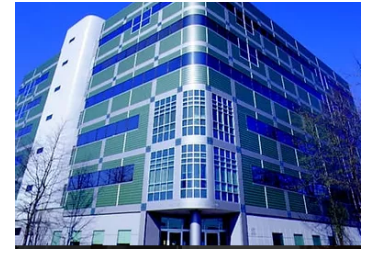


Central District Preservation and Development Authority, CDCPDA
located at the McKinney Center for Community and Economic Development



4/14/2022 @ 6:25 PM | *Meeting called to order by* President Dr. Rayburn Lewis

In Attendance

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

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

Notes on the agenda -- For future meetings, please add the Zoom link to the minutes.
Additions/Changes to Agenda – Move search committee to the top of the minutes.

Motion to accept the Amended Agenda, Ms. Moore, 2nd Mr Bradford.. Motion carries.

3/9/2021 Meeting Minutes

Motion made to accept the Minutes, Mr. Bradford, 2nd Rev. Dr. Beaumonte. Motion carries.

3/23/2021 Meeting Minutes, incomplete, missing several committee reports – please submit these to MaryKate for addition to the minutes.

Committee Reports

Finance, chaired by Mr. Yasutake

- Currently searching for new bookkeeping. Recommendations can be made to James.
- Internal audit will start when tax season ends.
- FY 2023 operations budget will be with the balance sheets at the next meeting, and should be adopted before July 1 beginning of the fiscal year.

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

Facilities, chaired by Mr. Bradford

Facility Manager, Adrian Collins

- Elevator inspection done several weeks ago. 9-10 items that need to be fixed. Eltec has the report and will review the needs and the scheduling.
- Jeff from Sazan and mechanical engineers looked over HVAC and did systems walk-through today. Identified which systems need work.

- Will be ordering signs – no trespassing, no dumping – for exterior of building

Project Manager, Benita Thomas, The Petrol Green Group.

- Working on the draft charter, which will be shared with the Board after the walk-through
- Tuesday, value engineering workshop
- Wednesday, 4/20, 6 pm: Building walk-through for the board
- DISH representative met with Project Management team, discussion of reworking that needs to be done for the project. Performing due diligence, to be done by next Friday.
- Capitol projects list draft by June 30.

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

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

- No updates
- Email from Real World Economic Academy to the info@ address

Community Communications, co-chaired by Mr. Jefferson

- Telling the Full Story grant from the National Trust for Historic Preservation
- The Fact and The Medium are waiting for press releases on the Labor Council award and the National Trust grant

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

Presidents' Report & Government Affairs

- Congressman Adam Smith will be visiting the site on 4/25, 10 am (1 hour)
- Have applied for Federal funds, up to \$1.2 million through his office, Community Grant application
- 4/28 meeting with Rep. Santos and Office of Financial Management, Attorney General's office, HSD lobbyist Orlando Cano, Kathleen Johnson, Executive Director for HSD, and Denise Stiffarm. Discuss status of Authority and Public Employee Benefits Board (benefits and salary, as well as HR), access to the attorney general's office Business planning task force: 4/23. 10 am May meet in person at Phyllis Wheatley branch of YWCA. Finish the pitch deck and elevator speech.
- Board retreat: 5/14. 9 am to 1 pm. By-laws discussion. Pitch deck. Business plan. Town Hall to be scheduled this summer for August vote for the Board. Denise Stiffarm will be there for part of the meeting to answer questions on by-laws and discuss contracting.

Report stands as the motion to approve President's Report. 2nd, Mr. Rudd. Motion carries.

Additional Discussion:

How much of the business plan does the Project Management team need to know? What uses are allowed under the current occupancy permit? Educational use may prohibit income-generating uses. What change of use will incur codes? What will that discussion with the city look like? Building had a commercial certificate of occupancy at one time. Change of use costs should be factored into any certificate of participation financing.

Fresh Start and Arms Around You are both non-profits with new office space, looking for some office equipment. Can equipment be donated to them from the excess supplies in the building? What is the policy for distribution for full depreciated excess property? James King has begun the process of cataloging. Will surplus property.

Motion to approve one-time donation, Mr. Yasutake. 2nd Mr. Rudd. Motion carries. Mr. Bradford abstained.

Adjournment

- Meeting adjourned at 7:32 PM;
- Next meeting 4/27/21, 6:00 pm