



In Attendance

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

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

- June Agenda approved, amendment with executive session.

Motion to approve.; Shaude' Moore, 2nd Dr. Rayburn Lewis. Motion carries.

- May Meeting Minutes approved, No additional comments or additions.

Motion to approve.; Shaude' Moore, 2nd Dr. Rayburn Lewis. Motion carries.

- June 10th Meeting Minutes approved, No additional comments or additions.

Motion to approve.; Dr. Rayburn Lewis, 2nd John Yasutake. Motion carries.

Public Comments

No Public Comments

Voting

- First meeting after completion of the interviews for VP and CEO
 - Additional board member needed to finalize/approve contracts in a special meeting
- August 1st start for hiring/ transition of employees
 - In discussion with two HR groups Arch Bright and Reverb
- Shaude creating an org chart to create a model of positions

High Level Security Approvals

1. Fencing bid through Inline
 - To protect the building from homeless community and fires, gates at ramps and doors on 22nd ave
 - Minority owned
 - Considering option #1 and #3

- Shaude': Suggestion, permanent gate as well as entry way in the back [entrance to parking] putting a gate.
 - Gate to parking lot will need to be discussed as it being an operational expense rather than a safety expense
 - Fence is temporary until foot traffic in and out of the building increases
- Gerald Bradford: Cars coming in and out of the parking lot is a safety issue, to keep traffic from the community off of the property.
- Phase #1 will be the temporary gate will identifying permanent solutions for phase 2.
- Phase #2 will be a gate for the entrance to the parking lot and a more permanent solution to be determined.

Motion to approve James Bush, 2nd Truth Allah, no opposed, contract proposal passes

2. Painting bid from Elite Painting for \$21,000

- Exterior and interior
 - JohnYasutake: Is there a warranty on the painting? No.
 - Shaude': Are labor costs included? Yes.
 - Gerald Bradford: Additional quote for stairwells received? Yes; an additional \$10,065, total becomes \$31,065.
 - James raises caution with painting the stairwells 6th floor to the ceiling, due to humidifiers and a/c units

Motion to approve Shaude' Moore, 2nd Bro. Truth Allah, no opposed, contract proposal passes

3. Internet Proposal through The Filipino Community Center's Innovative Learning Center

- Will be updating digital unit on the 1st and 2nd floor.
- Supporting a program that provides opportunity for under represented communities
- They will be redoing all of the internet wire cabling throughout the building
- Quote is for \$43,984.24
 - Shaude': Install time line? Finished by 8/24
 - Gerald Bradford has a connection to the organization, no financial gain
 - Gerald Bradford: Warranty?
 - 1 year warranty needs to be drafted, create a working relationship with the other community members, opening us to additional opportunities.

Motion to approve Shaude' Moore, 2nd Dr. Lewis, no opposed, contract proposal carries

4. Bids for landscaping & pressure washing

- \$ 5512.50
- no more than \$30,000

5. Pressure Washing

- \$5,131,12

Motion to approve Shaude' Motion, 2nd Bro. Truth Allah, no opposed, motion carries

Committee Reports

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

- FY21 and FY22 Audits are almost occluded. FY 23 taking place in September o October
- Sent department of commerce our expenditures and operation budget for approval
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:**
 - Worked on getting bids for paint, landscaping and pressure washing, signing and cleaning.
 - Fire alarm worked on Monday 6/19/2023
 - Broken glass at the from of the building getting fixed next week

- Elect will be bringing us new elevator keys.

- **Report given by Ms. Thomas:**

- **NEW VISION:** After the City's determination of the need for Substantial Alteration in May, the path forward for McKinney Center has both increased difficulty and opportunity. The existing building systems are in need of upgrade as before, but now the possibilities for McKinney Center are greatly expanded as the city has removed the risk of thinking big! We embark on a new design and planning process that will identify how this community hub can most benefit our neighbors and the Central District in a new phase of McKinney Center's life.
 - 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 complete, but controls can't communicate with failed AHUs.
 - Delivered capital projects budget and planning information to Senator Saldaña's team for fundraising.
 - McKinney building manager's space organized for future storage needs.
 - Partnered with G3 & Associates on the completion of \$3M grant from King County.
 - [Held informational gathering meetings with SDCI and deputy mayo](#)
 - **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. [Repairs in progress.](#)
 - 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.
 - Planning to install architectural fencing for facility security.
 - Concern over functional building heat - existing equipment is working and providing heat on floors 1 - 4. Boiler replacement is now providing heat on floors 5 -6. (Mitigated)
 - Ensure qualified contractors (MWDBE) are registered on the MRSC bidders list - this will be an ongoing action with upcoming community events and news.
 - [Vandalism and squatting on property \(safety issue\). Maintenance and Operations is working to install fencing around the exterior of the building in high-risk areas.](#)
 - The project management team has found references in existing facility reports that hazardous materials within the building may be present and require abatement prior to remodel work. Currently procuring HazMat survey services.
 - SDCI determination of substantial alteration which would require full upgrade to current code requirements (e.g. accessibility, seismic, and energy)
 - [Identifying a feasible and cost-effective building upgrade phasing plan for the required Substantial Alteration upgrades.](#)
- Motion to approve report. 2nd; Shaude' Moore. Motion carries.**

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

- Staffing will have a 3 days summit in August the 2nd week, assignments tasks , responsibilities will be reviewed.
- MOU updated with the Seattle parks, Seattle parks are searching for a sponsor to redevelop and redesign; interested in us taking it over

Motion to approve report. 2nd; John Yasutake. Motion carries.

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

- August 1, is our launch date for our website, photos needed for the website.
- Public safety is a main concern. We have been reaching out to homeless organization in regard to best practices with the homeless community.
 - ❖ Contacting Crime Prevention Unit - John Yasutake

Motion to approve report. 2nd; Dr. Rayburn Lewis. Motion carries.

Government Affairs, chaired by Dr. Lewis

- Proposed a contract position/contract extension for G3 through December 31st for pay out period \$12,000 per month
- June 15th, Dr. Lewis went to Filipino Community Center for an event and connected with local representative.
- Meeting with King County Representatives this Friday 6/23, have been having representatives and organizations through the building and discussing avenues for support.
- 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; Shaude'. 2nd; Dr. Rayburn Lewis. Motion carries.

Executive Report

- Executive Session began 8:04 — ended 8:13PM

Adjournment

- Meeting adjourned at 8:13PM