



Minutes for Historic South Downtown Board Meeting; Tuesday, September 27, 2016

Grand Central Conference Room, 3rd floor, 216 1st Ave. S. Seattle, WA

Attendance: Brendan Donckers called the meeting to order at 5:00 P.M.

Board members present: Chris Arkills, Brendan Donckers, Tom Sang-gu Im, Maiko Winkler-Chin, Heidi Hall, Al Poole, Liz Stenning, Lisa Quinn, Jim Kelly, Wren Wheeler

Board members absent: Karl Mueller, Elaine Ikoma Ko

Approval of August 2016 Minutes: The board unanimously approved the minutes.

Connections Report: Next Steps with Lesley Bain: The final copy is finished and now ready for distribution, so it's an optimal time to think through strategy. The board has talked about equity, impact, and leverage as key elements for investment. As HSD designs and refines criteria for future funding and investment, relevant information from the report should inform those conversations. Lesley Bain focused on 11 priorities, all established by constituent groups, for the board's consideration. Each project is ranked in terms of effort and priority and includes a list of leadership as well as stakeholders and participants. She suggested three for immediate consideration: contributing to the Little Saigon Streetcar Park; engaging in the discussion about the treatment below I-5 in the C-ID; and using HSD's convening and leadership power to move forward with near-term improvements to the Station Hub. Chris Arkills suggested that the two old streetcar stops currently under Metro ownership also be considered as possible projects. HSD could help activate both the 5th and Jackson and the Main and Waterfront stops. Liz Stenning noted that the Alliance for Pioneer Square completed a similar report and urged that the board look at findings that dovetail. Brendan Donckers suggested that HSD focus on these priorities during an upcoming meeting with Marshall Foster at the Office of the Waterfront scheduled for October 12 at 4:00 PM.

URM Report: Wrap Up with Paul Mar: The current report from SCIDpda's policy committee focused on the impact of two city policies: the Rental Registration and Inspection Ordinance of 2014 and the proposed Seismic Retrofit Ordinance. The proposed policy would impact 120 unreinforced masonry buildings in the Chinatown ID and Pioneer Square, 10 percent of all URMs in the city: 80 in C-ID and 40 in Pioneer Square. (Note: Paul said 12-13% but a previous report said 10%. Not sure which data point is accurate.) Retrofitting larger, taller buildings is more complicated and expensive, and 30% of the city's stock are over three feet high, all of them designated as historic and contributing by landmark status. In general, URMs in Pioneer Square have been maintained at a higher level than those in the C-ID. Retrofitting costs far outstrip existing funding options. The committee concluded that the current policy under consideration at the City is an unfunded mandate. They plan to continue with an advocacy platform. Recommendations were presented to the City Council in June where they advocated to pass seismic retrofit ordinance with substantial incentives. The policy committee is building a coalition to approach a consortium of banks who might be willing to "share the risk." That work concludes in

December. Jim Kelly asked how property owners reacted to the financial estimates, and Paul Mar responded with "sticker shock." Chris Arkills suggested that the group establish the issue as a state-wide concern and make comparisons to Spokane, Tacoma, and Yakima. Jim Kelly asked about cost for retrofitting the most vulnerable buildings. Paul estimated \$3-4 million per 1/4 block building with four stories. Liz Stenning asked about the mechanism for updating and maintaining the list of URMs. It is not clear what city department is doing so.

Pacific Medical Tower Development with Mike Heinisch and Doris Koo from PHPDA: Both representatives provided key background information. The Pacific Hospital PDA was launched in 1981 and spun off the Pacific Medical Centers. More than 48 grants in the community focus on providing access to health care options for disenfranchised, vulnerable populations. PHPDA entered into a 30-year lease with the Department of Commerce to house the health programs offered by Seattle Central College. Their current partnership with ICHS to house the PACE program on a permanent basis is the first proposed project for development of the North Lot. PHPDA is asking for a "grant from HSD" and offering "a seat at the table." They plan to build 300-400 units of affordable housing in addition to a permanent, 20,000 square foot facility for PACE. Funds from HSD would flow to PHPDA, not ICHS. The sale and purchase agreement for the North Lot will close in early December. PHPDA is asking for committed funds by mid-November. They believe setting up a loan is not feasible in that time frame. Jim Kelly voiced concerns about the timing and the geographic location. "This will be the first project funded by HB 1223 funds, and it lies outside the scope of our mission." All agreed that ICHS and PACE form the connective tissue with both neighborhoods. Jim Kelly also noted that HSD has no experience serving loans and scant experience creating contracts. Maiko Winkler-Chin wondered what "having a seat at the table" actually means. The distribution of HB 1223 funds from King County to HSD is unclear. Brendan Donckers will clarify the payment schedule. Several board members wondered if HSD now has leverage to ask for additional funds so that all 2016-2017 funds are not fully obligated.

Vote on Ceding Authority to HSD Executive Committee: After further deliberation among the board, Brendan Donckers proposed the following motion: "The HSD Board authorizes the Executive Committee to finalize the broad parameters of a grant to the Pacific Hospital PDA to meet the December deadline. In the event that the ICHS PACE program does not move ahead, grant funds would return to HSD. PHPDA would then have the opportunity to resubmit a proposal to HSD." Wren Wheeler seconded the motion. The HSD board voted unanimously in favor of this motion.

Adjourn

7:00

MARK YOUR CALENDARS

2016 Meeting Schedule | 4th Tuesday Each Month @ 5PM | Grand Central Conference Room

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|-----------------|-----------|---------------|-----------|------------------|---|
| January | 26 | May | 24 | September | 27 |
| February | 23 | June | 28 | October | 25 |
| March | 22 | July | 26 | November | 15 Annual Meeting |
| April | 26 | August | 23 | December | 13 New Board Orientation & Regular Board Meeting |

