



1/26/2022 @ 6:10 PM | *Meeting called to order by* President Dr. Rayburn Lewis

In Attendance

- Board Members Present: Dr. Rayburn Lewis, Mr. Gerald Bradford, Mr. John Yasutake, Rev. Dr. Phyllis Beaumonte, Mr. James Bush, Dr. Carver Gayton, Ms. Patricia Hayden, Mr. Kelly Jefferson, Mr. Andrés Mantilla, Mr. Lewis Rudd
- Board Members Absent: Ms. Shaude' Moore, Dr. Ben Danielson
- CDCPDA Staff and Contractors: James King Jr., MaryKate Ryan, Adrian Collins, Benita Thomas
- Community Members and Public Guests: Claire Petersky, Jacqueline Ivy: Per Scholas, Mathew Bermudez: The Elite Collective

Acknowledgement of Our Presence on First Nations Land

"We the Central District Community Perseveration & Development Authority acknowledge that we are on indigenous land, the unceded ancestral lands of the Coast Salish Peoples, including the Duwamish, Suquamish, Puyallup and Muckleshoot tribes. A people that has occupied this land since time immemorial. We pledge to continue to follow the leadership of tribes to achieve their vision for the lands and the waters that they have stewarded for generations. We continue our journey with gratitude and in honor of the past, the present and future with the First Peoples of Seattle."

Approval of the Agenda & Minutes

Motion to accept the Agenda, 2nd . Motion carries.

1/12/2021 Meeting Minutes

Motion made to accept the Minutes, Dr. Gayton. 2nd Ms. Hayden. Motion carries.

Committee Reports

Finance, chaired by Mr. Yasutake

- Submitted another reimbursement request to Department of Commerce, totalling over \$94,000, for operations.
- Capitol reimbursement request of over \$50,000 being prepared.
- Another OFM and Commerce meeting scheduled next week to discuss large reimbursements.
- Currently reimbursement checks are still being mailed to us, creating lag due to mail and bank processing time.

Committee report stands as the motion to approve. 2nd: Mr. Mantilla. Motion carries.

Facilities, chaired by Mr. Bradford

Facility Manager, Adrian Collins

- Waiting on third bid for boiler replacement; will submit to the board at that point. Boiler replacement should fix the heating issues on floors 1-4, but may need some tuning
- 5-year elevator testing taking place February 17 & 18
- Antenna placement engineers for Dish looked at the roof; Mr. Don King will be involved re: structural requirements

- Lumen router to be installed soon to restore internet to the building. IT infrastructure design will need to be included in the overall designs. Lumen will install the fiber optics in the building.
- Parking lot to be cleaned for Carolyn Downs' use; Towing contract sent via email to Officers, and company can also provide snow plowing if/when needed.

Project Manager, Benita Thomas, The Petrol Green Group

- Working with State Rep. Santos to develop a schedule with major milestones for major projects through June 2023.
- Finalizing the contract amendment and work plan.

Committee report stands as the motion to approve. 2nd: Ms. Hayden. Motion carries.

Programs & Partnerships, co-chaired by Ms. Hayden and Mr. Rudd

- Committee has been involved in the two Saturday retreats focused on the business and strategic plan.
- Al Mayes, our volunteer broker, has completed an extensive analysis of the building and the current market. He will be discussing this with the P&P committee and Facilities.
- Carolyn Downs and Odessa Brown Clinic will be using the parking lot, with their own security. An MOU is being prepared.

Committee report stands as the motion to approve. 2nd: Dr. Gayton. Motion carries.

Community Communications, chaired by Mr. Jefferson

- Town Hall takes place Saturday January 29, 10 am.
- Mathew Bemudez from The Elite Collective, the event producer. Livestreamed event, fully online.
- Still lining up guest speakers, may include the mayor. The run-of-show is being finalized, and Mr. James King is reaching out to and working with the Board members who will be presenting.
- Flyer will be shared with all board members. Posting in the newspapers. Recorded and shared in coming weeks as well, to continue to share this information with community and drive participation in the survey.
- Survey will be online through February on our website.

Committee report stands as the motion to approve. 2nd: Mr. Yasutake. Motion carries.

Government Affairs, chaired by Mr. Lewis

- Rep. Santos has helped develop the Operations budget additional ask for this session; current request is \$1mil.

Committee report stands as the motion to approve. 2nd: Mr. Yasutake. Motion carries.

Presidents' Report

- Bylaws Committee recommendations were sent to the Board. Discussion deferred until the next meeting. Board members are asked to review the revision carefully for discussion at the next meeting.
- Business Plan development meetings have met the past two Saturdays. Group includes Board members Hayden, Rudd, Gayton, Bush, Mantilla, Lewis, and Mr. King.
 - Reviewed PDA models:
 - Pike Place Market PDA (1971), has a 501(c)3 Foundation (1982)
 - Seattle Chinatown International District PDA, organized as a 501(c)3 non-profit
 - Langston – public/non-profit partnership
 - Clear that 501(c)3 will be part of the business plan, but still discussing structure.
 - Future report will be presented to the full board.
 - Intentionality of balance between best use of the building and mission-focus.
- Search firm: Ms. Walker will be at Officers' Meeting next Wednesday to discuss next steps. Will be interviewing all board members in groups of 2-5 at a time.
 - Which board members will be interested in reviewing early candidates?

Motion to accept the President's Report, . 2nd, Mr. Bradford. Motion carries.

Public Comment

- Jacqueline Ivy – Per Scholas, national non-profit tech education for adults. Interested in office space for the organization.

Adjournment

- Meeting adjourned at 7:10 PM;
- Next meeting 2/9/21, 6:00 pm