

## SCIDpda Council Meeting Minutes

December 9, 2015  
Hing Hay Coworks  
409B Maynard Ave S  
Seattle, WA 98104

**Members Present:** David Chang, Karen Yoshitomi, Scott Yasui, Wayne Lau, Maria Batayola, Casey Huang, Michael Itti, Jared Jonson, Phillip Sit

**Staff Present:** Maiko Winkler-Chin, Vern Wood, Paul Mar, Barbara Cole, Jamie Lee, Monica Lauw, Arlyne Sevilla

**Guests:** Mark Gau, Council candidate, and Andrew Moll, SCID resident

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### 1. Call to Order

The meeting was called to order by Karen Yoshitomi, Vice Chair, at 5:40 pm.

### 2. Council Action/Approval

- a. **Resolution 15-12-09-01:** We, the Seattle Chinatown International District Preservation and Development Authority Council, approve the November, 2015 Minutes.

Moved: Wayne Lau

Seconded: Scott Yasui

Council approved with one abstention

b. **Resolution 15-12-09-02**

#### RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Council of the Seattle Chinatown International District Preservation and Development Authority ("PDA"), hereby authorize PDA to obtain an additional loan from Wells Fargo Bank, N.A. ("Lender") in the principal amount of \$1,058,062 (the "Loan") on the terms set forth in certain term sheet issued by Lender via e-mail dated December 7, 2015, in order to refinance the New Central Hotel. The refinance is a direct result of the unwind of the New Central Apartment's New Market Tax Credit Project upon the end of its Compliance Period. This Loan will pay off an existing loan between the PDA and New Central Hotel. Within 30 days of receipt of the loan proceeds, PDA will repay this Loan, plus any accrued interest, to Lender.

It is further resolved that the Council amends the loan amount approved by Resolution 15-11-11-03 at the November 11, 2015 Council meeting from a maximum of \$3,700,000 to an amount not to exceed \$3,803,063.

It is further resolved that the Council reaffirms its authorization of the Executive Director or the Deputy Director of the PDA to take all actions in the name of, and on behalf of the PDA as she shall deem necessary, appropriate and convenient to consummate the Loan, including the execution and delivery of such agreements, documents, certificates and instruments as in her judgment may be necessary or appropriate in connection with the Loan.

The initial authorization was granted at the PDA's July 29<sup>th</sup> 2015 and further approval Council Meeting per Resolution 15-07-29-04, Regarding Unwind of Bush Hotel and New Central Hotel.

Moved: Maria Batayola

Seconded: Scott Yasui

Council approved unanimously

Vern Wood provided a brief history of the loan. Discussion followed prior to approval of the Resolution.

### **3. Staff-led Discussion**

Jamie Lee provided an update of IDEA Space activities. She also reported that the CIDBIA had hired Jessa Timmer as its executive director and that Jessa has been on board for a month.

Paul Mar reported that the feasibility study for PACE is being finalized; that the demolition of the Hing Hay Park will begin in January; and that the ISRD had approved the plan for the Louisa and construction may begin in the summer.

Maiko Winkler-Chin report included a briefing about the status of other possible development projects and discussion followed about the impact to the SCIDpda. Karen Yoshitomi asked that Maiko provide some background regarding the Homesight project in January. David Chang asked if there is enough staff to support possible development projects. Maiko said it will be dependent upon the scope of the SCIDpda's role and available funds.

Monica Lauw talked about Grant activities; reported that the Legacy House 2015 Giving Drive is in full swing; and said she is preparing for the SCIDpda's 2016 signature fundraiser. Monica thanked everyone who worked with her toward the success of the 2015 event; and indicated she is preparing for the 2016 event. Based upon a survey which was sent out after the 2015 event, she is recommending a different approach for 2016, e.g., smaller auction, change of venue, and asked Council Members (CMs) what they preferred, formal sit-down or a cocktail type of evening. Council Members indicated they prefer cocktail vs sit-down, and finger foods. Discussion followed and a committee will be formed to plan for the 2016 signature event.

Maiko Winkler-Chin talked about proposed changes to the SCIDpda Charter and time was spent reviewing the draft re-write of the SCIDpda Charter. Discussion followed as CMs and staff talked about some of the language in the Charter and whether it needed to be changed to reflect more emphasis on diversification of housing in the District rather than low income. CMs will consider approval of the amendments to the Charter during their January, 2016 Retreat.

A tour of the District is planned for early January for potential CMs.

### **4. Council Business**

David Chang presented the proposed names of CMs for the 2016 slate of Council Officers: Scott Yasui, Chair; Wayne Lau, Vice Chair; Karen Yoshitomi, Treasurer; and Jared Jonson, Secretary. Discussion followed to see if other CMs might be interested in serving as officers.

Maria Batayola moved that the slate of proposed officers be approved by Council and Michael Itti seconded the motion. Council approved unanimously.

David Chang advised the Council that Arlyne Sevilla was stepping down as the Public Records Officer (PRO) and thanked her for all she had done for the Council. David called for a motion for Monica Lauw to be the designated as the PRO. After a brief discussion a motion was made and Wayne Lau and Jared Jonson approved the designation.

David informed CMs that Maria Batayola would be resigning from the Council as of December for business and personal reasons. David thanked Maria for all the work she had done as a CM.

### **5. Adjourn**

David Chang adjourned the meeting at 7:07 pm.