

Item 1:

As the first item of business, the CEO reviewed the eligibility of the 2003-2004 Business Delegates. He stated that a lengthy investigation followed the January 2003 CCBA Board Meeting. This investigation included a review of the CCBA By-Laws, traditions, and the historical CCBA Board Meeting resolutions for Business Members and Business Delegate elections. This work was reviewed by CCBA Legal Counsel and by a representative of the Massachusetts Attorney General's Office. The following determinations were made:

- Fourteen (14) businesses were new names. They were not CCBA Business Members in 2001 and 2002. These businesses were therefore disqualified, because they had never submitted an application to the Chinese Secretary (as required by past CCBA Board Resolutions), and because the CCBA Board of Directors never approved them as required by Article 7(c) of CCBA By-Laws.
- One (1) business was disqualified because it was not properly registered as a business
- One (1) business was disqualified because it had voluntarily dissolved.
- One (1) was disqualified because the State of MA involuntarily dissolved it in 1998.
- Eight Business Members were qualified as Business Delegates

A list of the eight qualified members was then presented to the Chinese Secretary to be incorporated into the Official CCBA List of Members & Directors. The CEO stated that a letter would be sent to the seventeen businesses, notifying them that they were disqualified and the reasons why. A new Membership Application Form will also be sent, if the disqualified members wished to reapply.

The CEO then asked for a ratification of the aforementioned determinations by the Directors. Nineteen (19) voted "YES"; sixteen (16) voted "NO"; nine (9) abstained. The determination was ratified.

Item 2:

The CEO next discussed the need to establish a Board Committee to handle matters involving membership issues and qualifications in the future. On a motion duly made and seconded, it was:

RESOLVED: That CCBA establish a Nominations & Credentials Committee to handle Membership matters and to begin work after a Board resolution is passed that defines the role, powers, duties and responsibilities of this Committee.

A substantial majority of 44 voted in favor of the motion. The motion passed.

Item 3:

The next item involved a recommendation to move CCBA Bank accounts to Fleet Bank, with the exception of the Abacus Bank Loan. The CEO informed the Board that CCBA has been evaluating its current and future banking needs and recommends moving accounts to Fleet Bank to lower banking costs and to increase flexibility. Thereafter, on a motion duly made and seconded, it was:

RESOLVED: That CCBA President Wong and CCBA Treasurer, Karen Kan be and hereby are authorized to change CCBA banking accounts and loans to Fleet Bank and to establish signature authority in

conformance with CCBA By-Laws, with the exception that the Abacus Bank will continue to hold the Mortgage on 90 Tyler Street.

A substantial majority of 44 voted in favor of the motion. The Motion passed.

Item 4:

The next item involved the renewal of the 88 Market Lease.

The CEO reviewed a preliminary meeting he and Mr. John Szeto had with representatives of the 88 Market. In that meeting, the CEO suggested an arrangement that would extend the current lease for a period of one year, at the current rental rate, which is below market value. In consideration for this extension, 88 Maraket/Winvest would pay all costs to conduct the study of the site and prepare a development plan that is expected to be similar to Tai Tung Village. The plan would include a commercial component, a parking component, and an affordable housing component for Chinatown residents. Additionally, it would conform to the Chinatown Master Plan. This plan would be completed in nine months or less. After the Plan is completed, it would be presented to the CCBA Board for review and approval; however there would be no obligation for CCBA to approve the Plan.

The CEO said that at least three Board votes would be needed during this overall process.

1. The first vote, requested tonight, would authorize the CEO and President to negotiate an Agreement that includes the extension of the existing 88 Market Lease with the conditions stated above as a minimum benefit to CCBA, and to seek a greater benefit to CCBA if it could be negotiated.
2. The second vote would occur when the Agreement was presented to the Board. This could occur at the next Board Meeting.
3. A third vote would be needed when the Plan was ready. The Board could then either accept, reject or modify the plan.

In addition, a second resolution, tonight, would establish an oversight and reporting committee. The role of this committee will be to monitor and approve the negotiation process and to participate in any negotiations as needed. It will also be the role of this Committee to request the next Board Vote when the Agreement is finished, and to report to the Board at each Board Meeting on the progress of this effort, and to manage the overall process on behalf of CCBA.

Considerable discussion followed, and it was suggested that renewing the lease, now, at the current market rental rate would provide a benefit to CCBA that was greater than the cost of the Plan and service described above. In response, the CEO explained that renewal provisions in the existing lease did not allow CCBA to immediately renew at current market rate. He also explained that the intended use of the 88 Market property (and/or the income from it) was for affordable housing, and this proposed approach seemed to represent a great benefit for all parties involved and was worth exploring.

Thereafter, on a motion duly made and seconded, it was:

RESOLVED: That the CCBA President and CEO be and hereby are authorized to negotiate an extension of CCBA's current Lease with 88 Market for a period not to exceed one year, and with the condition that 88 Market and Winvest Lease provide a detailed redevelopment plan which is anticipated to include a commercial component, a parking component and a large residential component that maximizes affordable housing, within nine months of this date, and with the understanding that a Board Vote will be required to approve the final agreement(s) before the President is authorized to sign it; and

RESOLVED: That a three member committee to be named by the CEO, expanding to five members as necessary, be and hereby is appointed to work with the CEO, President, 88 Market and Winvest as required, to manage this initiative, to provide progress reports to the CCBA Board at future Board Meetings, and to fulfill such other tasks and duties as may be necessary.

A substantial majority of 44 voted in favor of the motion. The Motion passed

Item 5:

Mr. Szeto reviewed his recent examination of the affairs at Waterford Place. He noted that a new roof will be needed and will cost approximately \$90,000. He also suggested that it may be advantageous for CCBA to refinance Waterford Place next year. This was an advisory item and did not require a Board vote.

Item 6:

Mr. Szeto next reported on a surprise inspection of 90 Tyler Street conducted by the Fire Department on May 9, 2003. CCBA received a highly favorable report. This surprise inspection was to verify that CCBA had corrected all previous problems. Before this inspection and during the months of March and April 2003, John Szeto and Joe Simmons appeared in Court on CCBA's behalf to respond to complaints by the Fire Department that went back to July 2002. The major item involved the safety certification of the fire escape. CCBA received a quote of approximately \$7,000 to make all necessary repairs. The CEO explained that Mr. Szeto and volunteers had completed the work for a nominal sum, saving CCBA almost \$7000.

Item 7:

Mr. Szeto next reviewed the new CCBA Parking Policy and payment system for Parking at 90 Tyler Street. Considerable and heated discussion followed when Mr. Szeto explained that illegally parked vehicles would be towed in the future. There was concurrence that illegally parked vehicles should be towed, but no Board Vote was taken.

Item 8:

Mr. Szeto next reported on his renegotiations for the Urban League Officials to provide trainees to continue working at CCBA, at no cost to CCBA. He explained that The Urban League agreement requires CCBA to replace some workers who have been here for a long time with new workers, to remain in compliance with requirements of the Urban League. These changes will be made in the next few weeks.

Item 9:

Mr. Szeto next reported his discussion to rent space to the A+ program that is run by the Asian Student Center. He noted that this program prepares Asian students for the MCAS and SAT tests, and also prepares Asian students for acceptance into Boston Latin High School. Approximately 60% of the students in A+ Classes have gone to Boston Latin over the past two years, and the MCAS and SAT score of students in this program are among the highest in the State.

Item 10:

Mr. Doug Ling of ACDC next made a presentation about the Parcel 24 Coalition. He explained how CCBA was a member of the Parcel 24 coalition. He reviewed the work that has been done so far; the status of the effort to return Parcel 24 to Chinatown; and the remaining obstacles. His presentation was applauded.

Item 11:

Mr. Szeto next reviewed two initiatives he had undertaken as part of CCBA's education mission. These items are: (1) the Gates Millennium Scholarship Fund, which provides scholarships to Asian students, and (2) the OCA Leadership Program, which pays all the expenses for students and community leaders to attend leadership training in Washington, DC. Mr. Szeto will provide future reports on these activities.

Item 12:

Mr. Szeto mentioned some of the efforts CCBA has been taking to restore confidence and encourage people to come to Chinatown to shop and dine. He note an April 27, 2003 television appearance on Channel 4 WBZ Boston, where he discussed the SARS problem with Dr. Alfred DeMaria, the Assistant Commissioner and Director of the Bureau of Communicable Disease Control, Steven Smith, a reporter for the Boston Globe was also a panelist, and local TV personality John Henning. This was a very important appearance for Chinatown for many reasons. Mr. Szeto met with all the panelists before the on-air program and asked them to emphasize three points: (1) that there has been no reported case of SARS in Chinatown; (2) an April Fool's prank started a rumor that has caused much unnecessary distress for Chinatown businesses; and (3) people should have confidence in going to Chinatown. This was a very effective program, it helped the Community, and a Tape of the program is available for anyone who wishes to see it.

Item 13:

Next, the CEO explained that CCBA is now involved in many activities, and with many organizations, and with various state and federal agencies where it is common practice to communicate by email. For these reasons and others, he recommended that CCBA establish an internet web site, a domain name, and the ability to communicate by email. Accordingly, research done during the past two months, he recommended that CCBA install a DSL service and have Verizon Communications Host the CCBA Web site. The will be approximately \$75 per month. CCBA expects to receive a donation to support this service for the first year. The CEO asked for concurrence on this matter, and the vote was unanimous in favor.

Item 14:

The CEO next reported that a repair fund had been established a few years ago, as a result of a legal settlement with AACA. He explained that this fund had been held by the Chinatown Trust and was to be used for expenses associated with repairs and other work done on or to 90 Tyler Street. He noted that there is \$41,000 plus interest remaining in this fund, and that claims have recently been submitted for the entire amount. One Board Member said the original settlement amount was \$46,000. The CEO will verify the amount before the next meeting.

Item 15:

The CEO next reported that he had asked some respected members of the Boston Chinatown Community to review current CCBA By-Laws and make recommendations for changes. At a future date, the recommendations of these esteemed Community Members would be presented to the CCBA Board for discussion and consideration. The CEO expressed his opinion that making some changes to CCBA By-Laws and Corporate governance would help CCBA raise money for capital projects, renovations and restorations at 90 Tyler Street, and for many other worthwhile causes that are consistent with CCBA's Mission. It would also help to prevent most of the election and governance problems CCBA has experienced in the past. At some future date, this volunteer committee will make a presentation to the Board and will make recommendations for the Board to consider and discuss.

Item 16:

The CEO reported that Mr. Kwong had recently held a very positive press conference at Tai Tung, and he praised the extraordinary work Mr. Kwong has done in every area at Tai Tung.

Item 17:

The CEO next explained that he was currently seeking donations that would enable CCBA to have both a full time Executive Director, as well as a bilingual receptionist/accountant with skills in graphic arts. He hopes to have those funds available, shortly.

Item 18:

The CEO next explained that he had been recently been approached by a representative of the CCBA Senior Center. This representative requested that the Senior Center have greater independence and control of its finances. The CEO explained that he would be meeting with representatives of this group to more clearly identify their needs and requests, which would be presented at the next Board Meeting. He stated that the Board must approve any change of current policy.

Item 19:

The August Moon Festival was next discussed. The CEO explained that the 2002 August Moon Festival lost approximately \$12,500, and that much of that loss was attributable to expenses associated with the stage, speaker systems, City permits and requirements, and clean-up. He said that CCBA could not afford to run an August Moon Festival in 2003 that lost money. Considerable discussion followed, and Paul Lim volunteered to run the 2003 Festival. Other Board members agreed to help.

Item 20:

The CEO mentioned that the credentials for Community Organization Members of CCBA would not be discussed because the necessary preliminary work had not yet been completed.

Rosemary Yee formally requested that a financial report be placed on the Agenda and provided at the next CCBA Board Meeting, and the CEO stated that a report would be presented.

The Meeting ended at 9:04