



In Attendance

- **Board Members Present:** Dr. Rayburn Lewis, Mr. Gerald Bradford, Bro. Truth Allah, Mr. James Bush, Ms. Marissa McDowell, Mr. Lewis Rudd
- **Board Members/Staff Absent:** Mr. John Yasutake, Ms. Shaude' Moore, Mr. Kelly Jefferson
- **CDCPDA Staff and Contractors Present:** Benita Thomas, Adrian Collins III, James King Jr, George Griffin, Sepna Sopori, Myeka Lindsey
- **CDCPDA Staff and Contractors Absent:** Joel Davis
- **Community Members and Public Guests:** Candace Jackson, Stephanie Johnson Tolliver, Dr. Pollene Speed, Chardonnay Beaver, MaryKate Ryan, Sylvia Hadnot

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.; Rayburn Lewis, 2nd Shaude' Moore. **Motion carries.**

- March minutes approved, Myeka will update attendance and reformat the finance section.

Motion to approve.; Gerald Bradford, 2nd James Bush. **Motion carries.**

Public Comments

- History Advisory Comity (Sylvia Hadnot, MaryKate Ryan) -
 - All reports are available in the google drive under history and development.
 - Completed the three reports outlined for our National Trust Telling the Full History grant project. The Community History, SOIC Intensive Inventory form, and the History Advisory Committee report can all be found in the "Historical and Development" folder on the shared drive:
https://drive.google.com/drive/folders/1hwgFjX3XC_omwR9EJaj72xXi6Qj6Zm9s?usp=share_link
 - As a reminder, it's the intensive inventory form that was submitted to the state Department of Archaeology and Historic Preservation (DAHP) to facilitate state and federal preservation reviews.
 - Phase 2 in community activation, bringing the community in to help tell the story
- Sepna Sopori CEO for Sepna Strategies-
 - Went over prep work for the Board Retreat
 - Grounding, Proposed Journey, Pre Session Activity - to be reviewed at Board Retreat referring to Black Well Being report
- Candace Jackson - **Black Well Being Report**

Committee Reports

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

- Washington State Department of Commerce balances:
 - Operations Account # 22-65312-001
 - Balance \$470,911.52
 - Must be expended by 6/30/2023
 - Capital Account #22-96634-111
 - Balance \$156,668.62
 - Expend by 6/30/2025
 - Combined Capital and Operations Account #20-96631-01
 - Capitol \$89,969.07 expend by 6/30/2025
 - Operations \$3,328.38 - Operating must expend by 6/30/2023
- HomeStreet balance:
 - 3/1/2023 — \$263,845.40
 - 3/31/2023 — \$646,089.84
- ULMS AR receivable balance of \$70,611.19 has been moved to our Home Street Bank account
- March P&L and Actual to Budget are incomplete and deferred to May meeting

Numbers for February report will be rectified and will be put in the board packet for a vote on May 6th
Committee report stands as the motion to approve.; 2nd Truth Allah. Motion carries.

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

- **Report given by Mr. Collins:**
 - Been working with the community around the building, Gerald and Adrian connected on Friday
 - No people behind the building
 - Compiling a list of tools and tasks that need to be done that can come from the Operating Funds
 - Electrician coming to look at the lights on the West Side of the building
 - Pressure washing of building and walk way is needed
 - Graffiti to be removed from exterior of building
 - Repainting of the lobby
 - Prep and paint stairwells
 - James will verify what the funds can be used for in the building
 - Getting the building ready to upcoming events (27th of April, 6th of May)
 - Working on getting contract with John Don Janitorial for the building
 - Cleaning materials
 - Getting all the filter sizes for the HVAC system and getting the filters ordered
- **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 on floors 1 - 4. Normal heating and ventilation is working on floors 5&6.
 - **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 **\$140,508** in remaining funds (i.e., bids came under budget).

- Have developed a strategy for using remaining funds (e.g. Air Handler repair, plumbing, etc.).
- **Completed** change order from Pinchiff Mechanical for repairing Air Handlers 1 and 2 necessary to
- communicate with new building automation system on **March 14th**
- 5th and 6th floor restroom redesign and seismic design work in progress.
- **Planning temporary architectural fencing for facility security.**
- Boiler replacement (Pinchiff Mechanical):
 - Project Description: Replacement of existing penthouse boiler and associated phased integration of new building automation controls. This includes demo of existing equipment and materials within scope followed by installation of new equipment and materials. Start-up and commissioning is complete and training of CDCPDA staff occurred in January.
 - Progress: New boiler is installed and fully functional, and new controls are installed and communicating with new boiler. The early (i.e., end of normal useful life was projected to occur 2027) failures of Air Handlers 1 and 2 will require additional work to restore control and heating through those units.
- Transformer replacement (Sequoyah Electrical):
 - Project Description: Replacement of existing electrical transformers including allowance for primary and secondary conductors. This includes demo of existing equipment and materials within scope followed by installation of new equipment and materials. Transformers have no active controls and will not require staff training.
 - Progress: All transformers have been replaced and final electrical inspection has passed.
- **UPCOMING PROJECTS:**
 - New Services Agreement to update Capital Facilities Plan: Phase 3 FY 2023/2024.
- Gerald had the to meet with Chris Larson, who is working through the Filipino community center. Working with justice involved men and women on doing broadband installation discussed with him about possibly putting a antenna on our building and having him and his team come through and do the wiring
 - Possible partnership with the Filipino Community Center on being able to bring free broadband to our building and the community.

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

- James is gathering a couple of people on the board to look at concept drawings of the new website
- The new website will be live at the end of May
- Next Town Hall meeting will share our public board meeting with the community

No motion to approve.

Government Affairs, chaired by Dr. Lewis

- G3 Associates:
 - Contract terminates June 30, 2023. It is time for performance assessment and determination of bonus.
 - Activity:
 - State: Budget is wrapping up on 4/22; G3 will be contacting 37th for an update on capital funding
 - County and City: Now transitioning over to County/City Official Budget and for community appropriation funds to support MCCED.
 - G3 submitted to the King County Proposal for 3 million in Capital Budget support and has followed up with council member Girmay'
 - G3 is reaching out to the King County Council for a building update/tour
 - G3 has been working on tapping into Seattle's Mayor EDI 2023 Funds

- Private: Starting conversations to tap into philanthropic organizations targeting Allen, and Bezos
- The video will be edited for future marketing purposes. G3 funded the video production. They hold the rights! Central District CPDA is authorized to use it at will.
- Discussion re taxable status of the CD CPDA
 - Currently, all jurisdictional taxes are all paid and up to date.
 - CDA will be working with our sister organization, Historic South Downtown and approaching the 37th District legislative representation re tax status as a subject of the next session.

No longer in quam, not approved.

Executive Report

Adjournment

- Meeting adjourned at 8:29PM