



Meeting of the PHPDA Governing Council

Tuesday, July 14, 2020 5:30 - 7:00 PM

Meeting: <https://zoom.us> Meeting ID 890 9934 9992

<https://us02web.zoom.us/j/89099349992?pwd=VU9pOVBUZzVsM2Fia3BGdGM5aVhQT09>

Phone Option: 1-253-215-8782

Password: MASTERPLAN (Numeric Password for Phone: 5815723865)

MEMBERS PRESENT		NOT PRESENT	ALSO PRESENT	
Sue Taoka	Susan Crane	Ellie Menzies	John Kim	Christina Bernard
Bob Cook	Mike Heinisch		Mallory Fitzgerald	Gene Yoon
Doris Koo	Nancy Sugg		Denise Stiffarm	Michael Finch (until 6:33 PM)
Gloria Burton			Michael Omura (until 6:23 PM)	Jamie Lee (until 6:23 PM)
			Josh Seller (until 6:23 PM)	

Sue Taoka called the meeting to order at 5:32 PM. A quorum was present. There was no public comment.

Consent Calendar Minutes

The Governing Council approved the minutes for the June 9, 2020 Governing Council meeting (Moved/2nded by Mike Heinisch/Doris Koo, 7 of 7 in favor)

The Governing Council accepted as information:

- The Finance & Audit Committee minutes from June 3, 2020 and
- The Program Committee minutes from June 3, 2020.

Executive Director and Staff Report

The PHPDA Staff reviewed the Executive Director and Staff Report with the Council.

Property and Real Estate

Update on N Lot

Michael Omura from SCIDpda introduced their team (Josh Park and Jamie Lee). SCIDpda provided an update on the North Lot to the Governing Council. SCIDpda presented on planning:

- Development schedule (phased project: Building A vs Building B).
 - Residential programming. Focused on lower AMI with more family units.
 - Non-residential programming:
 - AiPACE (joint venture between KINON and ICHS).
 - El Centro, expanding bilingual programs of the Jose Marti Childcare Development Center
 - Shared community spaces and amenities
- Financial aspects of the project funding and gaps.
- SCIDpda is planning to develop with an exemplary sustainable building program.
 - Helps with targeting competitive subsidies and provides a cleaner environment for residents.
- SCIDpda summarized milestones on the Purchase and Sale agreement and project schedule.



Meeting of the PHPDA Governing Council

Tuesday, July 14, 2020 5:30 - 7:00 PM

Meeting: <https://zoom.us> Meeting ID 890 9934 9992

<https://us02web.zoom.us/j/89099349992?pwd=VU9pOVBUZzVsM2Fia3BGdGM5aVhQT09>

Phone Option: 1-253-215-8782

Password: MASTERPLAN (Numeric Password for Phone: 5815723865)

- The Governing Council discussed placement and spacing of amenities, logistics of the shared access road, ADA requirements, and shared community spaces.

Update on PacMed and Master Plan

PacMed: Michael Finch reported on continued negotiations with PacMed and is waiting for their letter of intent to extend their lease. PacMed's parking garage top floor is being resurfaced.

Master Plan: The Executive Director discussed continued activities.

- RFQ is released and the Executive Director has been receiving proposal inquiries. There will be a Q&A portion on the PDA website.
- Sue Taoka and Paul Feldman are on the RFQ subcommittee to develop a matrix and devise a multistep process to evaluate incoming proposals.
- The \$50k grant from the Department of Commerce is being finalized.

Strategic Communications

Strategic Communications Planning

The Executive Director updated the Council on Strategic Communications activities. Pyramid Communications is leading PDA Staff through processing PHPDA's goals, messaging, audience, outcomes, etc. for the next 2-5 years.

Governance

Recruitment of New GC Members

The Executive Director requested Governing Council members to complete their expertise self-assessment. He reminded Governing Council members to provide potential candidates and to complete the form.

Executive Session: Personnel matters RCW 42.30.1110(g) – Executive Director 6 Month Check-In

The Governing Council entered into Executive Session for 20 minutes at 6:45 PM. The Governing Council exited Executive Session at 7:00 PM.

Adjournment

The meeting was adjourned at 7:01 PM.

Minutes approved _____

8/11/2020

(Date)