



02/15/2023 @ 6:25p quorum achieved | *Meeting called to order by* Gerald Bradford

In Attendance

- Board Members Present: Dr. Rayburn Lewis, Mr. Gerald Bradford, Ms. Shaude' Moore, Mr. James Bush, Mr. Kelly Jefferson, Bro. Truth Allah, Mr. Lewis Rudd, Mr. John Yasutake
- Board Members/Staff Absent: Ms. Marissa McDowell
- CDCPDA Staff and Contractors Present: Benita Thomas, Joel Davis Adrian Collins III, James King Jr
- Community Members and Public Guests: None

Acknowledgement of Our Presence on First Nations Land

"We the Central District Community Preservation & Development Authority acknowledge that we are on indigenous land, the unceded ancestral lands of the Coast Salish Peoples, including the Duwamish, Suquamish, Puyallup and Muckleshoot tribes. A people that has occupied this land since time immemorial. We pledge to continue to follow the leadership of tribes to achieve their vision for the lands and the waters that they have stewarded for generations. We continue our journey with gratitude and in honor of the past, the present and future with the First Peoples of Seattle."

Approval of the Agenda & Minutes

- Agenda approved

Motion to approve. 2nd; Ms. Moore. Motion carries.

- January minutes approved, No additional comments or additions.

Motion to approve. 2nd; Ms. Moore. Motion carries.

Public Comments

- None.

Committee Reports

Finance, chaired and presented by Dr. Lewis & James King Jr.

- *Cash Flow on hand is \$103,201.17.*
- *Funds Remain in the ULMS Account*
- *Balance Remaining: \$745,911.22 [52% used]*
- *Still working on our contract with the Dept of Commerce*
- *James is working on a \$15MM request for Capital Cost for FY24*
- ***Full report for January will be delivered in March to include February's report as well***
Committee report stands as the motion to approve. 2nd; Ms. Moore. Motion carries.

Facilities, chaired by Mr. Bradford, reports given by Adrian Collins III & Benita Thomas

- **Report given by Mr. Collins:**
 - Boiler is working well [checking 3x a week]
 - MLK Coalition had a meeting in the building [great turn out]
 - Windows were washed
 - Working on changing bulbs floors 1-4
 - Fire extinguishers will be checked and recertification will be done 2/23
 - Lady (Homeless) behind building is gone
 - Working with parks dept to get trees trimmed in front of building
 - **Report given by Ms. Thomas:**
 - **BUILDING OPERATIONS:** Our assessment on HVAC system and the existing AHU 1 & 2 are at the end-of-life cycle. In the near term we will need to restore heating air flow in floors 1 through 4. Cooling will not be available in this fiscal year. Presently limited heat is available in the building on floors 1 - 4. Normal heating is working on floors 5 & 6.
 - Project Management team mobilized March 2022
 - Project Management contract for Phase II FY2022-2023 has been executed.
 - Capital Projects Plan has been approved by the CDCPDA board.
 - Boiler and Electrical power design complete: Boiler, Building Automation Controls and Transformer Replacements
 - Boiler and Electrical power contracts awarded to Sequoyah Electrical and Pinchiff Mechanical
 - CDCPDA is registered with MRSC for small public works roster
 - Installation of Boiler & Controls, and Electrical Transformers is complete.
 - **Vote approved to change order for pension mechanical for 1 and 2. Motion 2nd; Mr. Rudd.**
- Motion to approve report. 2nd; Mr. Rudd. Motion carries.**

Programs & Partnerships, Mr. Rudd/James King Jr.

- Email received from Rev. Jeffries Church to utilize parking lot for 18 months and Office Space. Suggestion came from Mr. Rudd for M/M rental instead of 18 months in case developments take place at the facility. No vote needed since recommendation is short term.
- Motion to approve report. 2nd; Dr. Lewis. Motion carries.**

Community Communications, co-chaired by Mr. Jefferson/James King Jr.

- Website designs being reviewed at this time and is moving forward
 - History Committee allocated for Part 2. New report with updates to come in March.
 - Board Retreat - May 6th from 9AM – 1PM (Tentative)
 - Town Hall – 1x a year
- Motion to approve report. 2nd; Mr. Bush. Motion carries.**

Government Affairs, chaired by Dr. Lewis

- No new updates to report.

Executive Report

- Review/Approval of Resolution for application to participate in the Health Care Authority. Will take effect July 1st.
- Motion to approve resolution. 2nd; Bro. Allah. Motion carries.**
- James King Jr is asking to budget \$15k for Housing Feasibility Study. No vendors selected at this time. James will return March with an RFP with more information for the board to review on this proposal. (Parking Lot item/ Will table for March's report)

- James King recommended to conduct a vendor search for temporary staffing (Book Keeper and Virtual Assistant. Several board members agreed to help the search. Budget will come from our operations budget.
Motion to approve report. 2nd; Bro. Allah. Motion carries.

Adjournment

- Meeting adjourned at 7:53PM
- 03/15/23, 6:00 pm