



PHPDA Governing Council Meeting Minutes

Wednesday, July 1, 2026

8:30 AM – 10:00 AM

Location: Quarters 2 Building, Pacific Tower, 1200 12th Ave S., Seattle, WA 98144

Virtual Location:

<https://us02web.zoom.us/j/81292287508?pwd=o80eYLDO5wxn3OOYkopKgKxg78AWBC.1>

Phone Option: +1 253-205-0468

Password: 984971

Meeting ID: 812 9228 7508

MEMBERS PRESENT		NOT PRESENT	ALSO PRESENT	
Douglass Jackson	Doris Koo	Nicholas Ramirez	Nicole Porcello	Christina Bernard
Nancy Sugg	Bob Cook		Denise Stiffarm	Michael Finch (left at 9:44 a.m.)
Diane Pietrowski	Martine Pierre-Louis		Patty Camacho (left at 9:30 a.m.)	
Blishda Lacet				

Call to Order

Douglass Jackson called the meeting to order at 8:31 a.m. A quorum was present. There were no public comments.

Meeting Minutes

Douglass Jackson asked for a motion to approve the following meeting minutes:

- Governing Council Meeting – June 9, 2026
- Special Governing Council Meeting – June 10, 2026

Martine Pierre-Louis moved. Bob Cook seconded. One Governing Council member noted there was a typo in one of the meeting minutes. The Governing Council voted to approve the minutes with the intent to fix the typo. 7 of 7 were in favor.

Personnel

Executive Director Search – Appointment of Search Committee

The Governing Council Chair and the Governing Council Secretary shared updates regarding the Executive Director Search. At the last Governing Council meeting, they had asked members to volunteer to join a small group Search Committee to work alongside the Executive Director Search Firm. Two Governing Council members volunteered at the previous Governing Council meeting, Nancy Sugg and Diane Pietrowski.

Other Governing Council members expressed interest but waited to discuss whether they would be able to fulfill the time commitments of the Search Committee. Nicholas Ramirez committed to be part of the Search Committee, with the caveat that Douglass Jackson will step in if he has any time restrictions.



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Douglass Jackson asked for a motion to approve Nancy, Diane, and Nick as the Search Committee, with Douglass Jackson able to step in if necessary. Bob Cook moved. Doris Koo seconded. 7 of 7 were in favor.

Property Management & Real Estate

Quarters Update

The Acting Executive Director and Michael Finch discussed updates about the Quarters project. They shared conversations they had with SCIDpda since the previous Governing Council meeting. They met with SCIDpda to gauge whether they are still interested in the project and asked them to provide a clear indication of interest before this Governing Council meeting on July 1st.

- SCIDpda shared that they were still interested in the project and sent the Acting Executive Director and Michael Finch two different plan proposals for moving forward, both of which included different terms from their previous proposal.
- The Governing Council discussed the details of these proposals and what PHPDA would be responsible for in each—in terms of development of the property, management of the housing, the Quarters buildings involved, etc. They discussed possible pros and cons of both proposals as well as the various budgetary and timeline restrictions for the overall project.
- The Governing Council clarified the specific requirements and timelines with the legal counsel regarding the Washington State and possible King County funding for affordable housing that could be used for the project and how it is reimbursed.
- They talked about the risks of the change in scope of the project, especially introducing new elements. There was discussion about not wanting to expose PHPDA to future costs related to exterior work, which would go over the amount that the Governing Council already authorized.
- The Governing Council talked about the Feasibility Study that was completed by Sarah Westneat, which she presented at the last meeting, and how they would prefer to make changes to have more large family units created. They went over how this might change things in the budget. In addition, they noted that the budget from the Feasibility Study included only interior work.
- Michael Finch emphasized that the Quarters project is one that would likely need to be subsidized. Essentially, this is a mission-aligned project, not a money-making endeavor for PHPDA. He detailed a possible timeline to move forward, starting with a timely reply to SCIDpda to share the Governing Council's response to the proposals and its questions.
- There was discussion about the volunteer group of Governing Council members who previously met to talk about the Quarters: Doris Koo, Bob Cook, Diane Pietrowski, and Martine Pierre-Louis. It was determined that the small group would continue to work with Michael to write the PHPDA's reply to SCIDpda. While this group will not make any decisions, they will provide Governing Council with guidance.



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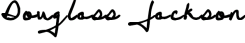
Executive Session

The Governing Council entered Executive Session at 9:45 a.m. for 15 minutes to discuss matters related to matters pursuant to RCW 42.30.110(1)(i).

The Governing Council exited Executive Session at 10:00 a.m.

Adjournment

The meeting adjourned at 10:01 a.m.

Minutes Approved:  029AF0B61B324C4... 7/20/2026
(Date)