

SCIDpda Board Meeting Minutes

January 18, 2017
803 S Lane St
Seattle, WA 98104

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

Staff Present: Maiko Winkler-Chin, Vern Wood, Michael Omura, Jamie Lee, Julie Neilson, Janet Smith, Monica Lauw, Jody Fuentes

1. Call to Order

The meeting was called to order by Scott Yasui, Board Chair, at 5:41 p.m.

2. Board Action & Approval

- a. **Resolution 17-01-18-01:** We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the December 2016 Minutes.

Moved: Wayne Lau
Seconded: Casey Huang
Board approved unanimously

- b. **November-December 2016 Expenditure Reports:**

Moved: Michael Itti
Seconded: David Chang
Board accepted unanimously

- c. **Resolution 17-01-18-02:** We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the 2017 Budget.

Moved: Jared Jonson
Seconded: Phillip Sit
Board approved unanimously

- d. **Resolution 17-01-18-03:** We, the Seattle Chinatown International District Preservation and Development Authority Board, authorize that the SCIDpda move forward in the following transaction(s) where the consideration exchanged or received by the SCIDpda exceeds \$10,000, or the performance by the SCIDpda extends over a one year period:

New Central:

- Ai Video – 1 yr lease for #103; \$10,716 + NNN charges
- Mak Fai Washington Kung Fu Inc – 1 year lease for #107 & #108; \$10,560 + NNN
- Ho Ho Restaurant – 9 year lease for #653; \$48,384 + NNN
- 663 Bistro – 10 year lease for #661 – 663 and #109, \$68,112 + NNN

IDVS 2:

- Savory Hot Pot LLC dba Gourmet Noodle Bowl – 8 year lease for #707; \$30,036 + NNN

Moved: Michael Itti
Seconded: Wayne Lau
Board approved unanimously

- e. **Staff Reports:**

Jamie Lee informed the board that the International District/Chinatown Community Center faces the possibility of becoming a hygiene center. She emphasized that nothing is final, and that at this time, only strategy is being discussed. She stated she would update the board as further details form.

3. Staff Introduction: Julie Neilson, Senior Property Manager

Vern Wood introduced SCIDpda's new Senior Property Manager, Julie Neilson, to the board. She explained Julie's new role at SCIDpda and provided the board with information on her professional experience, specifically her experience in affordable housing in the region. Julie informed the board that they should come to her if they wish to see change, updates, or improvements to the current property management department.

4. Board Business

a. NW Repographics

Maiko Winkler-Chin presented the board with documents regarding information on the proposed hotel on 8th. Michael Itti explained to the board the details of the project, highlighting its impacts upon the neighborhood and upon Legacy House in particular. After presenting the details, he requested that the board establish a stance in regard to the project and explained that as a PDA, SCIDpda has the authority to comment on this project and express any potential concerns for the neighborhood.

Maiko Winkler-Chin also elaborated on details of the proposed hotel, noting that certain elements, such as a parking garage, might prove to negatively impact pedestrian life in the neighborhood. She mentioned there is also concern around the scale of the building, as it will dwarf the surrounding buildings. Scott Yasui suggested putting a committee together to discuss. Casey Huang and Michael Itti agreed to be part of the committee. Wayne Lau suggested that SCIDpda attempt to bring in the developer for a discussion. Casey Huang agreed to send out an email to everyone to invite the board to work on the committee. Maiko Winkler-Chin agreed to reach out to the developer to invite them to provide a briefing to the board during the February meeting. The board also agreed to invite fellow organizations impacted by the proposed hotel, such as International Community Health Services (ICSH), the International Examiner, the Wing Luke Museum, InterIm CDA, and the Chinatown International District Business Improvement Area (CIDBIA). Maiko Winkler-Chin also emphasized that the board should begin to determine what the important cultural aspects of this neighborhood are that must be preserved when faced with new developments.

b. Hing Hay Park Restroom

Maiko Winkler-Chin explained the history of the proposed restroom in Hing Hay Park proposed by the City of Seattle's Parks and Recreation Department. She explained the public safety risks around the bathroom and clarified that SCIDpda will not be maintaining the bathroom. She then explained next steps for the project, explaining that the proposed bathroom will occur, but that SCIDpda should have an exchange with the Parks and Recreation department to provide commentary on the project. She then asked for board guidance on which impacted groups would be best to speak with regarding this issue. Scott Yasui mentioned that police involvement will be inevitable as well. David Chang voiced opposition to the bathroom with particular concern over public safety issues. Maiko Winkler-Chin warned the board that this project could be contentious and that eventually the board may need to become more involved with the project later, and that as the project moves forward, she and SCIDpda staff will inform the board.

c. Strategic Plan

Jared Jonson stated it is time to approve the strategic plan. Maiko Winkler-Chin explained that work plan items have been removed from the plan because they are work plan items and not strategic plan items.

d. Resolution 17-01-18-04: We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the 2017-2020 Strategic Plan.

Moved: Scott Yasui
Seconded: Jared Jonson
Board approved unanimously

e. Governance

Scott Yasui stated that SCIDpda board meeting times may be subject to change, proposing that the third Tuesday of every month works better for all board members. Monica Lauw would send out an email confirming the change.

Jared Jonson discussed new board member recruitment. He reminded the board that the retreat will take place in April, with the intention of having new board members in place by that time. He explained that the board has prospective names for potential recruitment, but that he needs a greater effort from the board in recruitment efforts. He urged board members to think critically about what they wish the board to look like over the next

three to six years and also encouraged referring to the strategic plan to assess the current board's strengths and weaknesses. Jared Jonson mentioned that he will take the lead on facilitating the process but needs board members to connect him with prospective members. Casey Huang asked what areas can be strengthened, and Maiko Winkler-Chin stated the board could use more local property owners, representation from Little Saigon, real estate development and law experts, finance experts, and commercial brokers. Jared Jonson requested that the board send him names of prospective board members within the next ten days.

- f. **Resolution 17-01-18-05:** We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the slate of officers for 2017.

Board Chair	Scott Yasui
Vice Chair	Jared Jonson
Secretary	Michael Itti
Treasurer	Wayne Lau

Moved: Scott Yasui
Seconded: Jared Jonson
Board approved unanimously

- g. **Other Business**

Maiko Winkler-Chin provided the board with information around the Womxn's March in Seattle, occurring Saturday, January 21 in Seattle in solidarity with the Women's March in Washington.

Jared Jonson and Maiko Winkler-Chin notified the board of the Upstream Music Festival occurring in May in Pioneer Square. Maiko Winkler-Chin stated that she would provide the board with more information on the festival and its impacts on the neighborhood as more details became clear.

5. **Adjourn**

The meeting was adjourned by Scott Yasui, Board Chair, at 7:05 p.m.