

# Historic South Downtown Board of Directors Meeting Tuesday, September 27, 2022

Present: Shava Lawson, Derek Lum, Aleksa Manila,  
Quynh Pham, Dana Phelan, Stephanie Pure,  
Jessica Rubenacker, Jennifer Tam, Tuyen Than

Staff: Kathleen Barry Johnson, MaryKate Ryan, Ellen Ta

Public:

Drew Johnson (Seattle Seahawks)  
Jamie Lee (SCIDpda)  
Julie Neilson (InterImCDA)  
Minh Duc Nguyen (Helping Link)  
Tanya Woo (Public Safety Committee)

## CALL TO ORDER (Action)

Dana Phelan called the meeting to order at 5:08pm.

## Public comment

Tanya Woo (Public Safety Committee): Shelter that's coming in across from Uwajimaya; started as a Covid Isolation treatment center in 2020 and then became a 66-bed permanent shelter and now a 190+ bed shelter; hardly any engagement and now county wants to expand by 150 beds, RV lot and more services; Concerns:

- 1) Lack of outreach and engagement: only 12 people from 12 orgs were notified; this was passed in May, still not a lot of details
- 2) Public safety: not against the unhoused; it's the people who prey on that are causing problem, i.e.. Open air drug market; theft is up; a lot of negative impacts regarding this facility that has been here for the last two years; public safety plan was not conducted; concerned for elders

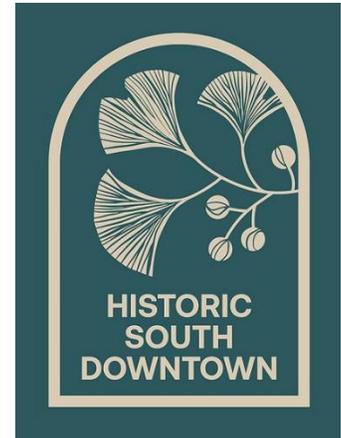
Julie Neilson (Interim CDA): Also speaking to the mega shelter. Need more community support for other agencies to back efforts, InterIm is all in on this issue. Needed more engagement long before it got to this point. There are 20 shelters within a 1-mile zone around the C-ID, which is not seen anywhere else in the city. Not about the unhoused, it's about the activity that happens around them. We're losing so many businesses and are afraid we're losing our community – what makes us an authentic rich culture is disappearing.

Minh Duc Nguyen (Helping Link): Backing Julie and Interim on their efforts

## CONSENT AGENDA (Action)

Presenter: Dana Phalen

- *Meeting Minutes (July 2022)*
- *Treasurer's Reports (July 2022, August 2022)*



*Motion by Derek Lum to approve the consent agenda. Second from Tuyen Than. Approved by all. Motion passes.*

*\*Correction that will be needed on balance sheet for July and August. Negative liability stated for a couple items needs to be updated, flagging that to acknowledge everything else is correct on the financial statement.*

## **GRANT PROGRAM UPDATE** (Information)

*PHPDA North Lot Redevelopment*

Presenters: Jamie Lee

- North Lot Transfer to SCIDpda
- Pacific Tower Campus; formerly managed by the state; funding coming from the state through the County and HSD for the parking lot to pay off that loan/lease, so that a project could be built on that site.
- Part of the conditions were to site 100 units of affordable housing and community amenities
- At the time, SCIDPDA wasn't the developer but eventually did become the developer on the project
- Started back in 2017; land required to stay in public ownership (PDA)
- Still planning to purchase the site from PHPDA for \$6 million
- Childcare facility 10000 sq ft (El Centro)
- 25000 community space
- Anything done has to be done through PHSPDA and Landmark Commission
- Responsible for meeting all obligations that came through funding (King County Money and HSD funds)
- AIPACE – (Operated by ICHS); SCIDpda had been working with them to develop the space and how it would move forward; couldn't agree on certain terms and couldn't sign purchase of sale agreement; but needed to move forward with closing to not use tax credits; means that there is still 25000 sq ft commercial space yet to be programmed but will still need to serve the same constituency as AIPACE would have
- Currently building Building A and eventually Building B and the courtyard; will start Building B in the next two years or so

## **WSBLE UPDATE** (Information and Action)

Presenters: Kathleen Barry Johnson and MaryKate Ryan

- *Approve contract for legal representation\**
- Applied for an additional \$75,000 through the city through council members, request went out yesterday to continue this work
- Engaging with partners in the community through a series of mitigation workshops (Angie is leading): dense material but breaking it down in a digestible way; including legal rights the public has if they're impacted by this public project, want people to know their rights so they can negotiate; finished the second of three sessions that will continue through the end of the year
- Legal representation: legal services agreement with Richard Hughes, attorney, based in Olympia to represent HSD; difficult to find someone who is not engaged in this project (Richard isn't). The pool is very limited but Richard does have transportation and Municipal experience. A lot of the community organizing will happen with HSD (though they will need their own attorneys); we'll definitely need legal representation to negotiate the mitigation agreements

*Motion by Quyen Pham to approve Kathleen Johnson signing legal services agreement with Richard Hughes. Second by Shava Lawson. Stephanie Pure abstained. Approved by remaining board members. Motion passes.*

## **EXECUTIVE DIRECTORS REPORT (Action)**

Presenters: Kathleen Barry Johnson

Emerging Issues\*

- *Pier 48*
- *Seattle Transportation Plan scoping*
- *CID/SODO Shelter Expansion*

On-going Work\*

- *OPMA Update*
- *Benefits Update*
- *December Board Meeting Date*

### **Pier 48**

- Pier 28 is located between Colman Dock and Pier 46
- Derelict structure currently, can't walk over dock portion; uplands area is currently being used by WSDOT as a staging area for ferry terminal; WSDOT has the permission from the City to use Pier 48 until Coman Dock is rebuilt; at that point WSDOT will ask for additional permission to use as staging area and also use it to place transformers and electrical equipment for the charging the fleet; problem is there hasn't been a lot of process on what to do with this land
- Bit of heightened excitement that we could build foot ferry/water taxi there; Des Moines is running water taxis and looking for a place to dock, same with Tacoma. This is the last undeveloped piece of Seattle waterfront
- One of the original docks in the city for wood; was called Ballast Island and at that point, indigenous people were kicked out/displaced from Seattle but the cultural history is significant (Natives lived here at one time); it was also where the victims of the Chinese Expulsion riots were made to stand for three days while held captive by a mob waiting for another boat to take them to San Francisco.

### **CID/SODO Shelter Expansion**

- Have heard a lot of public comment during this meeting; emotions are high in both CID and PS; concerns around over-concentrations of services
- Questions for discussion on CID homeless shelter expansion; should HSD be involved? Should we take a role? And what should it be? Can we engage in a way that looks at structural inequities and encourage governmental agencies to do things differently in the future? i.e. an equity process (i.e. is it overly concentrated? Does it have to be here?)
- It's not anti-homeless, it's about the people that prey on the camps – it's not good for the communities that are impacted by this; how can we talk about looking at different impacts and work to mitigate them, thoughtfully and in advance?
- Quyen: an option is sending a letter to King County; InterIm has already sent on; language is similar – more deeply engaging with communities and assessing inequities and impacts this shelter can cause on our communities; Navigation Center is an example of how things did not pan out the way we could have predicted. Not sure if a letter is our role but could help.

- Stephanie: if a letter is written, what is the framing? There's always a way to express concerns or explain exactly your concerns. Different ways to frame the issue since this legislation was approved in May
- Kathleen – we'd want to frame it about building systems moving forward, equity discussion making sure it's a commitment for the future
- Jenn: if the decision would be to write a letter, it might be interesting to pull together the learning has been done with Navigation Center (what were the gaps, what would have made it better for the neighborhood) as a learning example
- Dana: take what is part of HSD's mission and elevate community voices, a letter fits with that, don't necessarily need a motion
- Derek, Aleksa, Quynh: yes to letter and will help support

Board agrees to creating a letter, circulate and review.

*See Director's Report regarding other items\**

## **PLANNING FOR ANNUAL MIXER** (Information)

Presenters: Kathleen Barry Johnson

- *November 15, 4-6pm at Waterfall Park (Pioneer Square)*
- *Theme: HSD Delivers!*
- *MC: Julie Pham*
- *Save the Date is on its way!*
- Working on contract for Waterfall Park
- HSD Delivers – playing up the UPS roots at Waterfall Park
- Trying to engage with grantees

## **BOARD ELECTIONS** (Information)

Presenters: Kathleen Barry Johnson

- Sent out document those up for elections and those who are termed out
- Applications due Nov. 1 for board membership to allow for creating ballots at mixer

## **EXECUTIVE SESSION** (Information)

Presenters: Dana Phelan, Kathleen Barry Johnson

## **FOR THE GOOD OF THE ORDER** (Information)

Presenters: All

- CID Block Party in August was a lot of fun – congrats Tuyen!

## ADJOURN (Action)

Meeting adjourned by Dana Phelan at 6:32pm.

## ZOOM COMMENTS

17:06:14 From Stephanie Pure (she/her) to Everyone:

I remember!

17:06:17 From Jessica Rubenacker (she/her) to Everyone:

I remember that commercial!

17:06:31 From Jessica Rubenacker (she/her) to Everyone:

Sure/Unsure lol!

17:10:07 From Dana Phelan to Everyone:

Forgot to mention that I am also with 4Culture!

17:17:41 From Dana Phelan to Everyone:

Not sure if my audio is working but Tanya's 2 minutes are up

17:20:56 From Julie Neilson, InterIm CDA to Everyone:

Thanks for letting us voice public comments and share our concerns.

17:21:17 From Kathleen Johnson HSD (she/her) to Everyone:

Thanks to all public commentators.

17:21:48 From Tanya Woo to Everyone:

Thank you! For more info go to [www.friendsofseattlecid.com](http://www.friendsofseattlecid.com)

17:24:50 From Quynh Pham, Friends of Little Saigon to Everyone:

it's in presenter mode...

18:02:41 From Tuyen, CID Resident (she/her) to Everyone:

I say yes to letter

18:03:23 From Shava Lawson (she/her) Seattle Parks Foundation to Everyone:

Yes to letter

18:03:38 From Jessica Rubenacker (she/her) to Everyone:

Yes to letter and perhaps motion to approve letter?

18:05:36 From Kathleen Johnson HSD (she/her) to Everyone:

Thank you!

18:07:17 From Quynh Pham, Friends of Little Saigon to Everyone:

Nice to see everyone today. Sorry I have to leave early and miss the rest of the discussions!

18:19:39 From MaryKate (she/her), HSD to Everyone:

Like, say, a Parks Foundation?? :)

18:24:49 From Stephanie Pure (she/her) to Everyone:

Water taxi needs maintenance facilities as well, but maybe on the other destination?

18:27:47 From Tuyen, CID Resident (she/her) to Everyone:

just to recap --- pier 48 purchase is dependent on if there are no trusted partners?

18:31:08 From Stephanie Pure (she/her) to Everyone:

My two cents: Sounds exciting, but would want more word from the community as to this being a priority, given what Shava said about about this potentially displacing other priorities.

18:31:23 From Shava Lawson (she/her) Seattle Parks Foundation to Everyone:

Sorry, I need to hop off- so nice to see you all!