


**City of Seattle
Notice of Appointment**

FILED
CITY OF SEATTLE

2015 SEP -3 PM 3: 53

Name: Scott Yasui		<input type="checkbox"/> Executive Appointment <input type="checkbox"/> Legislative Appointment <input type="checkbox"/> Agency Appointment <input checked="" type="checkbox"/> PDA Council <input type="checkbox"/> PDA Constituency	CITY CLERK
Residential Neighborhood: Haller Lake	Zip Code: 98125	Contact Phone No.: 206-389-1621	
Appointed to: Seattle Chinatown International District PDA		Date of Appointment: July 29, 2015	
Authority (Ord., Res.): SMC 3.100		Term of Office: 4-year Term From: Confirmation To: 12/31/18	
Comments: <p>Scott Yasui joined the Riddell Williams firm in 2000 and became a partner in 2002. He currently practices in real estate and corporate transactions. Prior to joining Riddell Williams, Scott was an associate at the Nathanson Group in Seattle where he focused on real estate and construction law. Before joining the Nathanson Group, Scott worked as an associate at Tanaka & Tsugawa in Honolulu, Hawaii.</p> <p>Scott developed an appreciation for various Asian cultures while growing up in Honolulu, Hawaii. Scott's Japanese-American background and involvement in various Seattle community organizations sparked his interest in SCIDPDA. Scott was an active member in various youth groups in Hawaii, including coaching junior varsity high school volleyball and basketball. In Seattle, Scott has continued in involvement in youth activities and has coached basketball for the Northwest Seattle Little League and basketball at Ballard Community Center. Scott is a former board member of The Service Board, which provides teenage youth community and leadership development skills and training.</p> <p>Scott is a graduate of the University of Hawaii and the University of Washington School of Law.</p> <p>This is Mr. Yasui's 2nd term.</p>			
Authorizing Signature: 		Name and Title of Officer Making Appointments: Karen Yoshitomi, Vice Chair, SCIDpda	

SCOTT S. YASUI

Professional Experience

RIDDELL WILLIAMS P.S. (Seattle, WA)

Principal, 2002 to present

Associate 2000-2001

Real estate and business transactions attorney concentrating in the acquisition, development, financing and leasing of commercial real estate, and business formation, operations, acquisitions and mergers.

THE NATHANSON GROUP (Seattle, WA)

Associate 1996 - 2000

Real estate and business attorney concentrating in real estate acquisitions and developments, acquisitions of health care businesses, and development and acquisition financing.

TANAKA & TSUGAWA (Honolulu, HI)

Associate, 1993 - 1996

Real estate attorney with a practice emphasizing real estate acquisitions and financings and representation of the construction industry.

RUSH MOORE CRAVEN SUTTON MORRY & BEH (Honolulu, HI)

Associate, 1990 - 1993

Real estate attorney concentrating in real estate and banking law, including residential subdivision and condominium development, hotel and industrial park development, commercial lease negotiations, and regulatory compliance.

Significant Transactions

- **Representation of a public company in the acquisition and financing of senior housing facilities**
- **Representation of private companies in securitized and bank financing transactions involving the development, acquisition or refinancing of hotel properties**
- **Representation of a private company in connection with the development and financing of commercial parking facilities**
- **Representation of a private company in diversifying its property holdings through the sale of various motel properties and the acquisition of stabilized single-tenant commercial properties**
- **Representation of a medical services company in the acquisition of intellectual property from a Fortune 500 public company**

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- Representation of a private company in the acquisition and financing of a championship golf course
- Representation of a private fuel company in the acquisition of additional fueling sites and related client accounts and the sale of fueling sites
- Representation of an Alaska Native corporation in an investment in a private rental car company
- Representation of a private company in the sale of a multi-tenant office building
- Assisting a client in the acquisition and financing of a hotel as part of a work-out with the primary lender on the property
- Representation of a public hotel company in refinancing various hotel properties throughout the western United States
- Representation of an Alaska Native corporation in the acquisition of a private technology company with substantial contracts with the federal government through the SBA 8(a) program
- Representation of various clients in financing commercial real property through conduit and commercial bank financing
- Representation of various clients in negotiating leases for commercial property
- Representation of various clients in connection with ongoing operations and contracting

Admissions to Practice

HAWAII STATE BAR ASSOCIATION, 1990
 WASHINGTON STATE BAR ASSOCIATION, 1991

Professional and Community Activity

LEADERSHIP TOMORROW, Class of 2004
 THE SERVICE BOARD, board of directors (2006-present)

Education

J.D., UNIVERSITY OF WASHINGTON SCHOOL OF LAW (1990)
 B.A., Economics, UNIVERSITY OF HAWAII – MANOA (1987), Omicron Delta Epsilon

SCIDpda Council Meeting Minutes

July 29, 2015
Legacy House
803 S Lane St
Seattle, WA 98104

Members Present: David Chang, Karen Yoshitomi, Scott Yasui, Jared Jonson, Michael Itti, Phillip Sit, Wayne Lau

Staff Present: Maiko Winkler-Chin, Vern Wood, Paul Mar, Barbara Cole, Jamie Lee, Arlyne Sevilla

1. Call to Order

The meeting was called to order by David Chang at 5:39 pm.

2. Items Requiring Council Action/Approval

- a. Resolution 15-7-29-01:** We, the Seattle Chinatown International District Preservation and Development Authority Council, approve the May, 2015 Minutes.

Moved: Karen Yoshitomi
Seconded: Jared Jonson
Council approved unanimously

- b. Resolution 15-07-29-02:** We, the Seattle Chinatown International District Preservation and Development Authority Council, approve the April, 2015 and May, 2015 Expenditure Reports.

Moved: David Chang
Seconded: Wayne Lau
Council approved unanimously

Prior to approval of the Expenditure Reports, Vern Wood said that there were no extraordinary expenses.

- c. Resolution 15-07-29-03:** We, the Seattle Chinatown International District Preservation and Development Authority Council, approve that the following members of the staff and Council are authorized to sign disbursements and provide telephone authorizations to banking institutions on behalf of SCIDpda; in addition, the staff are authorized to request the opening or closure of bank accounts on behalf of SCIDpda:

Staff

Michael Omura
Maiko Winkler-Chin
Veronica Wood

Council

David Chang
Phillip Sit
Scott Yasui
Karen Yoshitomi

Moved: Karen Yoshitomi
Seconded: Scott Yasui
Council approved unanimously

2. **Items Requiring Council Action/Approval, con'd**

Prior to approval of Resolution 15-7-29-04, Vern Wood provided a brief history of the New Markets Tax Credit for the New Central Hotel. Discussion followed.

d. Resolutions 15-7-29-04:

RESOLUTIONS OF SEATTLE CHINATOWN INTERNATIONAL
DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

Regarding Unwind of Bush Hotel and New Central Hotel

Seattle Chinatown International District Preservation and Development Authority, a Washington public authority (the "Authority"), participated in the New Markets Tax Credit ("NMTC") financing of the development and/or renovations of (i) certain real property located at 675 S. Weller Street, Seattle, Washington known as the New Central Hotel ("New Central Hotel"), and (ii) certain real property located at 409 Maynard Avenue South, Seattle, Washington, known as the Bush Hotel ("Bush Hotel"), and together with New Central Hotel, the "NMTC Projects";

Under the NMTC program, the NMTC financing of the NMTC Projects must remain in place for a seven-year period ("Compliance Period"). The Compliance Period for New Central Hotel will end July [___], 2015, and the Compliance Period for Bush Hotel will end December 11, 2015;

The Authority desires to authorize the unwind of the NMTC Projects upon the end of the respective Compliance Periods (collectively, the "Unwind"), and has determined that it is in the best interest of the Authority to engage in the following transactions in order to complete the Unwind (collectively, the "Unwind Steps"):

- (a) Take all actions necessary to commence the Unwind, including notifying the equity investor of each NMTC Project that the Compliance Period has ended or will end, and making certain payments to each equity investor in accordance with the terms of the Unwind;
- (b) Take all actions and negotiate, execute, and deliver any and all documents necessary to Unwind the NMTC Projects, including, without limitation, causing the dissolution of certain entities formed as part of the NMTC Projects; and
- (c) Take all actions and negotiate, execute, and deliver any and all documents for the purpose of refinancing any loans made to the Authority in connection with the NMTC Projects.

THE AUTHORITY THEREFORE RESOLVES AS FOLLOWS:

The Authority hereby reaffirms its commitment to and authorization of the accomplishment of all of the Unwind Steps.

The Authority, both in its individual capacity and as the manager, general partner, and/or sole member or owner of all other entities formed as part of the NMTC Projects, is authorized to do all things and to execute and deliver any and all agreements, documents, certificates, and authorizations necessary, convenient, or advisable to accomplish all of the Unwind Steps, and to retain, authorize and instruct their attorneys and other consultants in regard to the foregoing.

The Executive Director or the Deputy Director of the Authority is authorized to negotiate and determine the specific terms and conditions of each of the Unwind Steps, as she determines would be reasonable and in the best interests of the Authority.

The Executive Director or the Deputy Director of the Authority is authorized to execute any and all documents and take all other actions authorized herein on behalf of the Authority, both in its individual capacity and as the manager, general partner, and/or sole member or owner of any other entity formed as part of the NMTC Projects.

The Authority hereby ratifies any documents previously executed by the Executive Director in regards to the Unwind Steps.

Moved: Scott Yasui
Seconded: David Chang
Council approved unanimously

Arlyne Sevilla advised the Council that David Chang and Scott Yasui needed to be reappointed to the Council.

- e. **Resolution 15-07-29-05:** We, the Seattle Chinatown International District Preservation and Development Authority Council, affirm the reappointment of David Chang to the SCIDpda Council.

Moved: Wayne Lau
Seconded: Scott Yasui
Council approved with one abstention

- f. **Resolution 15-07-29-06:** We, the Seattle Chinatown International District Preservation and Development Authority Council, affirm the reappointment of Scott Yasui to the SCIDpda Council.

Moved: David Chang
Seconded: Phillip Sit
Council approved with one abstention

At 6:05 Council went into Executive Session for 15 minutes to discuss real estate matters. The session was extended for 10 minutes and ended at 6:30 pm.

The Council discussed establishing a Real Estate Advisory Committee and determined that in preparation for the possibility of future real estate projects Real Estate 101 training would be of benefit to the Council Members and staff.

Staff Updates

Wood provided a brief overview of the Management Report and said the Meal on Wheels program may begin in September.

Jamie Lee talked about upcoming events in the District.

Maiko Winkler-Chin indicated the September 9, 2015 Council meeting would be jointly held with the Interim Board.

Council Work

The Council Members focused their discussion on what the CMs roles should be going forward. Maiko let them know that it would be helpful if some could be at meetings with members of the City Council as well as other important meetings.

CMs asked that they be kept aware of developments of the investigation related to Donnie Chin's recent death. Discussion also included the need for culturally sensitive safety training.

Maiko indicated that the next Council meeting would be on August 19, 2015 and that the meeting would be brief to address Council business and then proceed to Hing Hay Coworks to join in the festivities of the Hing Hay Coworks "Sponsors Thank You".

David Chang adjourned the meeting at 7:48 pm.

Chinatown-International District Preservation and Development Authority (SCIDpda)

SEPTEMBER 2015

No fewer than twelve (12) members and no more than seventeen (17) members: Per RCW 35.21.730 and Seattle Municipal Code (SMC) 3.110, all subject to City Council confirmation, 3-year terms:

- 4 Mayor-appointed
- 4 to 9 SCIDpda Governing Council-appointed
- 4 Constituency-appointed

Roster:

*D	**G	Position No.	Position Title	Name	Term Start Date	Term End Date	Term #	Appointed By
1	F	1.	Vice Chair	Karen Yoshitomi	8/12/09	12/31/16	2	Constituency
		2.		VACANT				Constituency
1	M	3.	Chair	David Chang, MD	7/29/15	12/31/18	3	Council
		4.		VACANT				Council
1	M	5.	Member	Michael Omura	3/12/14	12/31/17	2	Council
1	M	6.	Member	Michael Itti	4/11/12	12/31/16	1	Council
1	F	7.	Member	Casey Huang	4/11/12	12/31/16	1	Council
		8.		VACANT				Council
1	M	9.	Member	Phillip Sit	8/8/12	12/31/16	1	Council
1	M	10.	Secretary	Wayne Lau	1/1/14	12/31/18	1	Council
1	M	11.	Member	Nelson Yong	1/1/14	12/31/18	1	Council
1	M	12.	Treasurer	Scott Yasui	7/29/15	12/31/18	2	Council
1	F	13.	Member	Maria Batayola	5/31/13	5/31/17	1	Mayor
		14.		VACANT				Mayor
		15.		VACANT				Mayor
		16.		VACANT				Mayor

Diversity Chart:

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Men	Women	Vacant	Minority	Asian-American	Black/African American	Hispanic/Latino	American Indian/Alaska Native	***Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	0	1	3	1	1								
PDA Council	7	1	1	8	8								
Other	0	1	3	1	1								
Total	7	3	7	10	10	0	0	0	0	0	0	0	0

Key:

- *D List the corresponding Diversity Chart number (1 through 9)
- **G List gender, M or F
- ***Other Includes diversity in any of the following: race, gender and/or ability