



## University District Development Association (UDDA) Meeting Minutes

Wednesday, February 4, 2026, 3:35-4:48 PM, Catalyst Building Room 309 and Via Zoom

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

**Board Members Present:** Karlee Agee (Zoom), Ryan Arnold (Zoom), LaVerne Biel (Zoom, joint only), Lois Bollenback (chair), Kevin Brockbank, Mayor Lisa Brown (Zoom), Pat Castaneda (Zoom), Megan Hulsey (Zoom), Alex Jackson, Marvo Reguindin (Zoom), Rob Sauders, Angela Swenseid, Adam Swinyard (joint only), Jonathan Teeters (Zoom), Dennis Wagner (Zoom), County Commissioner Amber Waldref, Erin Williams-Hueter

**Board Members Absent:** Catherine Brazil, Emilie Cameron, Colleen Fuchs, Brooke Kiener, Stacia Rasmussen, John Sklut, Thomas Tellefson, Council President Betsy Wilkerson

**Others Present:** Juliet Sinisterra, Alden Jones, Amanda Beck, and presenters

### *JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members*

Wagner provided the following **EAC Highlights**:

- Job posting for Marketing and Communications Manager garnered 77 applications. Staff is reviewing and will narrow down to approximately 24 candidates. Three board members have volunteered to conduct interviews in March, with May as a likely start date for the position.
- Presentation by the Biohabitats team on guidelines for resilient infrastructure design.
- Presentation by Seve7n Design & Illustration on the storytelling focus of the planned revamp (2027) of the UD website.
- Sinisterra shared Scorecard and noted that Bouten has offered to reinstall gratis windstorm-damaged UD banners along MLK Jr. Way.

### **Next Generation Plan 2065 Updates**

- **201 West Main** - The City Council approved the Amendment of Covenants on January 26. Property sale expected to close this month. Millennium Northwest LLC intends to combine the property with the Cruz Boots parcel and build 143 units of market-rate housing.
- **400-Block** – Sinisterra is preparing an MOU for Avista Development Corporation’s (ADC) review around the release of a shared RFP for the UD Gateway Commons (new moniker for the 400-Block). She mentioned different possible ownership structures that incorporate a P3 partner and feature a program focused on community health, education, and innovation, workforce and small business development, and neighborhood services (childcare, food security). A New Market Tax Credit (NMTC) consultant will be hired to facilitate a successful application to interested CDE’s in a highly competitive, national funding process. Because successful projects are usually “shovel-ready” and have a well-documented financing stack, funding would likely be 2-3 years out.

### **Presentations**

- **Pacific Avenue Greenway Update** – Jonathan Adams provided a status update on the City’s Pacific Avenue project with a focus on ped/bike safety and landscape/streetscape improvements. Construction starts early this summer. See [this link](#) for more information.
- **The Community School (TCS)** – Cindy McMahon spoke about her professional journey in pursuit of a more progressive high school teaching and learning model. She provided an overview of TCS’s (soon to be located in the UD) mission and unique attributes that help prepare students for the real world. Student Emmeline Hirt shared the benefits of her TCS education. See [this link](#) for more information.
- **Innovation High School (IHS)** – Located in the UD, Sara Kennedy provided an overview of IHS’s mission, values, and curriculum pathways, all with a focus on the arts. See [this link](#) for more information.

Bollenback asked for, but did not hear any public comments, and adjourned the meeting at 5:08 PM.



**END JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members**

**Call to Order, Welcome, and Administrative Actions**

Chair Bollenback called the UDDA business meeting to order at 5:08 PM and asked for a **MOTION to approve the January 7, 2026, UDDA meeting minutes and the UDDA Treasurer's Report—which included the financials** as of December 31, 2025—(Swenseid) and seconded (Waldref), and passed unanimously.

After around-the-room 30-second updates, Bollenback adjourned the meeting at 5:28 PM.

A handwritten signature in blue ink that reads "Dennis Wagner".

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Dennis Wagner, Vice Chair and Secretary