enrollment; expansion of rural pharmacy and medical residency programs; and strong in-state retention of residency graduates. WSU is also working directly with clinical partners to connect graduates with Washington employment opportunities and continues to invest in clinical practice, simulation, Native Health Sciences and student support. Haney also highlighted federal Rural Health Transformation funding as a significant opportunity to expand healthcare access and address rural health disparities.

- **Whitworth University – Dale Hammond**
Hammond shared updates on enrollment, academic programs, facilities and financial pressures affecting Whitworth and higher education more broadly. Approximately 35% of the incoming class is from Spokane, while changes to state and federal financial aid are affecting enrollment and affordability. Key initiatives include NSF-supported STEM programming for lower-income students, the first full academic year in Whitworth’s new engineering building and development of a new direct-admit BSN program at the former Whitworth elementary building, expected to begin with approximately 30 students and eventually grow to roughly 80 graduates annually. Whitworth is also continuing its Cost Clarity initiative, expanding arts programming through its new MFA program and hosting a Democracy and Discourse series focused on civil discourse and community engagement.
- **Spokane Colleges – Kevin Brockbank Chancellor/CEO**
Brockbank highlighted Spokane Colleges’ role in regional workforce and economic development, serving approximately 20,000 students and employing 2,000 people across a six-county service area. Enrollment is generally stabilizing and trending upward, with strength in Running Start, healthcare, allied health, manufacturing, IT and skilled trades, while English language, adult basic education and international enrollment remain areas of concern. Major 2026–27 priorities include aligning SCC and SFCC under a “two campuses, one community” approach, improving fiscal sustainability, reviewing academic programs and advancing the Trades High School partnership with Spokane Public Schools. Brockbank also highlighted a developing partnership with Gonzaga designed to create stronger two-way pathways for students between Spokane Colleges and the university.
- **Spokane Public Schools – Adam Swinyard Superintendent**
Swinyard focused heavily on Spokane Public Schools’ response to and long-term recovery from the Spokane Complex Fire, which destroyed the homes of approximately 190 district students. The district established emergency childcare, helped convene more than 100 community organizations, supported the creation of SpokaneCommunityResources.org and partnered in operating the Disaster Assistance Center at Shadle Park. Swinyard emphasized that longer-term concerns include housing instability, underinsurance, family displacement, student trauma and needs that may emerge months after the immediate crisis. He also highlighted district priorities around student belonging, expanded extracurricular opportunities, common assessments and career-connected learning, as well as Together Spokane investments in schools, parks and athletic facilities. Spokane Public Schools’ graduation rate is approximately 91–92%, with the district increasingly focused not only on graduation but also on ensuring students leave school prepared for employment, higher education and other postsecondary opportunities.

Public Comment / UDPDA Adjournment

Wagner asked for additional public comment and, hearing none, and adjourned the session at 5:00 PM.

2026 UD Board Meetings (3:30 PM at Catalyst Building, Room 172)

- Oct 14
- Dec 2 – holiday event and Impact Award presentation, location TBD

University District Public Development Authority

Balance Sheet
As of Aug 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
10128 NUM Checking UDPDA	183,702.51
10130 Spokane County Investment Pool	292,674.99
Total for Bank Accounts	\$476,377.50
Accounts Receivable	\$438,925.52
Total for Current Assets	\$915,303.02
Other Assets	\$864,375.17
Total for Assets	\$1,779,678.19
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	\$386,889.74
Total for Current Liabilities	\$386,889.74
Long-term Liabilities	\$606,895.00
Total for Liabilities	\$993,784.74
Equity	
30000 Opening Balance Equity	-606,895.00
32002 Boxcar Proceeds	592,183.17
32003 Sprague Underage	272,192.00
32000 Retained Earnings	881,036.29
Net Income	-352,623.01
Total for Equity	\$785,893.45
Total for Liabilities and Equity	\$1,779,678.19

Budget vs. Actuals_Budget_FY26_P&L_V2__Report
August 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Income				
3000000 REVENUES				
3300000 INTERGOV REVENUES				
3340000 STATE GRANTS	\$20,937.98	\$28,583.33	-\$7,645.35	73.25 %
3370000 LOCAL GRANTS ENTITLMNT OTHER		\$24,349.25	-\$24,349.25	0.0 %
Total for 3300000 INTERGOV REVENUES	\$20,937.98	\$52,932.58	-\$31,994.60	39.56 %
3600000 MISC REVENUES				
3610000 INTEREST, OTHER EARNINGS	\$1,551.35	\$333.33	\$1,218.02	465.41 %
Total for 3600000 MISC REVENUES	\$1,551.35	\$333.33	\$1,218.02	465.41 %
Total for 3000000 REVENUES	\$22,489.33	\$53,265.91	-\$30,776.58	42.22 %
Total for Income	\$22,489.33	\$53,265.91	-\$30,776.58	42.22 %
Gross Profit	\$22,489.33	\$53,265.91	-\$30,776.58	42.22 %
Expenses				
5000000 EXPENDITURES				
5580000 CMTY PLANNING ECON DEV				
5586000 Planning	\$18,620.00	\$47,542.08	-\$28,922.08	39.17 %
5587000 Economic Development	\$30,372.03	\$38,597.08	-\$8,225.05	78.69 %
Total for 5580000 CMTY PLANNING ECON DEV	\$48,992.03	\$86,139.16	-\$37,147.13	56.88 %
5590000 PROPERTY DEVELOPMENT				
5593000 Prop Dev Depr Amor Xfer Out	\$44.00		\$44.00	
Total for 5590000 PROPERTY DEVELOPMENT	\$44.00		\$44.00	
Total for 5000000 EXPENDITURES	\$49,036.03	\$86,139.16	-\$37,103.13	56.93 %
Total for Expenses	\$49,036.03	\$86,139.16	-\$37,103.13	56.93 %
Net Operating Income	-\$26,546.70	-\$32,873.25	\$6,326.55	80.75 %
Net Income	-\$26,546.70	-\$32,873.25	\$6,326.55	80.75 %

Budget vs. Actuals_Budget_FY26_P&L_V2__Report
January-August, 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Income				
3000000 REVENUES				
3300000 INTERGOV REVENUES				
3340000 STATE GRANTS	\$29,112.98	\$242,599.64	-\$213,486.66	12.0 %
3370000 LOCAL GRANTS ENTITLMNT OTHER	\$332,680.03	\$435,421.50	-\$102,741.47	76.4 %
Total for 3300000 INTERGOV REVENUES	\$361,793.01	\$678,021.14	-\$316,228.13	53.36 %
3600000 MISC REVENUES				
3610000 INTEREST, OTHER EARNINGS	\$16,606.69	\$2,666.68	\$13,940.01	622.75 %
3620000 RENTS AND LEASES	2,525.42	400.00	2,125.42	631.36 %
3690000 OTHER	\$1,076,216.39	\$1,100,000.00	-\$23,783.61	97.84 %
Total for 3600000 MISC REVENUES	\$1,095,348.50	\$1,103,066.68	-\$7,718.18	99.3 %
Total for 3000000 REVENUES	\$1,457,141.51	\$1,781,087.82	-\$323,946.31	81.81 %
Total for Income	\$1,457,141.51	\$1,781,087.82	-\$323,946.31	81.81 %
Gross Profit	\$1,457,141.51	\$1,781,087.82	-\$323,946.31	81.81 %
Expenses				
5000000 EXPENDITURES				
5580000 CMTY PLANNING ECON DEV				
5586000 Planning	\$156,761.89	\$380,336.64	-\$223,574.75	41.22 %
5587000 Economic Development	\$264,040.44	\$308,776.68	-\$44,736.24	85.51 %
Total for 5580000 CMTY PLANNING ECON DEV	\$420,802.33	\$689,113.32	-\$268,310.99	61.06 %
5590000 PROPERTY DEVELOPMENT				
5593000 Prop Dev Depr Amor Xfer Out	\$13,988.16	\$8,000.00	\$5,988.16	174.85 %
Total for 5590000 PROPERTY DEVELOPMENT	\$13,988.16	\$8,000.00	\$5,988.16	174.85 %
5900000 DBT EXP, CAP OUTLAYS, OTHR DECR				
5910000 REDEMPTION OF DEBT	1,208,250.88	1,215,591.00	-7,340.12	99.4 %
5920000 INTEREST OTHR DBT SVC COST	7,310.10		7,310.10	
Total for 5900000 DBT EXP, CAP OUTLAYS, OTHR DECR	\$1,215,560.98	\$1,215,591.00	-\$30.02	100.0 %
Total for 5000000 EXPENDITURES	\$1,650,351.47	\$1,912,704.32	-\$262,352.85	86.28 %
Total for Expenses	\$1,650,351.47	\$1,912,704.32	-\$262,352.85	86.28 %
Net Operating Income	-\$193,209.96	-\$131,616.50	-\$61,593.46	146.8 %
Net Income	-\$193,209.96	-\$131,616.50	-\$61,593.46	146.8 %



Juliet Sinisterra

Approved on 10/6/2026 2:59 PM PDT



Megan Hulsey

Approved on 10/5/2026 3:21 PM PDT



University District Public Development Authority (UDPDA) Voucher Certification – August 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
8/26	Xfer	University District Development Assoc per contract	28,775.41
8/1	Xfer	Spokane County Investment Pool (SCIP) service fee	12.00
8/27	Xfer	Transfer from SCIP to Numerica Bank accounts	180,000.00
8/3	ACH	Avista – south sub area lights	615.37
8/13	ACH	Intuit – service fee	152.74
8/31	ACH	Numerica - monthly ACH processing fee	30.00
8/1	1485	City of Spokane – Building inspection fee	44.00
8/1	1486	Philadelphia Insurance Company	444.00
8/10	1480	Novara Energy Alliance	5,000.00
8/12	1487	McKinstry Essention LLC - Contracted Services	9,120.00
8/18	1488	Haley & Aldrich, Inc.	342.51
8/25	1489	Biohabitats Inc. - Contracted services	4,500.00

Juliet Sinisterra, CEO

Date



Juliet Sinisterra

Approved on 10/6/2026 3:01 PM PDT



Megan Hulsey

Approved on 10/5/2026 3:21 PM PDT



UDPDA – Financial/Treasurer’s Report

As of August 31, 2026

Accrual Basis for Internal Reporting (depicted below)

Cash Basis for SAO Reporting

	(Current Month)	(Previous Month)
CURRENT ASSETS		
Total Checking	183,702.51	31,788.56
Total SCIP	292,674.99	471,135.64
Accounts Receivable (<i>ST invoice was zeroed out in May, resent in June</i>)	438,925.52	502,924.20
Other Assets (Restricted Use)		
Boxcar Proceeds	592,183.17	592,183.17
Sprague Ave underage (<i>includes Riverside sidewalk work</i>)	272,192.00	272,192.00
Total Assets	1,910,898.37	1,910,898.37
LIABILITIES		
Accounts Payable	386,889.74	393,440.24
Long Term Liability – est ADC RPAA 400-Block Responsibility updated	606,895.00	606,895.00
Total Liabilities	993,784.74	1,000,335.24

NOTES:

- August 2026 Actual Net Operating Loss was (\$26,546.70). This is \$6,326.55 less than anticipated
- Assets Notes:
 - Accounts Payable are the subcontractor contracts for the corresponding CESP Accounts Receivable.
 - \$180,000 was transferred from the SCIP account the Numerica Checking Account.
 - In invoice from June 2026 to the City of Spokane for Sales tax for Quarters 1 and 2 was voided and a new invoice was created in August, reducing A/R by \$83,735.50.

Approved:

Juliet Sinisterra, CEO

Megan Hulsey, Board Treasurer



Juliet Sinisterra

Approved on 10/6/2026 3:01 PM PDT



Megan Hulsey

Approved on 10/5/2026 3:22 PM PDT

update2027 priorities: Support catalytic investments (Nature-based infrastructure and U Incubation Village) and marketing.

University District - 2027 Work Plan Tracking								
Strategic Plan		Community Development	Budgeted	Start	End	Status	Update	Key Dates
1	3.2.4	Create design guidelines for restoration projects along the Spokane River in the UD	\$20,000	Q1 2027	Q2 2027		Builds on Living Infrastructure guidelines and identifies needed river restoration projects in the UD for legislative ask	
2		Commerce District Thermal Energy Network Project Managment	\$0	Q1 2027	Q2 2027			
3	1.1.2, 1.1.4, 1.1.5, 1.1.7	Nature-Based Infrastructure and Complete Street Scoping Study (District Scale investment)	Looking to grant funding	Q1 2027	Q4 2027		On Hold due to City disbursements less than budgeted for 2026	
4	2.4.1, 3.1.1	U Incubation Village Pre-Design	Looking to grant funding	Q1 2027	Q2 2027		On Hold due to City disbursements less than budgeted for 2026	
5	1.1.1	Riverside Gateway Park Development	\$900,000 (approx City held funds for development)	Q1 2027	Q2 2027		Look to partner with Avista Development and McKinstry around joint response to City issued RFP for P3 infrastructure investment.	
6	2.1	Potential matching dollars for updated GSI-led UD Tripp Umbach study	\$10,000	Q1 2027	Q4 2027			
7	3.1.4	Supporting work of SLIHC and Spokane Alliance where needed around development of regional Housing Production Fund	\$25,000	Q1 2027	Q4 2027		Two \$25K matches over 2 years to research a public housing fund for Spokane.	
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.	\$20,000	Q1 2027	Q4 2027		Priority areas to include NBI Complete Street District Infrastructure scoping study; River/Shoreline Restoration project per conversations with Senator Ricelli and community partners; Additional CERB Planning grant as outcome of District Thermal Network study	
2	2.4.1, 3.1.1	New Market Tax Credit Consultant for either 400 Block or U Incubation Village	\$20,000 (potential NMTC consultant)	Q1 2027	Q4 2027			
3	3.4	Install branding UD garbage cans in South Sub-Area and Banner repair as needed	\$16,000	Q1 2027	Q4 2027		Budget for additional cans in UD south sub-area in 2027	
4	1.4	Support City in First Avenue Parking Angled Parking Pilot	\$0	Q1 2027	Q4 2027		Based on 2026 UD Ardurra Parking Layout study	
Marketing & Communications			Budgeted	Start	End	Status	Update	
1	Overarching	UD Website Redesign and Programming	\$40,000 (+\$5K carryover)	Q1 2027	Q3 2027			
2	Overarching	Outreach and applications to present district work at conferences	\$12,000	Q1 2027	Q4 2027			
3	Overarching	Coordinated social media campaign and software to quantify	\$10,000	Q1 2027	Q4 2027			
4	1.1, 3.2	TEND Market testing and related graphics	\$23,500	Q1 2027	Q3 2027			
Notes: Black: Focus Area; Blue: Dependent on Others								

UDPDA 2026		2026 Modified		YE Estimate	UDPDA 2027		
REVENUE			\$2,321,576	\$2,189,662	REVENUE		\$1,037,328
County	\$50,000			\$50,000	County	\$50,000	
City Estimated Property Tax (Billed 4th Qtr)	\$292,191			\$277,743	City Estimated Property Tax (Billed 4th Qtr)	\$283,382	
City Estimated Sales Tax	\$331,588			\$124,858	City Estimated Sales Tax (\$354,735)	\$153,472	
201 West Main Property Sale	\$1,100,000			\$1,076,216			
CERB Grant (2025-26)	\$27,866			\$27,866			
CESP Grant (2026-2027)	\$0			\$124,056	CESP Grant (2026-2027)	\$255,034	
Interest (lower overall balance)	\$4,000			\$4,000	Interest (lower overall balance)		
201 W Main Manzanita vacates Jan 4; Parking income	\$400						
Division Street People's Choice Food BVank Feasibility Study - Cath Charities Match				\$2,000			
UDPDA Checking				\$31,788		Carryover	
UDPDA SCIP Account	\$515,531	\$471,135		UDPDA SCIP Account	\$292,675		
EXPENSE		\$1,924,291	\$2,186,897	EXPENSE		\$791,212	
Planning Services(Architectural and Engineering)		\$244,015	\$376,566	Planning Services(Architectural and Engineering)		\$310,034	
	U Village Matching Grant - Feasibility Study (2.4) Remaining	\$55,560	\$55,560		U Village Predesign and Partnership Agreements	\$0	
	UD South Sub Area Parking Layout Plan	\$15,000	\$26,000		UD Living Infrastructure Development Strategy and Scoping	\$0	
	Urban Ecological Development Tool Concept Development (moved to UDDA)	\$15,000	\$0		Spokane River Shoreline Wetland Restoration Design Guidelines	\$20,000	
	Living Infrastructure Framework Phase I Remaining and Phase II (carryover)	\$40,000	\$91,875		Spokane Alliance - SLIHC Housing Development Fund Match	\$25,000	
	400 Block Feasibility Remaining	\$13,800	\$20,000		GSI UD Tripp Umbach Economic Development Update (match)	\$10,000	
	CESP Grant UDDA (\$76,500)	\$0	\$30,866		CESP Grant UDDA (\$76,500)	\$45,634	
	CEPS Grant McKinstry (\$271,500)	\$0	\$78,100		CEPS Grant McKinstry (\$271,500)	\$193,400	
	CESP Grant Novarra (\$30,000)	\$0	\$14,000		CESP Grant Novarra (\$30,000)	\$16,000	
	Iron Bridge Kayak Put In (carryover)	16,655	\$16,665				
	District Econ Dev Incentive Study & Code Audit (1.1.2/1.2.2) Remaining	\$13,000	\$13,000				
	Nature Based/Complete Street Infra A&E Pre-Design (Superior/Springfield)	\$75,000	\$0				
	Spokane Alliance - SLIHC Housing Development Fund Match	\$0	\$12,500				
	Division Street People's Choice Food Bank Feasibility Study	\$0	\$18,000				
Economic Development		\$456,685	\$400,826	Economic Development		\$481,178	
	UDDA Service Contract	\$345,305	\$345,305		UDDA Service Contract	\$366,798	
	Legal/Ops:non-400 Block legal, insur, audit	\$20,000	\$25,000		Legal/Ops:non-400 Block legal, insur, audit	\$40,000	
	Graphic Design	\$0	\$1,900		Graphic Design	\$0	
	Economic Report - CoStar	\$1,300	\$1,300		Economic Report - CoStar	\$1,300	
	Grant Writing - State Rec; Childcare; Our Town; District Thermal	\$30,000	\$4,241		Grant Writing - State Rec; Childcare; Our Town; District Thermal	\$20,000	
	Avista public street lighting annual subscription	\$7,080	\$7,080		Avista public street lighting annual subscription	\$7,080	
	400 Block New Market Tax Credit Consultant	\$20,000	\$0		U Village New Market Tax Credit Consultant & Development	\$20,000	
	Banner Implementation: Hamilton (3.4)	\$15,000	\$16,000		Garbage Cans (6) and banner repair as needed	\$16,000	
	First Avenue Angled Parking Pilot	\$10,000	\$0		First Avenue Angled Parking Pilot	\$10,000	
	Pacific Avenue Tree and NBI Maintenance (ongoing)	\$8,000	\$0				
Capital Expenditures incl A&E Design/Property Dev - PDA Owned Property		\$8,000	\$13,944	Capital Expenditures incl A&E Design/Property Dev - PDA Owned Property		\$0	
	201 West Main Building Maintenance Costs (January and February)	\$4,000					
	201 Legal: Property Sale	\$4,000					
Sprague Avenue Debt Payoff		\$1,215,591	\$1,215,561				
Transfer from SCIP to Numerica			\$180,000				

update2026 priorities: Support catalytic investments (Nature-based infrastructure and U Incubation Village), invest in parking, and district beautification and marketing.

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		Met with Avista Development and reviewed revised feasibility studies conducted by Bernardo Wills and Mithun. Studies looked at a Phase I: Tesla charging station and a Phase II: Climbing Gym/Rec Center/Childcare. Also exploring co-developing Gateway Park with ADC and Emerald via City pilot P3 infrastructure program.	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		D&B conducting national economic assessments and hosting a series of 5 stakeholder/Community partner planning sessions. WSU School of Architecture will be using the project as a Fall 2026 design studio. Applying for Commerce Community Capacity Initiative grant. (\$200,000)	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	Complete	Report completed. Select EAC members reviewing. To be presented to Board for adoption in 2027	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		On Hold due to City disbursements less than budgeted for 2026	Spring 2027
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. Looking to brand the product for market testing in early 2027.	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	\$13,000 (\$500 budgeted)	Q3 2026	Q3 2026		Spokane UD and Catholic Charities entering in a \$15K scope with SidexSide for a feasibility study of a people's choice grocer along Browne in the UD. CC to contribute \$2K.	Fall 2026
7	1.4	Conduct parking layout study for South Sub-Area in legislated blocks	\$26,000 (\$15K budgeted)	Q2 2026	Q3 2026		Ardurra developing conceptual parking plan for South Sub-Area.Presented to EAC in September and then shared with City staff.	Fall 2026
8	3.1.4	Supporting work of SLIHC and Spokane Alliance where needed around development of regional Housing Production Fund	\$25,000	Q1 2026	Q4 2026		Spokane UDPDA committing \$25K match to Spokane Alliance and SLIHC to study development of a public housing fund and possibly regenerative infrastructure fund. UD hosted Bill Fullerton around feasibility study he conducting for a privately funded Regional Housing Impact Fund. UD co-hosted Colin Delargy from Atlanta's Mayor's Office for Housing for the Public Good	Summer 2027
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		Commerce awarded additional \$35K to the study. Novara presenting to Board in October	1/1/2027
3	3.4	Banner implementation along Hamilton	\$15,000	Q2 2026	Q4 2026		22 wind damaged banners. Looking to re-print and Bouten to re-install pro-bono. Designs ready for UD wrapped garbage cans	Fall 2026
4	1.4	First Avenue Parking Angled Parking Pilot	\$10,000	Q3 2026	Q4 2026		Pushing this to 2027 once City Staff reviews Ardurra parking layout study	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 is no longer requesting a match for this work.	Fall 2026
Marketing & Communications			Budgeted	Start	End	Status	Update	
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		Branding underway for iniatives underway.	
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		Juliet auditioned for TED Talk in January 2027. Selected but declined presentation this year due to demanding time commitment	
3	3.1.1	Website Development: Photography and Illustrations	\$25,000	Q3 2026	Q4 2026		Dean Davis under contract for \$15K for website photography. Photos started!!	Spring and Fall 2026

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