

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION

RESOLUTION NO. 2024-__

Concerning the Ratification of Prior Acts of the Board

WHEREAS, on January 1, 2022, the new Washington Nonprofit Corporation Act, codified at Chapter 24.03A RCW (the "New Act"), took effect; and

WHEREAS, pursuant to the New Act, the law concerning the use of proxies by was amended to no longer allow proxies to participate in any vote of a board of directors or of any board committee or be counted for the purpose of determining whether a quorum is present at a meeting (RCW 24.03A.565(5)); and

WHEREAS, the Board of Directors (the "Board") of the UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION, a Washington nonprofit corporation (the "Corporation") desires to ratify and affirm certain prior acts, actions, and things done in the name and on behalf of the Corporation at certain Board meetings where proxies voted on behalf of Directors.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby ratify and affirm each and every action undertaken at the March 9, 2022, Board meeting of the Corporation as further described in the meeting minutes attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED, that the Board does hereby ratify and affirm each and every action undertaken at the June 1, 2022, Board meeting of the Corporation as further described in the meeting minutes attached hereto as Exhibit B; and

BE IT FURTHER RESOLVED, that the Board does hereby ratify and affirm each and every action undertaken at the December 6, 2022, Board meeting of the Corporation as further described in the meeting minutes attached hereto as Exhibit C; and

BE IT FURTHER RESOLVED, that the Board does hereby ratify and affirm each and every action undertaken at the June 7, 2023, Board meeting of the Corporation as further described in the meeting minutes attached hereto as Exhibit D; and

BE IT FURTHER RESOLVED, that the Board does hereby ratify and affirm each and every action undertaken at the December 6, 2023, Board meeting of the Corporation as further described in the meeting minutes attached hereto as Exhibit E; and

BE IT FURTHER RESOLVED, that the Board does hereby ratify and affirm each and every action undertaken at the February 7, 2024, Board meeting of the Corporation as further described in the meeting minutes attached hereto as Exhibit F; and

BE IT FURTHER RESOLVED, that the Corporation's Secretary shall file this Waiver and Consent in the Corporation's Minute Book.

BE IT FURTHER RESOLVED, that the officers of the Corporation and the staff are hereby authorized and directed to take all action necessary and proper to effectuate the foregoing; and

BE IT FURTHER RESOLVED, any actions of the Board of Directors or staff of the University District Development Association prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

ADOPTED by an affirmative majority vote of the Board of the University District Development Association on the first day of May, 2024.

UNIVERSITY DISTRICT DEVELOPMENT ASSOCIATION



BOARD CHAIR - TERESA DUGGER

CERTIFICATE

I, the undersigned, Secretary of the University District Development Association Board of Directors, a not for profit corporation organized under the laws of the State of Washington, do hereby certify that the foregoing resolution was duly approved and adopted by the Board of Directors of the corporation by the requisite threshold of affirmative votes, at a meeting of the Board of Directors duly called and held on the first day of May, 2024, at which meeting a quorum was present; and that said resolution, as set out above, will appear in the minutes of said meeting in the corporation's minute book.

DATED this second day of May, 2024.



SECRETARY - GREG REPETTI

EXHIBIT A



University District Development Association (UDDA) Meeting Minutes Wednesday, March 9, 2022, from 3:32 PM – 4:43 PM, Via Zoom

Board Members and/or Proxies Present: Susan Ashe, Council President Breean Beggs, Alisha Benson, Bill Bouten, Catherine Brazil, Teresa Dugger, Commissioner Mary Kuney, Brian McClatchey (Council proxy), Steve MacDonald (Mayor's proxy), Chuck Murphy (Gonzaga proxy), Brandon Rapez-Betty, Eric Smith (WSU proxy), Dr. Frank Velázquez

Board Members and/or Proxies Absent: Dan Antonietti, Mark Baldwin (EWU proxy), Dr. Daryll DeWald (see proxy), Stephanie Fleisher (UW proxy), Latisha Hill, Lori Hunt (CCS proxy), Dr. Christine Johnson, Dr. David May, Dr. Thayne McCulloh (see proxy), Scott McQuilkin, Lindsey Myhre, Randy Michaelis (Whitworth proxy), Stacia Rasmussen (GSI proxy), Katy Sheehan, Scott Simmons (County proxy), Mayor Nadine Woodward

Others Present: Andrew Rolwes (DSP), Taudd Hume

Staff Present: Juliet Sinisterra, Alden Jones

Call to Order and Administrative Actions

In Myhre's absence and given vice-chair Dr. O'Brien's resignation, UDDA CEO Sinisterra called the meeting to order at 3:32 PM and asked the board to review the draft February 2, 2022, UDDA board meeting minutes and financials as of January 31, 2022. **MOTION to approve the minutes** (Ashe), seconded (Kuney), and passed unanimously; and **MOTION to approve financials** (Rapez-Betty), seconded (Dugger), and passed unanimously. Sinisterra, along with the entire board, expressed appreciation for Dr. David O'Brien and Dr. David May's service to the board. Sinisterra thanked Brazil, Bouten, and Murphy for the tour of the sensational new GU/UW Health Partnership Building.

Development Committee (DC) Report

- Chair Murphy reported that Avista Development begins cleanup of 411 E Sprague Ave and 12 N Grant Ave this Spring.
- A ROFO for the other 400-Block properties will be discussed during the UDPDA meeting.
- Staff is negotiating the contract with Century Pacific for Public-Private Property Development Advisory Services for the 400-Block and work will commence in March.
- The city is beginning design work on the Riverside Avenue (north) sidewalk and the purchasing process for the road compression work.
- A Transit-Oriented Development (TOD) Study was completed by Jason Graf of Center-Based Planning. Recommended build-out strategies were illustrated for the Pine Street and the Sherman/Sprague STA stations. The former includes extending the existing commercial vibrancy along Main Ave down to a "Gateway Plaza" at the north landing of the Gateway Bridge. Infill student housing and a WSU expansion were also represented. The Sherman/Sprague strategy includes a Sprague Ave West "Activity Hub" with street-oriented commercial, a Gateway Park, and a parking garage. The Sprague Ave West "Neighborhood" includes a Grant St "Promenade", a park, folk market, and infill cluster housing. The Sprague Ave East "Activity Hub" includes parking and housing. The Sprague Ave East "Neighborhood" includes a park and infill cluster housing. The build-out strategy also calls for district connections to 2nd and 3rd Ave protected bikeways and the Pacific Ave Greenway. The latter is expected to receive \$3.5M in funding from the state legislature this session.



**UNIVERSITY
DISTRICT**

- Bouten said the TOD Study is an excellent tool to showcase the University District's vision to prospective developers and investors. Sinisterra noted that Graf will present the TOD Study at the May 4 Board Retreat.

2022 Planning and Activities

Sinisterra outlined the 2022 Task Force next steps in preparation for the May 4 retreat. Board members and proxies will receive a survey to ascertain their interest in serving on a Task Force Community Cohort. Task Force leader recruitment is also underway as follows:

- Energy, Public Infrastructure, and Mobility – Kim Zentz
- Local Business Development and Community Wealth – AHANA and/or SIMBA
- Placemaking – Jackie Caro, Terrain
- Parking and Security – TBD but Alicia Barbieri and Jesten Ray are possible
- Life Sciences – TBD but Evergreen Biosciences, Katrina Rogers possible

In addition to sharing the May 4 agenda, Sinisterra indicated consultants will be engaged and funds set aside in 2022 to support these specific needs and areas of expertise: Market Data Analysis and Land Use Goals; Business Planning around Folk Market, Coworking, and Environmental Learning; Grant Funding and Foundation Relationships; and Public Re-investment Dollars Strategy and Impact Investing Analysis.

2022 UDDA Budget

Sinisterra provided a detailed financial summary of the 2022 proposed, net-zero budget that replaces the January-March "bridge" budget the board approved in December. Although pointing out some differences between 2021 and 2022 income and expenses—largely due to a full-time CEO in 2022—the overall budgets are similar. Sinisterra noted a surplus of \$17,642 carried over from 2021 and that with the launch of an e-newsletter to regional stakeholders and a new membership campaign in the fall, the UDDA should be on a path to a sustainable future. Asking for and hearing no comments, **MOTION to approve the 2022 proposed budget** (Bouten) and seconded (Kuney) and passed unanimously.

DSP Public Safety Policy Presentation

Andrew Rolwes, Interim President of DSP, provided an update on DSP's ongoing work around safety and security in Spokane's downtown. After conducting a public opinion survey and securing a legal opinion regarding the Martin vs City of Boise case, DSP developed a nine-point policy platform to address homelessness and the mental illness and drug addiction issues of the unhoused. The board appreciated this presentation as the challenges are not confined to downtown. Board members connected to businesses and organizations in the UD expressed similar concerns.

30-Second Updates

Due to time constraints, 30-second updates were postponed. Sinisterra adjourned the meeting at 4:43 PM.



Juliet Sinisterra, CEO, UDDA

5.31.22
Date

EXHIBIT B



University District Development Association (UDDA) Meeting Minutes

Wednesday, June 1, 2022, from 3:32 PM – 4:39 PM, In-Person at Bouten Construction, 627 N Napa St, Spokane, WA, and Via Zoom

Board Members and/or Proxies Present: Susan Ashe, Mark Baldwin (EWU proxy), Bill Bouten, Catherine Brazil, Dr. Daryll DeWald, Teresa Dugger, Lori Hunt (CCS proxy), Commissioner Mary Kuney, Randy Michaelis (Whitworth proxy), Chuck Murphy (Gonzaga proxy via Zoom), Stacia Rasmussen (GSI proxy), Katy Sheehan, Dr. Frank Velázquez

Board Members and/or Proxies Absent: Dan Antonietti, Council President Breean Beggs, Alisha Benson, Stephanie Fleisher (UW proxy), Latisha Hill, Dr. Christine Johnson, Dr. David May, Brian McClatchey (Council proxy), Dr. Thayne McCulloh (see proxy), Steve MacDonald (Mayor's proxy), Scott McQuilkin, Lindsey Myhre, Brandon Ropez-Betty, Scott Simmons (County proxy), Eric Smith (WSU proxy), Mayor Nadine Woodward

Others Present: Amanda Beck (City), Troy Dehnel (Avista), Taudd Hume, Greg Repetti (MultiCare), Katrina Rogers (Evergreen Bioscience, speaker), Susan Stacey (Providence)

Staff Present: Juliet Sinisterra, Alden Jones, Krysty Karlman (intern)

Call to Order and Administrative Actions

In Myhre's absence, board secretary Bill Bouten called the meeting to order at 3:32 PM. Due to the lack of a quorum, approval of the minutes and financials was postponed. Bouten welcomed prospective new board members Susan Stacey and Greg Repetti and, along with the entire board, expressed appreciation to Randy Michaelis for his board service as Whitworth's proxy.

Bouten reviewed the 2022 Impact Award info with the board and encouraged them to send nomination recommendations to staff by June 8. Past Impact Award recipients include Dave and Mari Clack, Kim-Pearman Gillman, Dean Allen, and Jim Sheehan.

Development Committee (DC) Report

- Chair Murphy reported that a meeting is planned with Verizon around their cell tower on Avista's property and the possible relocation and transfer of the tower lease with the sale of the property.
- 411 E Sprague site clean-up has begun.
- The final design of the Riverside north sidewalk was shown. City to issue bid documents the week of June 6.

With a quorum now present, Bouten asked the board to review the draft March 9, 2022, UDDA board meeting minutes and financials as of April 30, 2022. **MOTION to approve the minutes and financials** (Velazquez), seconded (Kuney), and passed unanimously.

2022 Planning and Activities

Sinisterra reminded the group that part of the 2022 budget includes Urban Components Data Collection and Market Research analysis to help set measurable goals for the organization. Cascadia Partners was selected for this work which launches in late June.

Bouten asked for feedback on the May 4 board retreat at The Hive. Sheehan, along with others, was grateful for Warren Seyler's presentation on the Spokane Tribe and for starting/grounding the session in that vital history.



Sinisterra outlined the UDRA Business Plan Task Force (TF) milestones going forward:

- Summer – TF leaders will hold two meetings
- August 9 DC Meeting – TF leaders will present to the DC
- September 7 board meeting – TF leaders will make preliminary presentations
- October 5 board retreat – TF leaders present final strategies

Sinisterra shared the 2022 Scorecard and noted that she is in touch with the City about their ToD grant on the north side and with WSDOT and Senator Billig regarding Pacific Avenue improvements timing. She noted that Dean Pape is interested in a joint partnership for housing at 201 W Main Avenue and that a letter of intent is in progress. The EDA ARPA grant submission for the Cultural Corridor was unsuccessful but the partner applicants plan to revise the project scope and apply for city and county ARPA funds. Sinisterra introduced EWU marketing intern Krysty Karlman and thanked her for her work on the UD e-newsletter.

Evergreen Bioscience Presentation

Katrina Rogers, CEO of Evergreen Bioscience, talked about setting the stage and building the foundation for an innovation cluster that will make the region a leader in local supply-chain sourcing for pharmaceutical and medical device contract companies by prioritizing projects that address life science industry needs and acquiring, developing and retaining top talent. With a \$500K Dept of Commerce grant, GSI partnered with sp3nw to launch Evergreen which is led by Rogers and board chair Mary Weiss. Currently, GSI serves as the “home” organization for the cluster but, in the future, it will be a separate 501c3.

30-Second Updates

Bouten mentioned that top executives from Lincoln Properties (a top-tier life sciences development firm) visited Spokane on May 25 and were impressed with their tour and the community effort. As a follow-up, JLL has offered to do an extensive market/SWOT analysis (approx \$150K) so the region can communicate a clear story. Funds from Innovia, Evergreen Bioscience, and/or county ARPA dollars may be sought for this effort.

After other brief updates were shared, Bouten reminded the group that the next meeting is September 7 at Joya, and then adjourned the meeting at 4:39 PM.

A handwritten signature in black ink, appearing to read 'Juliet Sinisterra'.

Juliet Sinisterra, CEO

____9/9/22____
Date

EXHIBIT C



University District Development Association (UDDA) Minutes

Tuesday, December 6, 2022, from 3:32 PM – 4:28 PM, In-Person at WSU Health Sciences Spokane, SAC 5th Floor Conference Room and via Zoom

Board Members and/or Proxies Present: Susan Ashe, Bill Bouten (Zoom), Catherine Brazil, Teresa Dugger, Latisha Hill, Lori Hunt (CCS proxy), Brooke Kiener (Zoom, Whitworth proxy), Steve MacDonald (Mayor's proxy), Lindsey Myhre, Stacia Rasmussen (GSI proxy), Katy Sheehan, Eric Smith (WSU proxy)

Board Members and/or Proxies Absent: Dan Antonietti, Mark Baldwin (EWU proxy), Council President Breean Beggs, Alisha Benson, Dr. Daryll DeWald, Dr. Christine Johnson, Commissioner Mary Kuney, Dr. Thayne McCulloh (see proxy), Dr. Shari McMahan (see proxy), Scott McQuilkin (see proxy), Chuck Murphy (Gonzaga proxy), Brandon Ropez-Betty, Scott Simmons (County proxy), Stephanie Weber (UW proxy), Dr. Frank Velázquez, Mayor Nadine Woodward

Others Present: Amanda Beck (Zoom), Emilie Cameron (Zoom), Colleen Fuchs, Greg Repetti, John Sklut, Dennis Wagner

Staff Present: Juliet Sinisterra, Alden Jones

Call to Order and Administrative Actions

Myhre called the meeting to order at 3:32 PM and thanked the WSU Health Sciences Spokane team for hosting. While waiting for a quorum, Sinisterra provided a 2022 Scorecard wrap-up highlighting a few 2022 accomplishments such as completing the TOD Study, convening the five Task Forces, initiating the Urban Market Analysis Study, releasing the 400-Block RFP, commencing feasibility work for the 201 W Main Ave property, moving offices and securing tenant, etc.

With a quorum present, Myhre then asked for a **MOTION to approve the UDDA financials as of October 31, 2022, and September 7, 2022, UDDA board meeting minutes** (Hill) and second (Ashe) and passed unanimously. The vote approving Erin Williams-Hueter as a new member was postponed to the February 1, 2023, meeting. Myhre noted that the UDPDA meeting will precede the UDDA meeting in 2023.

2023 Business and Development Plan

Sinisterra shared the next steps in the Business and Development Plan:

- evaluate strategies against realistic implementation timeline/staff bandwidth/needed support in February and March;
- incorporate metrics from Cascadia Partners' Urban Market Data Analysis Study;
- factor in sales and property tax projections based on state DOR public records request;
- finalize the Business and Development Plan in June 2023; and
- start marketing materials summarizing the vision and plan in the summer.

2023 Scorecard



Sinisterra reviewed the draft 2023 Work Plan Scorecard in the advance packet. She described proposed tasks line by line under four key sections: Community Development, Economic and Asset Development, Property and Infrastructure Development, and Marketing and Communications. Hill reminded the group of various comments shared at the retreat around supporting small businesses, especially on the south side, who are dealing with safety and security issues. Sinisterra said the newly formed Business Committee will work to find immediate, relevant ways to help.

2023 Proposed Budget

Sinisterra reviewed the zero-based 2023 UDDA Proposed Budget in the advance materials. She noted that the Department of Revenue is still working on the sales tax reconciliation and that data is needed to finalize the budget. Myhre stated that the EC is working on the CEO's annual performance and compensation review and an updated budget will reflect any changes. She also said that administrative staff will follow the City's COLA starting in 2023. Myhre asked for **MOTION to approve the 2023 Proposed Budget** (MacDonald), seconded (Sheehan), and passed unanimously.

Development Committee (DC) Update

In Murphy's absence, Sinisterra provided a brief DC update, summarizing a tour of the House of Charities and suggestions from Jonathan Mallahan on ways the UD could support their work in the District. Sinisterra mentioned that Catholic Charities is meeting with Chief Meidl around Catholic Charities (CC) documentation of SPD inaction in relation to drug confiscations and assaults. Sinisterra to follow up with Mallahan post CC meeting. Cameron offered to share the DSP's 2023 Policy Platform which addresses this topic.

Recognition of Board Service

Myhre expressed gratitude and spoke to the unique contributions of outgoing board members Dr. Christine Johnson, Dan Antonietti, and Susan Ashe. Bouten thanked Myhre for her two years as both UDDA and UDPDA board chair.

Myhre adjourned the meeting at 4:28 PM.



Lindsey Myhre, 2022 Board Chair

2/8/23

Date

EXHIBIT D



University District Development Association (UDDA) Minutes

Wednesday, June 7, 2023, from 4:00 – 5:36 PM, In-Person at GSI and via Zoom

Board Members and/or Proxies Present: Mark Baldwin (EWU proxy), Alicia Barbieri, Council President Breean Beggs, Catherine Brazil (via Zoom), Kevin Brockbank, Emilie Cameron, Teresa Dugger, Brooke Kiener (Whitworth proxy), Steve MacDonald (Mayor's proxy), Chuck Murphy, Lindsey Myhre, Katy Sheehan, John Sklut (GU proxy), Dennis Wagner (via Zoom), Amber Waldref (via Zoom), and Erin Williams-Hueter

Board Members and/or Proxies Absent: Alisha Benson (see proxy), Bill Bouten, Dr. Daryll DeWald, Colleen Fuchs, Latisha Hill, Lori Hunt (CCS proxy), Mary Kuney (County proxy), Dr. Thayne McCulloh (see proxy), Dr. Shari McMahan (see proxy), Scott McQuilkin (see proxy), Stacia Rasmussen (GSI proxy), Greg Repetti, Eric Smith (WSU proxy), Susan Stacey, Dr. Frank Velázquez, Stephanie Weber (UW proxy), Mayor Nadine Woodward (see proxy), Chris Wright (Council proxy)

Others Present: Kim Brinkman, Maren Murphy, Alden Jones, Tirrell Black (via Zoom)

Call to Order, Welcome, Administrative Actions, and General Updates

Dugger called the meeting to order at 4:00 PM, thanked GSI for hosting, and welcomed Kevin Brockbank, Chancellor, CCS. Dugger then asked for a **MOTION to approve the UDDA financials as of April 30, 2023, and the May 10, 2023, UDDA board meeting minutes** (MacDonald) and seconded (Myhre) and passed unanimously. Other updates include:

- Dugger reminded all that 2023 Impact Award nominations are due Friday, June 9.
- Sinisterra noted that the UDDA received a \$45K ARPA grant from the City which will be used for grant writing support.
- Dugger shared that the Don Kardong Bridge ribbon cutting on June 2 was well attended and that Sinisterra was invited to provide remarks.
- Sinisterra congratulated Breean Beggs on his appointment by Governor Inslee to the Spokane County Superior Court. Beggs will begin his judgeship on July 1. The board thanked Beggs for his UDDA and UDPDA board service from 2020-2023.

Nominating Committee (NC) Preview

Dugger noted that Velazquez terms out in 2023, and that Hill has requested that as of September an Avista colleague complete her term through 2024. In addition to the standing members of the Nominating Committee—the mayor and council president—the Executive Committee recommends Sinisterra, Dugger, and Wagner to serve in 2023. Beggs asked to include Chris Wright as well. Dugger asked for a **MOTION to approve these six members for the 2023 Nominating Committee** (Beggs) and seconded (MacDonald) and passed unanimously.

Business Committee (BC) Updates

Wagner provided a summary of recent BC meeting activity:

- UD business and property owner survey, *U Pulse*, is underway and the second *U Pulse* business video highlight on Freeform was shown.
- At the May meeting, ESBA presented on BID formation and several south sub-area businesses and the City are researching establishing a BID for the area.
- Absco Solutions to present in June on neighborhood safety and security.



Development Committee (DC) Updates

- **400-Block Catalytic Development** – After the May 2 kick-off meeting, the Emerald Team is conducting concept feasibility for the next 60 days, followed by financial feasibility for 90 days.
- **201 W Main Property** – Given anticipated construction costs for this proposed maker space/black box theater/housing development, alternate funding options are being explored with various grant makers, Dept of Commerce, etc. The property is currently for lease via Kiemle Hagood.
- **Ecological Asset Study** – Greene Economics is connecting with UD higher ed partners around their existing ecological conditions, initiatives, and research. Greene will present summary data to the board at the November 1 retreat and submit a final report in December.

Business and Development Plan: Grants Management Plan and Presentation

Kim Brinkman with KH Consulting presented a customized UD grant prospecting plan and spoke to the use of the Instrumental database to identify six priority grants. Next steps and those grants follow:

- Work to align priority grants with Board-supported priority initiatives. Present to UDDA in September.
- Use ARPA \$45K for grant writing support.
- Support Urbanova and INTENT as needed around their \$1M NSF grant implementation.
- Support SELCC on State OSPI Outdoor Learning Education Grant.
- Six grants proposed by consultants for 2023-2024:
 1. July 7, 2023: WA State Public Works Board Grants/Loans for Infrastructure, \$1 Million for (Riverside Avenue)
 2. August 2023: NEA Our Town Creative Placemaking Grant, \$150,000 for Culture Corridor application, partner with Spokane Arts
 3. Aug 2023: Arterial Pres Program, \$1M for infrastructure
 4. Oct-Nov 2023: USDOT SMART Parking, \$2M, with City
 5. May 2024: USDA Local Food Promotion Program, \$25K planning, for Folk Market and incubator space
 6. 2024: Commerce Building Electrification Grant, \$1M, for grid-enabled electrification (Catalyst, Morris, 400-Block, etc.)

Baldwin encouraged the team to consider any education/student learning opportunities while grant writing. Brinkman concurred that community partnerships strengthen applications. Sheehan wondered how many grants the UD would apply for. Sinisterra said the WA State Public Works Board Grant/Loan, NEA Our Town, and USDOT applications are priorities.

Business and Development Plan: Next Steps

Sinisterra used several slides to outline the Business and Development Plan vision, process, and timeline and three key phases: needs defined (Summer 2022 Task Force and 2023 Board synthesis and prioritization work), research and planning (comprised of design and planning, market analysis and research, and financial sustainability strategy contract work), and final recommendation steps. She showed how these cumulative efforts support and align with the UD Mission and potential infrastructure and programming investments. She mentioned Tom Murphy's presentation at DSP's State of Downtown event about the 3CDC community impact initiative in Cincinnati and how



the future of urbanism is linked to engaging the community in investing in the community. To that end, she noted the UD has hired consultant Michael Shuman and described establishing a UD financial sustainability strategy sub-committee to work with Michael to inform a community capital fund and its investment priorities, objectives, and legal and operating structure. An interactive session on this topic is planned for the November retreat with the sub-committee meeting this summer and fall.

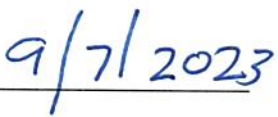
South Logan Transit Oriented Development (TOD) Presentation and Q&A

Maren Murphy with the City of Spokane presented a comprehensive update on the South Logan TOD project. Additional information can be found at <https://my.spokanecity.org/projects/south-logan-transit-oriented-development-project/>. Beggs and Murphy complimented Murphy on this work and agreed the area is ideal for upzoning density, especially by the Spokane River, provided developers are reserving housing units on parcels.

Due to time limitations, the group skipped 30-second member updates. Dugger noted the board next meets September 6 at Providence and adjourned the meeting at 5:36 PM.



Greg Repetti, Secretary



Date

EXHIBIT E



University District Development Association (UDDA) Minutes

Wednesday, December 6, 2023, 4:18 – 5:32 PM, at Bouten Construction and Via Zoom

Board Members Present: Bill Bouten, Catherine Brazil, Colleen Fuchs, Steve MacDonald (Mayor's proxy), Stacie Maier, Chuck Murphy, Lindsey Myhre (past chair), Stacia Rasmussen (GSI proxy), Greg Repetti, Rob Sauders (EWU proxy- first meeting), Katy Sheehan, Juliet Sinisterra, John Sklut (Gonzaga proxy), Eric Smith (WSU proxy), Frank Velazquez (last meeting), Amber Waldref, Erin Williams-Hueter, Chris Wright (Council President proxy)

Board Members Absent: Alicia Barbieri, Alisha Benson (see proxy), Kevin Brockbank, Emilie Cameron, Daryll DeWald (see proxy), Teresa Dugger, Lori Hunt, Brooke Kiener, Thayne McCulloh (see proxy), Shari McMahan (see proxy), Scott McQuilkin, Susan Stacey, Dennis Wagner, Council President Betsy Wilkerson (see proxy), Mayor Nadine Woodward (see proxy)

Others Present: Juliet Sinisterra, Taudd Hume, Patrick Jones, Alden Jones

Call to Order, Welcome, and Administrative Actions

In Dugger's absence, past chair Myhre called the meeting to order at 4:18 PM and thanked Bouten Construction for hosting. She noted newly-elected Council President Betsy Wilkerson has joined the UDDA board, welcomed new EWU proxy Rob Sauders (and thanked his predecessor Mark Baldwin for his proxy service). She also thanked Mayor Woodward and Lori Kinnear for their board service and recognized Dr. Frank Velazquez for his board service from 2018-2023.

Myhre asked for a **MOTION to approve the UDDA financials as of October 31, 2023, and the September 6, 2023, annual meeting and the November 1, 2023, retreat minutes** (Velazquez) and seconded (Murphy) and passed unanimously.

2023 Highlights

Sinisterra reviewed 2023 Work Plan highlights and the completed 2023 Scorecard. The board applauded the staff for their accomplishments.

Business Committee Report

In chair Wagner's absence, Sinisterra recapped the November meeting presentations by Mark Pond with Spokane Public Library on CoStar and EDO and by Mason Burley of Urbanova on Connected Communities, smart utility tracking, and energy grid optimization.

Development Committee Report

Murphy summarized the 400-Block and 201 West Main Avenue updates presented during the UDPDA meeting. He noted that the proposed master plan illustrations (intended to visualize the data/recommendations of several years' of studies as well as align with the U Vision 2044 Strategic Plan and UD Guiding Principles) will be very helpful in communicating the potential of the UD with developers, legislators, and grant making organizations.

2024 UDDA Work Plan and Capital Budget

Sinisterra walked the board through the 2024 Work Plan and Capital Budget (including some comparisons to 2023 actual spending and noting this year's anticipated \$9K shortfall due to IUS event costs). She outlined 2024 Work Plan activities and proposed



expenditures in three categories: Community Development, Economic and Asset Development, and Property and Capital Development.

Sinisterra described funding support for business incubation, Evergreen Bioscience Innovation Lab, a U Incubation Village, a Spokane Environmental Learning and Cultural Center, code audits with the city, BID formation, a life science and/or student retention campaign, and the Spokane Culture Corridor.

Myhre asked for a **MOTION to approve the UDDA 2024 Work Plan and Budget** (MacDonald), seconded (Murphy), and passed unanimously.

Presentation: The Spokane Economy and Higher Education's Fit by Dr. Patrick Jones, EWU and Priority Spokane. Dr. Jones's slides can be found [here](#).

Myhre reminded the group of the February 7, 2024, meeting at Whitworth and adjourned the meeting at 5:32 PM.



Greg Repetti, Secretary

Date 2/12/24

EXHIBIT F



University District Development Association (UDDA) Minutes

Wednesday, February 7, 2024, 3:41 – 5:12 PM, at Whitworth UD Campus and Via Zoom

Board Members Present: LaVerne Biel*, Lois Bollenback*, Emilie Cameron, Daryll DeWald, Teresa Dugger, Colleen Fuchs, Lori Hunt (via Zoom, CCS proxy), Steve MacDonald (via Zoom, Mayor's proxy), Stacie Maier, Chuck Murphy, Stacia Rasmussen (via Zoom, GSI proxy), Rob Sauders (EWU proxy), Katy Sheehan, Juliet Sinisterra, Jonathan Teeters*, Dennis Wagner, Amber Waldref, Erin Williams-Hueter

Board Members Absent: Alicia Barbieri, Alisha Benson (see proxy), Bill Bouten, Catherine Brazil, Kevin Brockbank, Mayor Lisa Brown, Brooke Kiener, Thayne McCulloh, Shari McMahan (see proxy), Scott McQuilkin, Lindsey Myhre, Greg Repetti, John Sklut (Gonzaga proxy), Eric Smith (WSU proxy), Susan Stacey, Council President (CP) Betsy Wilkerson, Chris Wright (CP proxy)

Others Present: Juliet Sinisterra, Alden Jones

Call to Order, Welcome, and Administrative Actions

Dugger called the meeting to order at 3:41 PM and thanked Whitworth University for hosting. She welcomed new board members* to their first official meeting. Dugger asked for a **MOTION to approve the UDDA financials as of December 31, 2023, and the December 6, 2023, meeting minutes** (Waldref) and seconded (Murphy) and passed unanimously. Dugger noted that Michael Shuman's presentation has been rescheduled to the March 6 meeting.

Murphy provided a summary of the Q4 Treasurer's Report noting slightly favorable net income for the year and thanked staff for meeting overall 2023 budget expectations. Sinisterra oriented new members to the 2024 Work Plan Scorecard and highlighted grant writing efforts underway, including collaboration with and assistance from the City.

Development Committee (DC) Report

Murphy summarized recent DC meetings at which the 2024 Work Plan, priority grants matrix, Pacific Avenue Greenway project, 400-Block property programmatic and purchase/financing options, and 201 West Main Avenue issues were discussed.

Business Committee (BC) Report

Wagner summarized recent BC meetings at which the 2024 Work Plan, the next steps around a BID feasibility study, and south subarea alley lighting with Avista were discussed. Sinisterra noted that the Mayor expressed an interest in BID expansion and is open to considering funding needs if resource gaps arise. MacDonald mentioned that the City approved the South Logan TOD plan and implementation steps are underway.

UD and U Vision Life's Principles Assessment

Sinisterra led the board through a board exercise centered around Biomimicry 3.8 material. Breakout groups reflected on the UD vision, goals, and operations in



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terms of nature-based principles and how to integrate 3.8 billion years of nature's lessons into thoughtful urban development and organizational leadership.

After 30-second member updates, Dugger reminded the group of the March 6, 2024, meeting at the Catalyst Building and adjourned the meeting at 5:12 PM.

Juliet Sinisterra, CEO (for secretary Greg Repetti)

Date 03-11-24