



## **Minutes for Historic South Downtown Board Meeting; Tuesday, August 23, 2016**

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

**Attendance:** Brendan Donckers called the meeting to order at 5:10 P.M.

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

*Board members absent:* Elaine Ikoma Ko

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

**Treasurer's Report:** Karl Mueller presented documents comparing the last two years of expenses. Big changes were made in January of 2016 to administrative processes. The most significant areas of saving are in administrative costs and consultant fees. Maiko Winkler-Chin suggested aggregating project expenses to get a better grasp on what HSD spends on discrete programs.

**Connections Update:** The report is close to being finalized. Liz Stenning suggested that all edits be sent to Leslie Haynes by September 15 in preparation for a direct discussion. Lesley Bain would like to present findings to the City and strategize with the Board on how to press particular points.

**Subcommittee Update on HB 1223:** Liz Stenning presented a list of Pioneer Square stakeholders. She recommended that the board draft a note and work on September scheduling and convening. Wren Wheeler is combining lists for the C-ID with early October as an optimal kick-off meeting.

**Conversation with Sharon Tomiko Santos and Alec Osenbach:** Representative Santos quoted from the bill that created HSD in 2007, emphasizing the following to illustrate that HSD was born out of chronic disinvestment by the city, county, and state in these two neighborhoods: "The legislature finds that the preservation and restoration of the character of such a community, and the community's historical and cultural character, are important public policy goals that can be achieved through the creation of community preservation and development authorities." Decades of policy decisions have had direct, negative impact, ones that make it harder for a community to sustain identity, viability, and integrity. Another driving force behind the legislation was to give Pioneer Square and Chinatown-International District a fighting chance to shape and determine their future. Previously, all organizations needed to compete with projects across the state for scarce public dollars. A coalition of the whole would be stronger than the individual, and the results of collaborative work would be authentic rather than fabricated neighborhood improvement. Santos praised the organization, noting "HSD has a strong history of sustaining itself in the past decade and in lean times." The vision and mission remains the same: to invest in the development and preservation of "the real character of both neighborhoods." Santos challenged the board with this question: "How do you get the community engaged in protecting and preserving that vibrancy?" In part, she believes, it is about recognizing who built these communities.

"That's why the PACE proposal by ICHS and KIN ON to develop the North Lot of the Pacific Medical complex is such an exciting collaboration." She urged the board to help lift up those most vulnerable. When Jim Kelly shared that investing in URM resonated with the board, Santos responded positively, "It's a responsible idea, so I hope you go down that road. How can this organization fulfill its mission if historic buildings crumble?" She finished by saying that HSD must "promote the idea that these are living, breathing neighborhoods. You can accelerate what happens during First Thursdays. You should promote visible public safety. You should be the masters of the destinies of these two neighborhoods."

Santos said she would love to see a partnership between HSD, ICHS and KIN ON, and the Pacific Hospital PDA. Like others, she feared that when Amazon left the Pacific Tower complex, it would be sold to highest bidder and turned into market-rate condos. Many in the legislature wanted to honor the original public health mission and return the building to productive use, as the first investments in that historic building were public. She added, "The North Lot project does for the rest of the campus what the state did for the Tower." She asked that the board consider investing a proportion of the HB 1223 funds, up to \$2 million, in the proposed Program of All-Inclusive Care for the Elderly (PACE) program.

**Guest Presentation from Teresita Batayola, Chief Executive Office of ICHS:** Batayola provided a brief history of PACE, a federal demonstration project started in San Francisco's Chinatown. All-inclusive, culturally-congruent care for the elderly is critical for the C-ID, with 30% of current residents both poor and elderly. The program focuses on aging in place and combines Medicaid and Medicare programs as well as dental, behavioral health, socialization opportunities, transportation services, and meal programs. It is seen by the community as a robust program with strong operational administration that needs to expand. ICHS could not find affordable space in the neighborhood, despite years of negotiating. Batayola concluded that, "The North Lot of the Pacific Medical complex is the only viable option for providing services for those who need to stay in the community to thrive." An expanded program would serve residents in the vicinity with priority for C-ID, though technically open to all.

**Questions from Board Members to Presenters:** Karl Mueller raised questions about HSD administering funds to support the project, from buy-back lease scenarios to grant options. Other board members wondered about the role of the Pacific Hospital PDA and asked for a follow-up conversation with key administrators. Jim Kelly moved to table a vote given the lateness of the hour and forestall discussion until October. Other board members voiced concerns about the implications of delaying a vote. Brendan Donckers raised the question of whether the board should signal intent now and then work to define the partnership.

**Vote on Allocation to Support PACE Development Project:** After further deliberation among the board, Brendan Donckers proposed the following motion: "HSD allocates up to \$1.75 million to support the development of a project that partners with ICHS, KIN ON and Pacific Hospital PDA, the details subject to being worked out by HSD, ICHS, KIN ON, and Pacific Hospital PDA." Chris Arkills seconded. The board unanimously voted in favor of support.

**Adjourn**

**8:00**

**MARK YOUR CALENDARS**

**2016 Meeting Schedule | 4<sup>th</sup> Tuesday Each Month @ 5PM | Grand Central Conference Room**

<b>January</b>	<b>26</b>	<b>May</b>	<b>24</b>	<b>September</b>	<b>27</b>
<b>February</b>	<b>23</b>	<b>June</b>	<b>28</b>	<b>October</b>	<b>25</b>
<b>March</b>	<b>22</b>	<b>July</b>	<b>26</b>	<b>November</b>	<b>15 Annual Meeting</b>
<b>April</b>	<b>26</b>	<b>August</b>	<b>23</b>	<b>December</b>	<b>13 New Board Orientation &amp; Regular Board Meeting</b>