

SCIDpda Board Meeting Minutes

April 17, 2018

409b Maynard Ave S

Seattle, WA 98104

Board Present: Casey Huang, David Della, Jerilyn Young, Michael Itti, Jared Jonson, Phillip Sit, Wayne Lau

Staff Present: Maiko Winkler-Chin, Vern Wood, Mike Omura, Joseph Guanlao, Rachtha Danh, Eliza Chan, Vern Wood, Janet Smith, Julie Neilson, Jamie Lee, Marykate Ryan, An Huynh, Paul Mar

Guests: Valerie Gorder, Greg Gorder, Matthew Gee, Kristin Tan

1. Call to Order

The meeting was called to order by Jared Jonson, Board Chair, at 5:42 p.m.

Board Action and Approval

2. Consent Agenda

Resolution 18-04-17_01: We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve February and March 2018 Meeting Minutes
- Accept the February and March 2018 Expenditure Report
- Accept April Concurrence Request
- Accept April Staff Reports

Moved: Jerilyn Young

Seconded: Casey Huang

Board approved unanimously

3. HDC Charities – Pertaining to participation in charity campaigns

Resolution 18-04-17_02: We, the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) Board of Directors, authorize the Executive Director to submit materials necessary to participate in the 2019 Charity Federation of the Housing Development Consortium of Seattle-King County (HDC), which will submit applications to Fall 2018 charitable campaigns, including, but not limited to:

- Seattle Shares - City of Seattle Employee Giving Program
- King County Employee Giving Program
- Washington State Combined Fund Drive

The SCIDpda affirms it is willing, if requested by a charity campaign, to provide a financial report showing specific use of the charity monies.

The SCIDpda reaffirms its nondiscrimination policy as follows:

In carrying out its activities including membership, hiring and program services, the SCIDpda shall not discriminate on the basis of race, color, sex, marital status, sexual orientation, political ideology, age, creed, religion, ancestry, national origin, or the presence of any sensory, mental or physical handicap.

Moved: Michael Itti

Seconded: David Della

Board approved unanimously

4. Affirming Re-appointment of Board Members

Resolution 18-04-17-03: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, affirm the re-election of the following individuals to the Board for an initial 3 year term through December 31, 2020:

Wayne Lau

Nelson Yong

Moved: David Della

Seconded: Lanzi Li

Board approved unanimously

5. Presentation from Gaard Development

Maiko introduced the guests from Gaard Development to the board. Gaard aims to create housing that targets 60-80% AMI, a segment that isn't targeted by housing developers, and a choice made by Gaard Development themselves.

Val Gorder explained that Greg Gorder and herself identified a segment of Seattle that was not being housed and was being displaced; Gaard development is involved in the rehabilitation of the Louisa Project, which will provide workforce housing.

Greg Gorder explained there are many underutilized and vacant URM (unreinforced masonry) buildings in the district that were originally designed for residential use. He explained Gaard Development's plan to raise an equity fund to raise equity capital, with the goals of partnering with property owners and to raise additional financing, and to help provide for the availability of debt financing for the redevelopment of unreinforced masonry in the CID. He explained the Louisa was advanced by First Federal. He explained their goal is to increase workforce affordable housing by 1000 to 2000 units. They will pursue social impact investments by approaching high net worth individuals based on a model that would resemble their involvement in the Louisa Project. He explained much of the work in these URM buildings will be seismic retrofitting to bring buildings to current codes and standards; part of their vision is to keep existing restaurants, businesses, and tenants, and working to make sure residential and commercial tenants stay in the CID.

Michael asked about fair housing laws, and how to keep people in the neighborhood. Maiko explained we would need to obtain vouchers from the city to pay the rent of low-income residents.

6. Staff Briefings

IDEA Space

Jamie Lee explained that IDEA Space would stop using the name IDEA Space and simplify its identity as a program of SCIDpda, or the Community Initiatives department of SCIDpda when specificity is necessary. Where IDEA Space began as a separate entity of SCIDpda, Jamie's work has become more intentional in working with property management, URM, and community projects on the behalf of SCIDpda, and thus the department, which is already a program of SCIDpda, will continue its existing function and role in the organization.

The board suggested the name change be revealed at the 10-Year Anniversary event, to avoid confusion between the celebration of the 10-year anniversary of the program and the name change.

Board Forms

Mike explained the PDA had been approached by a developer who is developing in SODO, and it concerns the issue of a transfer of development rights (TDRs). The PDA has sold TDRs on IDVS1 from 1999 to 2005. We currently have 50,000 sq. ft. of TDRs right now, and IDVS2 doesn't qualify for TDRs due to it being built after a cut-off date.

If the PDA is interested in selling TDRs, the organization will have to get a letter from the city that certifies the TDRs, and it will require board approval.

The board discussed the possibility of selling TDRs to the developer.

Building B RFP

Mike updated the board on the Building B RFP: he explained the PDA is not putting out an RFP for Building B, as previously discussed and approved in the last meeting; changes in the project have developed since the last meeting that will no longer require the RFP.

6. Board Business

Fundraiser

Joseph explained that SCIDpda would begin its GiveBig campaign on April 28, two weeks leading up to the day of giving on May 9; this is the last GiveBIG. He gave an update on sponsorship procurements, and asked the board to continue in their follow-ups. He also explained that the SCIDpda Save the Date for the Annual Fundraiser would go out in early May.

Budget Asks

David explained that the PDA needs to get their budget asks in to the mayor's office.

Retreat Notes

Jared passed around a sheet of notes from the board retreat, including key takeaways, and a workplan for 2018 based on the retreat topics. He explained the goals of board leadership development and board member recruitment, strengthening the definition of the PDA's role in real estate development and services, and community development. He also explained the Community Connections Committee, and the effort to create more community connections amongst neighborhood entities.

6. Adjourn

The meeting was adjourned by Jared Jonson, Board Chair, at 7:31 p.m.