

Minutes for Historic South Downtown Board Meeting

Tuesday, March 27, 2018

Hing Hay Coworks

Attendance: Wren Wheeler called the meeting to order at 5:09 P.M.

Board Members present: Chris Arkills, Maria Batayola, Heidi Hall, Jamie Lee, Becca Camarda (phone), Carl Seip, Wren Wheeler, Heidi Park, Julie Fonseca de Borges (phone)

Board Members excused: Tom Sang-gu Im, Nancy Fulwiler, Kevin Geiger, Heidi Park, Azar Koulibaly

Action/Approval – Consent agenda:

Maria motioned to approve the consent agenda which was the February 2018 meeting minutes. There was no treasurers report this month due to Nancy being out of town. This will be approved next month. Carl seconded. Motion passed.

Discussion and Action—Approval of PHPDA Contract

- Pacific Hospital Public Development Authority (PHPDA)—The board reviewed the PHPDA contract and had only one edit. Maria suggested one minor edit to section 2.2 in the contract to better clarify HSD’s service area. It is doubtful that this minor edit will be an issue for PHPDA. Chris moved to accept the edit, Jamie seconded. The motion passed.¹

Discussion - Executive Director Report:

- Next month Kathleen will attend by phone while at a conference.
- Audit report—nothing new to report
- County Contract—HSD has sent our version of the contract and our questions to the county. The county has responded with few changes to their original

¹ Notes: The PHPDA contract is an agreement to grant \$1,700,000 made directly by King County to PHPDA, using a portion of HSD’s allotted Transit Oriented Development (TOD) Bond funding. The TOD Bond funding is subject to allocation via a contract currently being negotiated between King County and HSD. The contract documents the partial funding of a development on the North Lot of the PHPDA property. PHPDA signed the contract with King County, and received the funding directly from them, in December of 2016.

For more discussion and related actions on the PHPDA contract, please see also:

o Minutes of: 8/23/2016 (action); 9/27/2016 (action); 6/20/2017 (discussion); 10/24/2017 (discussion); 12/12/2017 (discussion); 1/23/2018 (discussion); 2/27/2018 (discussion)

o King County DCHS-PHPDA Contract, 12/1/2016 (#5882668) (available on HSD internal server at

C:\Users\Executive HSD\Historic South Downtown\Historic South Downtown Team Site - Documents\Contracts)

proposal. The county has promised us an explanation for the difference of the amount of money coming to HSD. They have also indicated a willingness to meet with HSD to discuss issues with the contract. Board members generally felt that the county needs to better understand our mission and upcoming programs planned. The county appears to be treating the HSD contract as reimbursements for tasks done rather than in their role as a pass-through for money going to HSD.

- Jackson Hub—there was no news to report. Kathleen will check with the Alliance to get an update.

Discussion—Board Retreat and Planning

The board discussed the upcoming retreat. The retreat has been set for June 16th from 9:00 AM to 4:00 PM. The location has not been finalized, but we are hoping to use the Sound Transit board room.

Maria outlined a process to get ready for the board retreat. The Exec board would do a SWOT analysis at the next Executive Committee in March. In April the board would do exercises on cross learning about both neighborhoods. In May, we would do a talent analysis of the board and staff. The goal would be to develop a two-year strategic plan with a vision, mission, goals and objectives.

The facilitator will likely be Leslie Silverman with Philanthropy Northwest.

Discussion – Committee Updates

- Finance Committee—the committee is working on a draft of Policies and Procedures which should be ready for board discussion at the April meeting. They are also at work developing board guidelines.
- Grant Making Committee—they have been meeting with other grant making organizations. We discussed the Equitable Development Initiative which is focused on areas with a lack of opportunity and high displacement. They will be awarding grants in May. The committee also met with Philanthropy NW. Maria suggested checking in with the Social Justice Fund and Alice Ito, who works for the Seattle Foundation.
- External Relations Committee—Kathleen reported she had put out a call to local graphic designers. She didn't get a huge response, but did connect with Janet Bui, who supports HSD's message and is talented and affordable.

Good of the Order

It was announced that April 28th beginning at 9:00 am is the annual Spring Cleaning Day for both Pioneer Square and Chinatown/International District.

Wren Wheeler adjourned the meeting at 6:24 p.m.