



UDPDA 201 West Main Avenue Mixed-Use Development Q&A

Final Update – April 2, 2024

Questions from the March 12 Zoom Information Session

[Zoom recording link](#) and scroll to 4:00 timecode. [PowerPoint Deck](#).

Question: Can you elaborate on the mention on page 2 of the RFP that the University District Development Association would manage the two levels of commercial use, including a possible coworking, event, and retail space?

- Answer: The University District would like this space to be an ongoing source of revenue but does not wish to be overly prescriptive regarding how this is accomplished. We are open to a long-term lease, condominium ownership, or anything that helps activate this catalytic corner property. In 2022, the UDPDA contracted with Spokane Workers Cooperative to develop a Coworking Business Plan. Please see this link for [their final presentation](#).

Question: Can you advise if prevailing wage requirements apply to the proposed public/private partnership?

- Answer: It may depend. If work is done on public property that the UDPDA owns then the contractor needs to pay prevailing wage. If the UDPDA sells the property outright, then likely not. If however, there are other sources of money going into the project (for example, if there is other public money being used in the joint venture), then there always may be a requirement to use public procurement or bidding procedures [per RCW 39.12](#) and thus pay prevailing wage.

Other Questions via Email

Question: Can you describe any deed restriction on the property?

- Answer: The Statutory Warranty Deed from the City of Spokane dated July 2, 2019, states the property is “subject to the restriction that the real property legally described heretofore must be used by grantee University District Public Development Authority for the purposes of economic development.”

Question: Can you remind us what information is exempt per the Public Records Act and how we handle it in our proposal if needed?

- Answer: All UDPDA records are presumed open and exemptions are narrowly construed and must be authorized by law. Common exemptions are certain information in student or employment records, attorney-client privileged information, pending investigative records in certain investigations, protected healthcare information, [financial/commercial/proprietary information](#) RCW 45.56.270 (2c), and [real estate transactions](#) RCW 42.56.260. For additional details regarding



exemptions from public records requests, please see [RCW 42.56.050](#), [RCW 42.56.210](#), [RCW 42.56.260](#), [RCW 42.56.270](#), [RCW 42.56.230](#), and [RCW 42.56.550](#). **If you believe any information in your proposal is exempt, you MUST submit those portions of your response as a separate part of your response and you MUST label it as “PROPRIETARY INFORMATION.”** The UDPDA will neither look for nor honor any claims of “proprietary information” that are not within the separate part of your response.

If a valid public records request is received by the UDPDA to view your proposal, you will have a 10-days to ask the Court to verify that part or all of your proposal document is “proprietary”. If it is, the document will be redacted accordingly and released. If not, the UDPDA is legally required to release the document as is.

If you would like more information on public records request policy and procedures, please contact info@spokaneudistrict.org.

Question: Was there a recent appraisal of the property?

Answer: Yes, in December 2023, and this will be provided to the vendor after the contract is awarded.