

Central District Preservation and Development Authority, CDCPDA
located at the McKinney Center for Community and Economic Development



8/17/2022 @ 6:09 PM | *Meeting called to order by* President Dr. Rayburn Lewis

In Attendance

- Board Members Present: Dr. Rayburn Lewis, Mr. Gerald Bradford, Ms. Shaude' Moore, Rev. Dr. Phyllis Beaumonte, Mr. James Bush, Dr. Carver Gayton, Ms. Patricia Hayden
- Board Members Absent: *Dr. Ben Danielson, Mr. John Yasutake, Mr. Kelly Jefferson, Mr. Lewis Rudd*
- CDCPDA Staff and Contractors: James King Jr., MaryKate Ryan, Adrian Collins, Benita Thomas
- Community Members and Public Guests: none

Acknowledgement of Our Presence on First Nations Land

"We the Central District Community Preservation & 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

Committee Reports

Finance, chaired by Mr. Yasutake, presented by James King today

- New bookkeeper Mr. Yeadon on-boarded.
- June and July monthly reports presented, including profit & loss, balance sheet, and statement of cash flows.
- Reminder that June closed out FY22 with the state, ended with a zero balance with the state Department of Commerce.

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

Facilities, chaired by Mr. Bradford

Facility Manager, Adrian Collins

- More camping attempts behind the building, as well as along 22nd. Power shut off to exterior outlets.
- More trash around the building, particularly east and south sides.
- Building cleanup September 3rd, rescheduled
- Three Kings, contract for elevator phones – cellular service to replace non-working service in the cars.
- Seattle Children's funds may be used for security cameras, fencing around the property.
- Fire, drug activity, and bathroom use are on-going problems.

Project Manager, Benita Thomas

- Contract amendments with sub-consultants being signed this week.
- Scheduling walk-through with Seattle Colleges to confirm prior work done by Seattle Colleges but authorized by CDCPDA.
- Executing a boiler replacement contract following this confirmation.
- Recommended fencing around the building with art panels.

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 participating in the CEO hiring process.

Community Communications, co-chaired by Mr. Jefferson

- Town Hall - August 31st.
 - ❖ James will be sending out a calendar invite and run-of-show to Board members.
 - ❖ Information and event RSVP to go out tomorrow on social media.
- Elections -
 - ❖ Google Forms for open positions nominations, including self-nominations. Deadline for nominations
 - ❖ No information to sent out into the community yet. Draft handout exists, will go out on social media tomorrow. Ms. Moore would like to review based on discussions with Dr. Lewis.
 - ❖ Candidates already recommended will also receive this information via email, along with the Board.
 - ❖ Only two weeks out from the event. Should the elections be moved to September and use the Town Hall as a networking and information event? Meeting is Sept 21.
 - ❖ 8 positions are open, with 3 incumbents (Lewis, Moore, Beaumonte). Mr. Jefferson and Dr. Gayton have asked to resign but will stay on until the election.
 - ❖ Visibility versus timeliness – it is important to educate potential board members about the time commitment and requirements of board work.
 - ❖ Officers also need to be re-elected, and this timeline would also delay that.
 - ❖ Suggest voting as a slate.

Motion (by the committee) to hold the Town Hall on Aug 31, with elections to be held Sept 21. 2nd: Ms. Hayden. Motion carries.

Election of Officers – Dr. Lewis would like to step down as President. Mr. Yasutake has indicated in the past that he does not wish to continue to serve as Treasurer. When will the election of officers be held? Are there currently interested Board members? If candidates have been found, should that election be held at the same meeting as general elections? Current officers could put together a slate to share with the current board – voting could happen in September or October.

Government Affairs, chaired by Mr. Lewis

- Two signed contracts for the Preservation Consultant and the History Advisory Committee Facilitator.
 - Our legal team states that a Board member of a public organization cannot hold a paid position for the organization. (Re: Community Historian position and Rev. Dr. Beaumonte.)
 - Dr. Lewis and Mr. King would like to create a policy to address this kind of conflict of interest.
 - The Black community in Seattle is small – how many times will this come up? Board members can volunteer this work as Board members but not get paid for it by contract.
 - Rev. Dr. Beaumonte chooses to step down and pursue the contract at this time.
 - Ex-officio board membership? Is that still legal? If so, it would be considered.
- HSD has been accepted by the Health Care Authority and the Public Employee Retirement System.

- Tax status – HSD was determined NOT exempt. Mr. King will be speaking with Rep. Tomiko Santos by the end of this month.
- Rep. Jayapal meeting went well and will follow up with her legislative assistants to discuss ways to support the community.
- Meeting with Mayor Harrell’s staff next week to discuss additional support.

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

Presidents' Report

- James King met with Mr. Charles King regarding financing for building rehab and development of the back lot. Introduced by Mr. Yeadon. Knowledge of grants and other financing.

Entered Executive Session at 7:25 pm.

Adjournment

- Meeting adjourned at XXXX PM;
- 9/21/22, 6:00 pm