



In Attendance

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

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

- April Amended Agenda approved

Motion to approve.; Gerald Bradford. 2nd Dr. Rayburn Lewis. Motion carries.

- Amended February Meeting Minutes approved, No additional comments or additions.

Motion to approve.; Gerald Bradford, 2nd Dr. Rayburn Lewis. Motion carries.

Public Comments

- Broadband Internet:
 - Kris Larsen [Presented by James] - Works with at risk use helping them work in fiber optics infrastructure. He brought his team to the McKinney Center (about a crew of 20 people) and reviewed our building. Considering them to potentially install our phone line and internet lines. Works in our are of economic development, providing them experience by allowing them to come into our building and allowing them to update floors 1 & 2.
 - Will receive a proposal and will ask for an electronic vote due to time sensitivity. Will complete more formal vote during next board meeting.
- Committee Signups and Roles and Responsibility [Presented by Gerald Bradford]
 - Truth Allah
 - Work Group: Programs and Partnerships
 - Would like to use relationships to help the building reestablish itself as a beneficial part of the community through growth and education. Reestablish itself 9the building) in the community.
 - Black business Incubator to help community economically
 - Black business
 - Potentially Evergreen State College establishing a Seattle Campus at McKinney Center

- Marissa Dowell
 - Work Group: Community Communications
 - Logistic and planning events
 - Capacity is limited now, but capacity could open once school ends.

Committee Reports

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

- *February 2023 Financial Report; Correction to report and to meeting minutes. Amendment (Dr. Lewis will send add to the feb minutes as amendment) - Voted on separately as an amendment.*
Committee report stands as the motion to approve.; 2nd Truth Allah. Motion carries
- Correction to March Report; Corrections are not complete.
 - Expenses continue to be more favorable.
 - Payroll is less than budgeted
 - Cash flow is strong
- Defer April and March report until next meeting.
Committee report stands as the motion to approve.; 2nd Shaude' Moore. Motion carries.

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

- **Report given by Mr. Collins:**
 - Getting more bids for fence, electrical work, upgrade to outdoor lights to prevent illegal activity from trespassers, pressure washing to remove graffiti and paint the walls.
 - Gerald Bradford proposed community mural on the side of the perimeter of the building; rather than painting the wall.
 - Vet an artist and create a long term contract request for mural work.
 - Will be talked about with the communications committee
 - Fire system was tested on 5/3/2023 passed. All back flow valves tested and passed.
 - Pinchiff started on the McQuay [A/A Unit] units 6/16
 - Apsco cameras are installed just need to hook up to new server, last thing to do is install internet.
 - Hosting RVI today and tomorrow for their retreat
 - We now have a formal incident report so we can document incidents at the building
 - Still lots of activity around the building, fencing is very important to create safety.
 - Chris Larson came by to tour students which was very amazing to see the excitement on their faces to work on the McKinney center.
- **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 be to restore heating and fresh air flow to 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
- **ACCOMPLISHMENTS:**
 - Project Management team mobilized March 2022
 - Project management contact for Phase II FY2022-23 has been executed.
 - Capital Projects Plan has been approved by the CPCPDA board.
 - CDCPDA is registered with MRSC for small public works roster.
 - Instillation of Boiler & Control and Electrical Transformers is effectively complete, but controls can't communicate with files AHUs
 - Plumbing and Seismic design team is working on plans to strengthen and bring up to code the 5th and 6th floor bathroom areas.
 - Delivered capital projects budget and planning information to Senator Saldana's team for fundraising.
 - McKinney building manager's space organized for future storage needs.
 - Partnered with G3 & Associated on the completion of \$3M grant from King County.
- Still in Green Status

- Looking at different hazardous materials in and around the building
- Half way through our current contract expenditures
- **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 to install architectural fencing for facility security.](#)
Motion to approve report. 2nd; Dr. Rayburn Lewis. Motion carries.

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

- Please provide individuals with the form on our website to facilitate events at McKinney Center
Motion to approve report. 2nd; Shaude' Moore. Motion carries.

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

- Board retreat was canceled,
- Trying to gather committee to schedule a meeting with the Elite Collective to review the new website
 - Can be shared individually by Elite Collective and share thoughts via email correspondence.
- History Advisory Committee is moving towards Phase 2. James is finishing the contract with Sylvia to continue to move forward into Phase 2. Working with Wana Wari for upcoming history event.
- History Collection at McKinney Center on June 10th.
Motion to approve report. 2nd; Dr. Lewis Rayburn. Motion carries.

Government Affairs, chaired by Dr. Lewis

- G3 Public affairs contract expires end of June 2023.
- Per the April board meeting, we are well positioned with the Governor, King County, and the City.
- We have also secured an additional \$1.56M in capital, to be confirmed. This would result in a contractual bonus of @\$62K.
- We recommend that the contract be amended through FY 24. If approved, contract negotiations will begin immediately, and the contract returned to the board at the June meeting for approval. Focus will be on current government activity, and increasing our presence in private philanthropy.
Motion to approve report. 2nd; Truth Allah. Motion carries.

Executive Report

- Executive Session began 6:19 — ended 6:44
 - CEO Search Firm — Jeannine Walker, President & CEO

Adjournment

- Meeting adjourned at 7:49PM