



DRAFT 2017 Interim Ratepayer Advisory Board Meeting Minutes

Date: June 16, 2017

Location: Swedish Conference Room – Cafeteria

Present:

Tom Malone, CKM Associates
Jim Riggle, Olympic Athletic Club
Stephanie Carrillo, Equity Residential
Brian Livingston, Swedish Medical Center
Mike Anderson, Compass Housing Alliance
Davis Carvey, NOMA HOA
Michelle Rosenthal, Veris Law Group
Legh Burns, re-soul
James Lechner, Bastille Café/Stoneburner
Eric Nelson, Nordic Heritage Museum
Jeannie Liu, Miro Tea
Barry Blanton, Greenfire Campus, Commons of Ballard and Keelson

Absent:

Lanne Stauffer, Ballard Square Representative
Mike Kahrs, Central Ballard Residents Association
Tom Paine, Hjarta Condominium

Via Conference Call:

Jay Fisher, Principal (Ballard Blocks Representative)
Scott Koppelman, AMLI Mark 24

Observers/Presenters:

Phillip Sit, Phil Lloyd, Mike Stewart, Anndrea Dohring

1. Welcome and Introductions

Meeting was called to order at 9:05 a.m. All present gave brief introductions.

2. Approval of Minutes and Bylaws

Barry Blanton requested a correction to the previous meeting minutes to reflect all the organizations he is representing as a board member.

Action: March meeting minutes were approved and Bylaws were confirmed.

3. Finance Report

Phillip Lloyd, accountant for the Ballard Alliance, reviewed the BIA financial report and briefed the board about the process for billing the City for reimbursements.

Tom Malone explained that the RAB has a budget of \$400,000 to spend in furtherance of the mission of the Ballard BIA. Currently, the BIA is under budget because we are still in the process of ramping up some of the BIA's services/programs. The current budget surplus will balance out as the BIA's services/programs are implemented.

Malone asked Stewart how the invoicing of BIA assessments is working out with the city. Stewart responded that the city has been actively collecting revenues and that the Ballard Alliance has received funds for January – April 2017, so the city is current. Invoices totaling \$160,000 have been collected by the city.

Philip Sit, City of Seattle BIA Advocate, stated that when invoices were sent out, there were some initial challenges due to changes in property owners between the time the BIA was approved and invoicing. It is the responsibility of the city to verify the accuracy of its property ownership records.

4. Operations Update

Mike Stewart provided a tab-by-tab explanation of the RAB binders. Stewart provided detail about the Ballard Alliance Production update under Tab 3. Stewart broke down the various categories:

Clean/Healthy/Safe

Stewart notified the board about the hiring of the Millionair Club for sidewalk cleaning and working with Seattle Public Utilities and Waste Management to clean up the alleyway north of NW Market Street properties. Stewart said that the Ballard Alliance did an assessment of the alley, after which various city agencies came out and hauled away oil drums and pressure washed the alley.

Stewart continued, noting that the Ballard Alliance had secured a \$10,000.00 grant to augment the Clean, Healthy and Safe program. Stewart also stated that the Ballard Alliance is continuing to work with SPU, SDOT and SPD to clean up the BIA footprint and to consistently report illegally parked vehicles and RVs to the city.

Ballard Public Restroom/Ballard Commons Park

Stewart shared information regarding the Central Ballard Public Restroom Study and noted that the city is looking for feedback from the Ballard Alliance and BIA Rate Payer Advisory Board about restroom options. Stewart told the group that he had suggested to the city that it should provide a refresher on this topic to the community with focused public outreach.

Tom Malone explained that the Portland Loo would replace the portable restroom at Ballard Commons Park. The board continued to discuss the proposed location of a public restroom and questioned whether activation of Ballard Commons Park would be offset by the presence of the public restroom by attracting the homeless to the park. Malone emphasized that we really need to focus efforts on improving Ballard Commons Park.

Barry Blanton stated that if you put the restroom closer to where the homeless are then they are going to use it. Pioneer Square was successful with its efforts to activate Occidental Park; we should follow their example.

Mike Stewart shared that he is working to put pressure on SPD to enhance its police presence in the park. He also indicated that additional revenues (garnered from assessments on new buildings) in 2018 could be used for additional park activation and/or increasing SPD presence.

St. Luke's, a part of the BIA, is located across the street from Ballard Commons Park and serves the homeless approximately 150 meals a day. There was general discussion about how we can we work with St. Luke's given that the meals program is fostering increased homeless activity in the park.

Tom Malone asked about park activation efforts to date. Stewart responded that \$50,000.00 has been set aside from a grant that was secured in 2015. The plan is to create a children's play structure in Ballard Commons park. The Ballard Alliance has been in discussion with landscape architect candidates about the project. If a play structure is placed there, it is anticipated that more families and other residents will use the park. Consideration will be given to partnering with Bartell Drugs and Trident Seafoods to help with private funds. Barry Blanton asked if Stewart had been in contact with Thatcher Bailey from the Seattle Parks Foundation; he offered to make a virtual introduction.

Tom Malone suggested having a park concierge or an overseer/monitor to help monitor the park. An ambassador would also be able to assist in deescalating nefarious behavior by creating a tighter relationship Seattle Police Department. This person could also be responsible for handing out balls, games and toys for the children and families to play with as part of park activation efforts.

Blanton mentioned that Occidental Park also brought in food trucks to activate the park.

Tom Malone asked the board what it has heard about cleaning crew's work and indicated that it appears to be working effectively. Malone referenced the Tampa Downtown Partnerships program where the sidewalk cleaners are also friendly ambassadors of the neighborhood, carry guides they can distribute to visitors, and all wear the same identifiable clothing. Perhaps the Millionair Club could grow into that capacity.

Homelessness/Mental Health Outreach

Stewart explained that the Ballard Alliance is sharing what it wants the city to understand about homelessness and its effects on business owners and residents of Ballard. He also discussed the efforts the Ballard Alliance has undertaken to work with the city in regard to ongoing homeless issues in the Ballard Bridge area. Stewart also explained that the Ballard Alliance is working on a contract with Reach to hire someone to fill the mental health outreach position. King County funds, merged with \$50,000.00 from the BIA will be used to fund a full-time position. Stewart anticipates a start date of July 1st, 2017.

Mike Anderson stated that this was a great idea. Clarification was made that the person will be employed by Reach, not the Ballard Alliance or the RAB.

A two-prong approach was discussed in regard to working with the SPD focus on the human services aspect of homelessness.

ACTION: A motion was made to move forward with the Reach contract and the Mental Health Outreach position. The motion carried.

Marketing & Promotions

Stewart shared that the Ballard Alliance won a Port of Seattle grant to promote visitballard.com. He described the Ballard Alliance's marketing efforts to build and mobilize Visitballard.com. Resources will be applied to this effort during SeafoodFest to raise awareness of the brand and grow followers.

Advocacy and Urban Design/Transportation

Stewart shared he is scheduled to meet on June 29th with Sound Transit Mike requested to a representative to come out to brief the public on the Environmental Impact Statement (EIS) and the overall process for determining the final route alignment and infrastructure that will be used (e.g. tunnel, bridge replacement, new bridge etc.).

Stewart provided an update about the Ballard Alliance's Advocacy and Urban Design efforts. Stewart also shared that he is actively involved in the Burke-Gilman Trail Design Advisory and indicated that the city has drafted the final EIS. The Ballard Alliance has some real concerns about the final EIS, particularly as it relates to the anticipated loss of parking. Stewart is working to utilize city-owned off-street parking and wants SDOT to consider creating new surface lots on of the city's vacant properties.

Eric Nelson explained what the final EIS entails to the Board, described its impact to the Museum, and discussed efforts to mitigate those impacts. Construction of the trail is set to begin May 2018.

Holiday Lighting

Mike Stewart shared that the Ballard Alliance had issued a request for proposals qualifications for holiday lighting and is looking into year-round lighting options for trees within the BIA footprint.

Tom asked the board if there were any questions regarding Ballard Alliance operations and stated that the Alliance was doing a good job getting started on efforts to implement RAB initiatives.

RAB Roster and Terms

Tom Malone reviewed proposed board term limits in the current revised draft bylaws. Malone asked for the board's preferences regarding term structure and the allocation of 1-, 2-, and 3-year terms for RAB members.

ACTION: A motion was made to adopt staggered terms for RAB members of 1, 2 and 3-year terms. The motion carried.

New Business

Tom Malone asked if there is any new business to discuss.

Mike Stewart announced that Mayoral Candidate Jenny Durkan would be visiting Ballard and indicated that the Ballard Alliance would reach out to the final two Mayoral candidates after the primary election. Mike indicated that the Operations and Ratepayer Advisory Boards were invited to participate in this event.

James Lechner asked what issues would benefit the group to bring up with her. The suggestions were:

- Parking
- Taxes
- FMLA

Barry Blanton indicated that he had participated in a meeting with Jenny Durkan and reported that she had done a good job of listening to the neighborhood. He stated that she was very receptive to input and listened and was very open to feedback. Tom Malone emphasized the importance of the influence of our voices and feedback with the new mayor.

Public Comment

None.

Upcoming RAB Meetings

Tom proposed to set the date for the next two 2017 meetings.

- Date for 3rd Quarter, Thursday, September 21st at 9:00 a.m.
- Date for 4th Quarter, Thursday, December 14th at 9:00 a.m.

Meeting adjourned at 10:23 a.m.