



Special Meeting of the PHPDA Governing Council
July 26, 2016 3:00-4:30 p.m.
 Quarters 2 Building, Beacon Hill
 1200 12th Ave South Seattle, WA 98144

MEMBERS PRESENT		NOT PRESENT	ALSO PRESENT	
Mike Heinisch	Eleanor Menzies	Rhonda Berry	Jeff Natter	Teresita Batayola (IChS) Sam Wan (Kin On)
Nancy Sugg	Susan Crane	Tony McLean	Christina Bernard	Several members of the public – sign-in sheets on file at PHPDA office
Teresa Mosqueda (present until 3:48, called in 3:49 until 4:05)	Judy Tobin		Rikka Dayao	
	Doris Koo		Denise Stiffarm	
			Michael Finch (until 3:55)	

Mike Heinisch called the meeting to order at 3:00 p.m. A quorum was present.

The Chair requested to amend the agenda by starting the Special Meeting with a 10-minute Executive Session for discussion of real estate matters pursuant to RCW 42.30.110(1)(b). (Moved/2nded by Menzies/Crane, 7 of 7 in favor).

The Governing Council entered executive session for 10 minutes to discuss real estate matters pursuant to RCW 42.30.110(b) at 3:00. Executive session ended at 3:10. The Council voted to re-enter executive session until 3:15 (Moved/2nded by Tobin/Mosqueda, 7 of 7 in favor). The Council entered executive session at 3:10. Executive session ended at 3:14.

There was no public comment.

Property Management/North Lot Update

Update/discussion of proposed purchase of lease for the North Lot

The Executive Director updated the Council on the PHPDA’s due diligence in regards to the Right of First Offer (ROFO) from WRC.com. The Council discussed potential finances to possibly purchase the lease of the North Lot and the authority of the PHPDA pertaining to the property. Legal counsel Denise Stiffarm informed the Council that the PHPDA charter does not provide the PHPDA authority to develop or require a third party to develop PHPDA property for non-health specific housing. Doris Koo expressed support for a proposed PHPDA charter amendment that would allow the PHPDA to develop and/or direct that property on the Pacific Tower Campus be developed for non-health related housing purposes. The Executive Director proposed consideration of a less expansive amendment that would solely allow the PDA to lease, but not develop, property on the campus for non-health related purposes that would contribute to the public good. The Council engaged in discussion about these two proposed amendments. The current charter sets forth specific procedures for proposing and taking action on a Charter amendment. Legal counsel will draft language related to the proposed amendment suggested by Ms. Koo to be presented at the August Governing Council meeting with final action contemplated at the September Governing Council meeting.

Budget authority for due diligence activities

Real estate consultant Michael Finch proposed due diligence activities to the Council as regards the North Lot property. Mr. Finch advised of three activities to be performed by a third party: an appraisal, a physical survey of the land, and a Phase 1 assessment. The Executive Director proposed that the cost of such activities be from the Reserve Fund.



Special Meeting of the PHPDA Governing Council
July 26, 2016 3:00-4:30 p.m.
Quarters 2 Building, Beacon Hill
1200 12th Ave South Seattle, WA 98144

The Governing Council approved moving forward with the due diligence activities paid by the Reserve Fund as a new budget item of up to \$50,000 (Moved/2^{nded} by Tobin/Crane, 7 of 7 in favor).

Support for siting International Community Health Service's PACE Program on the North Lot

The Executive Director introduced Teresita Batayola, CEO of International Community Health Services (ICHS) to present to the Council ICHS's proposed PACE Program. Ms. Batayola then introduced Sam Wan, CEO of Kin On Community Healthcare, who ICHS is partnering with on the Pace program. Aging in PACE Washington (AiPACE) is a non-profit organization that will operate a Program of All Inclusive Care for the Elderly (PACE) for the Asian Pacific Islander community. The PACE program is an integrated model of care that enables Medicare and Medicaid beneficiaries aged 55 years old or older who are certified by their state as needing nursing home care to live as independently as possible in their own homes and community. The PACE Program coordinates and provides needed preventive, primary, acute and long term care services. ICHS and Kin On have been working with community-based partners the past two years assessing the feasibility of establishing a PACE program. AiPACE has submitted the PACE application to the State of Washington Department of Commerce and has responded to the State's initial review and request for additional information. AiPACE needs to provide Commerce with information regarding future siting on PACE program and would like to have some indication from the Governing Council of using the North Lot for this purpose. Concurrently, the AiPACE board is working on the operational development of the program. In addition, the AiPACE board is in the process of identifying and securing a site for an initial start in 2017. In the long-term, ICHS and Kin On intend to partner in a permanent facility that is mixed used with housing with a 20,000 square feet PACE program as an anchor use. The Council thanked Ms. Batayola and Mr. Wan for their presentation of this program.

The Governing Council voted to approve the Executive Director working with legal counsel to draft a letter expressing the Governing Council's desire to have the PACE Project located on the North Lot should the Pacific Hospital PDA gain control over that property (Moved/2^{nded} by Menzies/Crane, 6 of 6 in favor).

Adjournment

The meeting was adjourned at 4:30 p.m.

Minutes approved _____ (Date)