



University District Development Association (UDDA) Meeting Minutes

Wednesday, January 7, 2026, 3:35-4:48 PM, Catalyst Building Room 309 and Via Zoom

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

Board Members Present: Karlee Agee, Ryan Arnold (Zoom), LaVerne Biel (Zoom), Lois Bollenback (chair), Catherine Brazil (Zoom), Kevin Brockbank, Mayor Lisa Brown (Zoom), Emilie Cameron, Pat Castaneda (Zoom), Colleen Fuchs, Megan Hulsey, Alex Jackson (Zoom), Stacia Rasmussen, Marvo Reguindin, Rob Sauders, John Sklut (Zoom), Angela Swenseid, Jonathan Teeters, Thomas Tellefson, Dennis Wagner, County Commissioner Amber Waldref, and Council President Betsy Wilkerson

Board Members Absent: Brooke Kiener, Adam Swinyard, Erin Williams-Hueter

Others Present: Steve MacDonald, Juliet Sinisterra, Alden Jones, David Allen, Taudd Hume (Zoom)

JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members

Bollenback welcomed new board members and officers and provided the following **EAC Highlights**:

- The Director of Finance and Grants Administration position has been eliminated due to budget constraints. Samson was provided with a severance package.
- The Health Equity Circle (HEC) team (who presented at the June 2025 board retreat and who is funded by a \$5K UDDA contract) reported that since June, 28 people have entered treatment. HEC is also sharing its data with the city. Teeters suggested the team present again in the spring.

Finance and Grants Administration

UDPDA and City TIF Disbursements Update

As reported at the October 1 board meeting, the City shared a TIF reconciliation—in light of certified 2020-2023 numbers from the Department of Revenue—that negatively impacts future UDPDA revenue, impedes the organization's ability to carry commercial debt, and jeopardizes the progress of long-planned development projects. City and UDPDA staff met on January 5 to discuss, and the next step is for the UDPDA (with input from legal counsel) to send a letter to the city with follow-up questions to better understand the legal basis for the City's TIF repayment request.

2026 Proposed Work Plan and Budget

Given the changing TIF status, Sinisterra walked the group through the proposed 2026 budget and work plan, noting key changes, including an overall 43% reduction in spending and the payoff of the \$1.2M Sprague Avenue General Obligation Bond with proceeds from the anticipated sale of 201 W Main Avenue. After some discussion, Bollenback asked for a **MOTION to approve the proposed 2026 Work Plan and Budget** (Waldref), seconded (Wilkerson), and passed unanimously.

Next Generation Plan 2065 Updates

- **201 West Main Update** - An executed PSA is in place with Millennium NW LLC, and the City Council is scheduled to review/approve the Amendment of Covenants for the property at their January 26 meeting. Millennium intends to combine the property with the Cruz Boots parcel and build 143 units of market-rate housing.
- **Kardong Bridge Panels** – Place-based, artisan-fabricated steel panels have been installed on the bridge.
- **400-Block Updates and Trestle Presentation** – Although a formal expiration of the option for two parcels was received from Avista Development (ADC)—and UDPDA remains financially responsible should the property sell for less than \$2.2M to a third party—ADC remains open to an updated agreement that would allow the release of an RFP for a new public-private partnership (P3) development. Next steps include releasing the RFP in February, hiring a New Market Tax Credit consultant, and applying for a Dept of Commerce pre-design grant based on development proforma changes researched by Trestle Development. David Allen, with Trestle Development, presented a [slide deck](#) illustrating alternative building/construction scenarios (such as reducing square footage and adding underground parking, or adding apartments or retail) to minimize the previous pro forma's \$15M funding gap. Sinisterra noted that the RFP



will ask prospective P3 partners to refine the pro forma and eliminate/add building features that pencil out.

Bollenback asked for but did not hear any public comments and adjourned the UDPDA meeting at 4:30 PM.

END JOINT PRESENTATION/DISCUSSION: UDPDA and UDDA Board Members

Call to Order, Welcome, and Administrative Actions

Chair Bollenback called the meeting to order at 4:30 PM and asked for a **MOTION to approve the October 1, 2025, UDDA meeting minutes and the UDDA financials** as of November 30, 2025 (Wilkerson), seconded (Teeters), and passed unanimously.

2026 Proposed UDDA Work Plan and Budget

Sinisterra walked the group through the proposed 2026 budget and work plan, noting an overall 30% reduction in spending and staffing changes, including a new Marketing & Communications Manager, Alden's retirement, and a transition to 1099 bookkeeping. After some discussion re a planned website update, website analytics, and audience research, Bollenback asked for a **MOTION to approve the proposed 2026 Work Plan and UDDA Budget** (Waldref), seconded (Wilkerson), and passed unanimously.

Sinisterra mentioned the great turnout and success of the 2025 holiday dinner party and Impact Award presentation and thanked Alden for planning and executing the event.

Bollenback adjourned the meeting at 4:48 PM.

A handwritten signature in blue ink, reading "Dennis Wagner", is written over a horizontal line.

Dennis Wagner, Vice Chair and Secretary