

## SCIDpda Board Meeting Minutes

July 13, 2016

Legacy House

803 S Lane St

Seattle, WA 98104

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

**Staff Present:** Maiko Winkler-Chin, Vern Wood, Monica Lauw, Jamie Lee, Michael Omura, Barbara Cole, Emiko Mizuki, Janet Smith, Paul Mar

**Guests Present:** Ko Wibowo, interested individual; Tam Nguyen, community member; Kelly McGee, student; Teresita Batayola, ICHS; Sam Wan, Kin On; Rebecca Ralston, GMD Development; Greg Dunfield, GMD Development; Barry Mar, community member

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### 1. Call to Order

The meeting was called to order by Scott Yasui, Board Chair, at 6:00 p.m.

### 2. Board Discussion

- a. **GMD Development Introduction:** Rebecca Ralston and Greg Dunfield of GMD Development introduced themselves to the Board in regard to both the SCIDpda's and GMD Development's proposals to purchase land for sale by Acme Farms Inc, also known as the Pollack Property. Greg Dunfield gave an overview of his background and GMD Development, explaining that the company is a for-profit affordable housing development firm spanning the greater northwest region of the US. He explained that GMD Development has interest in partnering with the SCIDpda on a joint proposal to purchase the Pollack property to combat the greater demand of the current property owners. Greg Dunfield also explained his vision for the property, which entails a major component of affordable housing as well as opportunities for a commercial component that could serve the local community. He explained that beyond those key pieces, the rest of the vision for the land is open and to be determined. Rebecca Ralston described the attributes of GMD Development, stating that the firm possesses in-house expertise in the way of development as well as experience. Rebecca Ralston explained that the role of GMD Development would be as the financial guarantor as a for-profit entity to the project. Rebecca Ralston made the appeal that a joint partnership between the SCIDpda and GMD Development would merge the possibilities of more financial opportunities and the ability to rely more heavily on private funds through GMD Development, while also still maintaining the organization's branding and vision as part of the project.

Wayne Lau asked about GMD Development's past partnerships, and Greg Dunfield clarified that GMD Development has not joint ventured with another community based organization in the city of Seattle. He also explained that the relationship between the SCIDpda and GMD Development would depend on the size and breadth of SCIDpda as an organization as well as the breadth of the project. David Chang asked whether GMD Development has any experience working with diverse populations, and Greg Dunfield explained that the firm has worked with diverse populations in areas such as Alaska, but that those populations do differ from that of the Chinatown International District. Rebecca Ralston also added that she has worked with diverse, Asian communities in the US, specifically in Koreatown, Los Angeles, CA.

- b. **Presentation of PACE Program:** Sam Wan of Kin On and Teresita Batayola of International Community Health Services (ICHS) gave brief introductions and then walked the Board through a presentation on a Program of All-inclusive Care for the Elderly (PACE) Project in the Chinatown International District. They explained that ICHS and Kin On formed a new nonprofit in December 2015 called Aging in PACE WA (AiP WA) as a PACE program targeting service to the API community. Teresita Batayola explained that Legacy House is a potential site of interest out of which to base the PACE project, as many residents would benefit from the program. Teresita Batayola and Sam Wan went over SCIDpda's options of management and operation if the project were to take place out of Legacy House and explained that the intention of the

presentation was to request the SCIDpda Board allow staff to explore options of SCIDpda's role in the PACE project. Teresita Batayola explained to the Board that ICHS, Kin On, and SCIDpda will need a couple of months to conduct due diligence and choose the best course of action, at which point Maiko Winkler-Chin would return to the Board with a recommended decision. She explained that both ICHS and Kin On have been granted approval by their respective Boards and that they now need to determine location(s) for the project in order to submit the application and have the project set by 2018. The Board agreed to SCIDpda staff exploring options of roles and management in regard to the PACE project with Kin On and ICHS. The Board agreed on an emphasized interest in option 1A of the PowerPoint presentation, which entailed the option of the PACE project providing all management of needed services while SCIDpda/Legacy House acts primarily as the property manager of the space.

### 3. Board Action & Approval

- a. **Resolution 16-07-13-01:** We, the Seattle Chinatown International District Preservation and Development Authority Board, approve the June 2016 Minutes.

Moved: Wayne Lau  
Seconded: Casey Huang  
Board approved unanimously

- b. **Resolution 16-07-13-02:** We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority ("SCIDpda"), authorize and approve the following:
1. Renewal of the line of credit between The Commerce Bank of Washington and SCIDpda in an amount up to \$500,000. The purpose of the credit line is to provide financing to bridge the timing gap between grants and contract payments received by borrower.
  2. Note modification between The Commerce Bank of Washington and SCIDPDA Bush Residential LLC in the amount of \$407,171.48. This is a modification of the loan which has been in place since December 17, 2008. The note modification expires December 31, 2016 and longer term refinancing will be obtained to replace this note.
  3. Note modification between The Commerce Bank of Washington and SCIDpda in the amount of \$800,000. This is a modification of the loan which has been in place since December 17, 2008. The purpose of this loan was to assist with financing related to the Bush Hotel Commercial NMTC project. The note modification expires December 31, 2016 and longer term refinancing will be obtained to replace this note.
- Further, we authorize the Executive Director and/or the Deputy Director to sign loan documents with respect to the above on behalf of the agency.

Moved: Wayne Lau  
Seconded: Jared Jonson  
Board approved unanimously

### c. Staff Reports

Jamie Lee told the Board that the IDEA Space Open House will likely take place at Summit Sierra during one of the first two Thursdays in August 2016. She also asked the Board to join SCIDpda staff and community members for National Crime Night Out on August 2, 2016 under I-5. She notified the Board that there are homeless tent encampment clean-ups scheduled on July 19, 2016 and July 21, 2016 and that she will send out further information via email. In regard to Board questions about the future of Hing Hay Coworks and staffing, Jamie Lee explained that staff will be doing due diligence and analyzing the future of Hing Hay Coworks over the next several months. Staff will then bring a progress update to the Board.

### 4. Executive Session

The Board held an executive session from 7:26 to 8:20 p.m. to discuss consideration of site selection/real estate acquisition by lease or purchase.

**5. Adjourn**

The regular SCIDpda Board meeting ended at 7:26 p.m. After the Executive Session, Scott Yasui adjourned the meeting at 8:20 p.m.