



In Attendance

- **Board Members Present:** Dr. Rayburn Lewis, Mr. Gerald Bradford, Ms. Shaude' Moore, Mr. Kelly Jefferson, Bro. Truth Allah, Mr. James Bush, Ms. Marissa McDowell, Mr. John Yasutake, Mr. Lewis Rudd
- **Board Members/Staff Absent:**,
- **CDCPDA Staff and Contractors Present:** Benita Thomas, Adrian Collins III, James King Jr, MaryKate Ryan, George Griffin, Myeka Lindsey
- **CDCPDA Staff and Contractors Absent:** Joel Davis
- **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

- Amended Agenda approved

Motion to approve.; Mr. Rayburn Lewis. 2nd Shaude' Lewis. Motion carries.

- February minutes approved, No additional comments or additions.

Motion to approve.; Gerald Bradford, 2nd Shaude' Lewis. Motion carries.

Public Comments

- **MaryKate Ryan:**
 - We are wrapping up our Telling the Full History National Trust grant, which ends at the end of this month. Final reporting and reimbursement will take place in the first half of April. MaryKate's contract ends with final reporting.
 - Preservation Consultant Sonja Molchany of Fieldwork Studio, LLC, completed the Intensive Inventory form and it has been submitted to the state Department of Archaeology and Historic Preservation. This form will be the basis for future state-level reviews under EO 21-02 or SEPA, as well as Section 106 reviews.
 - Community Historian Rev. Dr. Phyllis Beaumonte's report is being completed. She has done many interviews for this narrative history, and the final report will be available to the full board at the end of March.
 - History Advisory Committee Facilitator Sylvia Hadnot will be holding the final HAC meeting at the McKinney Center on 3/20. There are individual reports from the meetings available on the Google drive, but the final summary report will be completed the last week of March, with recommendations for the next phase of telling the building and community's history.
 - James King and MaryKate Ryan are working on the plan for phase 2, with community outreach this summer. All three reports will be made available on the website, and are available on the Google drive for board members.

Committee Reports

Finance, chaired and presented by Dr. Lewis & James King Jr.

- Gross Revenue \$981,775.57
- Expenses \$600,585.26, below budget
- Total salary is favorable to budget by \$41,185.44
- Net income \$721,417.54 favorable and above budget
- Month of February gross profit \$180,000
- Net income for February \$92,663.86
- Cash Flow one hand end of February; \$30,799.20
- James - Department of Commerce Account, Operation Funds \$600,208.01; must be spent by the end of the physical year. Operational funds that are not designated cannot roll over into FY24.
- Capitol Budget (Construction budget) - Just spent and at \$0.
- Seattle Colleges requested to be paid directly from Commerce. Additional \$400,000, will go over in the next committee meeting.

Committee report stands as the motion to approve.; 2nd Lewis Rudd. Motion carries.

Facilities, chaired by Mr. Bradford, reports given by Adrian Collins III & Benita Thomas

- **Report given by Mr. Collins:**
 - Started cleaning out back area by office and arranging storage and janitors closet
 - Putting together a list of tools for maintenance area and building
 - Put in request for elevator service for car 1
 - Having a problem with homeless behind building leaving a big mess. Approached an individual and was told to leave them alone. Refused to clean a big mess food, drug paraphernalia and garbage. Cleaned 3 times in last week. Cleaned entire back parking lot yesterday. Mattress to be moved tomorrow. Kicked around idea of chain link fencing along back of building approx. 8ft high by length of building to help keep people from loitering. Removing bench from back of building will also help.
 - Attended project management meeting last Tuesday and we came up with some items that need attention so we can get done before June to spend budget down
 - Scheduled fire confidence testing for May 4th
 - Fire extinguishers were tested and recertification was done
 - Working with James to get Jon Don as our janitorial supply company
 - We have historical committee coming in Monday for a tour and meeting getting building ready for the event
 - Suggestion for cameras to be put up around the building; wifi would need to be installed in order to operate security cameras
 - Lumen suggested by James for security system, currently long waiting times for install because of shortage on supplies.
- **Report given by Ms. Thomas:**
 - **BUILDING OPERATIONS:** The rooftop air handlers AHU- 1/2 have failed and are no longer providing fresh air to the building. In the near term we will need to retire heating and fresh air flow in floors 1 through 4. Cooling will not be available in this fiscal year. Presently, limited heat is available in the building 1 - 4. Normal heating (boiler) and ventilation is working on floors 5 & 6.
 - Project Management team mobilized March 2022
 - Project Management contract for Phase II FY2022-2023 has been executed.
 - Capital Projects Plan has been approved by the CDCPDA board.
 - CDCPDA is registered with MRSC for small public works roster

- Installation of Boiler & Controls, and Electrical Transformers is effectively complete, but controls can't communicate with failed AHUs
- Still waiting for permitting meeting with City of Seattle to be scheduled for HVAC
- Invoices need to be settled for completed work
- Plumbing and Seismic design team is working on plans to strengthen and bring up to code the 5th and 5th floor bathroom areas.
- Delivered capital projects budget and planning information to Senator Saldana's team for fundraising.
- **MAJOR ACCOMPLISHMENT:** On schedule and under budget!
- Building has heat through operable Fan VAV units on floors 1-4. On floors 5-6, heat pumps are providing heat with the new boiler system.
- Boiler and Transformer replacement work is complete and working well.
- Boiler training was completed in January.
- Complete assessment of building's HVAC system performed. Both AHUs are beyond their useful life and only partially functional.
- Potentially approximately \$307,000 in remaining funds (i.e., bids came under budget).
- Have developed a strategy for using remaining funds (e.g. Air Handler repair, plumbing, etc.).
- Received change order proposal from Pinchiff Mechanical for repairing Air Handlers 1 and 2 necessary to communicate with new building automation system.
- 5th and 6th floor restroom redesign and seismic design work in progress.

Motion to approve report. 2nd; Truth Allah. Motion carries.

Programs & Partnerships, Mr. Rudd/James King Jr.

- No new activities / Nothing to report.

Community Communications, co-chaired by Mr. Jefferson/James King Jr. (Kelly)

- Board Retreat on May 6th, logistical things still in planning faze
 - Board members will be receiving a google form to register for event
 - More information/ itinerary in 2 weeks before next board meeting.

Motion to approve report. 2nd; Shaude'. Motion carries.

Government Affairs, chaired by Dr. Lewis

- Awarded \$1 mill funding from Adam Smith office based off of last year & HUD. James looking over contract to send over to Jared to sign off on.
- Application to Senator Murray's office for 23 million collard sent by James to Representative Smith and 36th district
- Mr. George Griffin for funding through the county.

Motion to approve report. 2nd; Lewis Rudd. Motion carries.

Executive Report

- Executive Session — ended 7:58PM
 - Discussed CDCPDA Organizational Structure
 - Voted on motion that carried, on how to reorganize CDCPDA
- Shaude' and Gerald will be meeting with Converge Media to do an interview with Trey, speaking about the building and the facility. Recording of interview will go on the LinkedIn.

Adjournment

- Meeting adjourned at 8:01PM