



Meeting of the PHPDA Governing Council

Tuesday, April 12, 2022 5:30 - 7:00 PM

Meeting: <https://zoom.us> **Meeting ID** 897 7373 7650

<https://us02web.zoom.us/j/89773737650?pwd=eGcrS1ovQTNGTTF1SGxrVjJXSUVsQT09>

Phone Option: 1-253-215-8782

Password: 40YEARS (Numeric Password for Phone: 4237914)

MEMBERS PRESENT		NOT PRESENT	ALSO PRESENT	
Sue Taoka	Nancy Sugg (arrived 5:34pm)	Susan Crane	John Kim	Christina Bernard
Doris Koo	Ellie Menzies	Gloria Burton	Gene Yoon	Mallory Fitzgerald
Bob Cook	Virgil Wade		Michael Finch	Whitney Regan
AyeNay Abye (arrived 5:34pm)			Denise Stiffarm	

Doris Koo called the meeting to order at 5:31 PM. A quorum was present. There was no public comment.

Consent Calendar Minutes

The Governing Council approved the minutes for the March 8, 2022 Governing Council meeting. (Moved/2nded by Bob Cook/Nancy Sugg, 6 of 7 in favor) (Sue Taoka Abstained because she was not present at the meeting)

The Governing Council accepted as information:

- The Finance & Audit Committee minutes from March 2, 2022
- The Program Committee minutes from March 2, 2022

Staff Report

The Executive Director updated the Governing Council on the Staff Report.

- The Council Chair suggested highlighting one activity to report on.
- The Executive Director and Council Chair attended a Hospital District Submit with Verdant Health Commission (Public Hospital District #2) and Stilly Valley Health Connections (Public Hospital District #3). The Hospital Districts plan to continue conversations and learn how PHPDA, Verdant and Stilly Valley can work as allies to implement change in their communities.

Grantmaking

2022 Renewal Major Grant Awards (Res. 03-2022)

The Grants Manager presented the recommended 2022 Renewal Major Grant Awards (Resolution 03-2022) to the Governing Council.

- The Review Panel consisted of PHPDA Staff (John Kim, Mallory Fitzgerald) and Council members Bob Cook, Sue Taoka, Gloria Burton, and AyeNay Abye. Five out of six reviewers participated at the review meeting on April 7th and discussed the 14 applicants to distribute PHPDA's limited funding pool of \$2 million. The Panel recommended renewing 14 applications totaling \$2,004,160.
- The Council discussed the funding level decrease for one of the grants, as well as staff plans to discuss the changes with that grantee.



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- PHPDA is planning to provide more funding to 2nd year grantees compared to 3rd year, which could make it challenging next year if proposed funding levels are the same as this year.
 - Renewal grant funding will be an important part of the 2023 budget conversation for this reason. In the future, PHPDA may increase the amount of funds available for Renewal Grants.
- The panel noticed a strong need for grantees to increase staff wages. The Council may consider taking grantee wages into consideration and have more ongoing conversations about fair wages at non-profits.

The fourteen following organizations were recommended for renewal funding:

Asian Counseling and Referral Service	Chief Seattle Club	Comunidad Latina de Vashon
East African Community Services	Entre Hermanos	Ethiopian Community of Seattle
Living Well Kent	Powerful Voices	Recovery Café
Seattle Children’s Hospital Foundation/ Odessa Brown Children’s Clinic	Seattle Indian Health Board	Somali Health Board
South Seattle Women’s Health Foundation/ Rainier Valley Midwives	Villa Comunitaria	

- Grantees will be informed of our decision on Friday, April 15. The Grants Manager asked the Council to not share information about the awards until after Friday.

The Governing Council voted to approve Resolution 03-2022, authorizing the Executive Director to negotiate and execute the 2022 Renewal Major Grants contracts. (Moved/2nded by Sue Taoka/AyeNay Abye 6 of 7 in favor). Virgil Wade recused on voting on this matter (1 Abstention) due to potential appearance of conflict of interest.

Major Grant Applicant Survey

The Communications Manager and Grants Manager reported on the Major Grant Applicant Survey.

- The Grants Manager sent the survey to eleven (11) New Major applicants and received four (4) anonymous responses.
- The survey included questions about the grant process, former Health Equity Scholar Gift Nwanne’s grant guidance, the grant application, webinar, and individual applicant meetings with PHPDA grants staff.
- Learnings from Survey:
 - Application process can take longer compared to other funder applications. The Committee discussed spending time this summer to review how long it takes to fill out an application and see if we could do something differently.
 - Word count is different between Microsoft Word and Foundant, our grants software.
- PHPDA plans to follow up with the respondents and provide our learnings.



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- We are trying to create a feedback loop with grantees. We want to begin small and work our way up to larger feedback loops. PHPDA wants to change the relationship between funder and grantee by seeing our learnings and sharing those with grantees.

Community Relations

40th Anniversary Opening Reception

The Communications Manager and Office Coordinator discussed the 40th Anniversary Opening Reception occurring on Wednesday, April 13.

- A variety of speakers will be at the event and there is an opportunity to work on the commissioned mosaic.

Governance

Governing Council Members and Strategic Advisors Update

The Executive Director provided an update on Governing Council Members and Strategic Advisors.

- PHPDA has two pending mayoral appointments.
- The Executive Director discussed appointing additional Strategic Advisors and spoke to the Council Chair about the possible appointment.

Property and Real Estate

Update on North Lot Project

The Executive Director and Real Estate Consultant Michael Finch reported on the North Lot Project.

- SCIDpda is facing a parking issue. An equity investor asked for more parking spots than are available. SCIDpda spoke to PacMed and Seattle Colleges about shared parking and plan to reach out to City of Seattle regarding parking spots at Dr. Jose Rizal Park.
- AiPACE asked SCIDpda about a capital credit. PHPDA and SCIDpda realized when they signed the initial North Lot agreement there was no clear language about the capital credit.
 - Historic Downtown gave PHPDA \$1.7 million to ensure that a program serving Pioneer Square/International District residents is on the property and did not specify who must run the program. The purpose of the funds was to go toward the purchase of the previous lease.
 - PHPDA and SCIDpda offered AiPACE a zero dollar ground lease and AiPACE would cover operational costs.
 - Because the arrangement between SCIDpda and AiPACE will be different than originally envisioned, they need to ensure there is still proper value received by all parties.
- Concrete drivers are back to work, but negotiations have not been finalized.



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Update on Quarters Buildings

The Executive Director and Real Estate Consultant Michael Finch discussed the Quarters Buildings.

- A Washington state budget proviso includes funds for a possible short-term Quarters lease with Commerce and funds for a work group focusing on possible Quarters programming.
- SHKS Architects and Commerce are in Phase 2 of the Quarters feasibility study and plan to begin more in-depth studies on campus starting next week.
 - PHPDA and Real Estate Consultant Michael Finch are coordinating with PacMed regarding the feasibility studies taking place inside Quarters 3-9.
- PHPDA anticipates PacMed will remain in Quarters 3-9 until the end of June 2022.

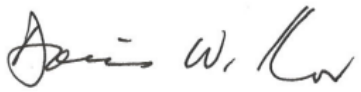
Pacific Tower Heating System

The Executive Director reported on the Pacific Tower heating system.

- The heating system on the Seattle Colleges' floors is not up to spec and breakdowns could occur sooner rather than later.
- It would cost roughly \$180,000 for the repairs and Commerce does not have the funds until July 2023.
- PHPDA, Commerce and JLL worked together to find a solution. They decided to postpone window repairs until July 2023 and use those funds to repair the heating system. The initial window repair work and storing the windows will be free of charge.
- Commerce will submit a budget for the heating system and window repairs at the 2023 legislative session. They will include additional allocation for yearly heating repairs.

Adjournment

The meeting was adjourned at 6:53 PM.

Minutes approved:  (Date): 5/12/2022