



2018 Ratepayer Advisory Board (RAB) Meeting Minutes

Date: April 5th, 2018

Location: The Commons at Ballard – Over the Park Room

Present:

Tom Malone, CKM Associates
Jim Riggle, Olympic Athletic Club
Lanne Stauffer, Ballard Square Representative
Michelle Rosenthal, Veris Law Group
Mike Anderson, Compass Housing Alliance
Davis Carvey, NOMA HOA
Stephanie Carrillo, Equity Residential
Legh Burns, re-soul
James Lechner, Bastille Café/Stoneburner
Eric Nelson, Nordic Heritage Museum
Mike Kahrs, Central Ballard Residents Association
Phil Lloyd, Seattle CFO

Absent:

Jeannie Liu, Miro Tea
*Tom Paine, Hjarta Condominium
*Brian Livingston, Swedish Medical Center
Scott Koppelman, AMLI Mark24
Jay Fisher, Principal Real Estate Investor (Ballard Blocks)

* Resigned from Board

Via Conference Call:

Barry Blanton, Greenfire Campus, Commons of Ballard

Observers/Presenters:

Mike Stewart, Devin Reynolds, Caitlyn Shea

1. Welcome and Introductions (Tom Malone & Lanne Stauffer)

- a. Meeting was called to order at 3:05 p.m.
- b. All present (and those who called in) gave brief introductions.

2. Public Comments

Tom Malone suggested that the Public Comment portion of the meeting be moved to the beginning of each Ratepayer Advisory Board meeting. At this time, no public comments were made.

3. Review and Approve December Meeting Minutes (all)

Tom Malone introduced the previous meeting minutes that Mike Stewart sent to the board members via email earlier in the week. Davis Carvey motioned to accept the minutes and James Lechner seconded. All voted to approve, and the minutes were adopted.

4. Ratepayer Advisory Board Renewal Procedures (Mike Stewart)

Mike Stewart introduced protocol for renewing members at term and how to elect new members to fill vacancies. The minimum required number of board members is 11, with 1/3 of the board members representing the residential side and 1/3 representing the business side. It was suggested that we

reevaluate the board's current mix to verify compliance. At this time, Tom Paine and Brian Livingston have stepped down as board members. Jay Fisher, Scott Koppelman, Eric Nelson, James Lechner, and Tom Malone are at term.

It was discussed that the board postpone any vote to reinstate the board members at term until the next meeting. Mike Kahrs motioned that the board take a vote during the current meeting to reinstate the board members at term who were present at the meeting and postpone the election of the two absent board members. Davis Carvey seconded this motion. All voted to approve, and the motion passed. James Lechner, Tom Malone and Eric Nelson were reinstated with three-year terms. Mike Stewart agreed to check in the two absent board members prior to the next meeting.

James Lechner suggest getting someone from the Ballard Swedish Hospital on the board and Mike Stewart stated he would take that task on.

5. Financial Report (Mike Stewart & Phil Lloyd)

Mike Stewart & Phil Lloyd covered the Financial Report and explained that the Ballard Alliance (BA) is tracking well on spending through 2018. They also briefly explained that the City's FAS office is still struggling to bill properties in a timely fashion. Despite this, the City has a quick turnaround between the time the BA invoices them and the time money is released to the BA. Additionally, the City has collected \$265,000 through the first quarter of 2018. Lloyd mentioned that this most likely includes some past due properties from 2017.

Mike Kahrs asked why the BIA Management billing was only 7%, as it seemed low to him. Mike Stewart state he'd check with the Ballard Alliance accountant to verify this percentage.

6. Ballard Alliance Operations Update (Mike Stewart)

a. 2018 RAB Meeting Schedule

Mike Stewart opened discussion around setting quarter 2, 3, and 4 meeting dates, times, and location. It was decided that afternoon meetings at the rooftop meeting room of the Commons at Ballard worked well for everyone. The following meeting dates and times were set for 2018:

- i. Quarter 2 (June 13th 3:30pm to 5:30pm)
- ii. Quarter 3 (September 6th 3:00pm to 5:00pm)
- iii. Quarter 4 (December 6th 3:00pm to 5:00pm)

Devin Reynolds was asked to schedule the room for these dates and times.

b. Staff Production Update

Mike Stewart shared that we would send out Staff Production updates via email to the Board members on Friday, April 6th.

c. Residential Engagement

Mike Stewart stated that the BA efforts to engage Ballard residents is up and slated to increase through 2018. Some of the efforts include hosting meet and greets with residential community managers and on-boarding apartment buildings in hosting art during the Ballard ArtWalk. Stewart stated that the BA hosted its second Community Manager Meet and Greet on March 20th at Ballard Beer Company and saw over 10 Ballard community managers show up and learn about the BA and how it can be an asset to their residents.

Additionally, the BA will be co-hosting the second residential engagement event in 2018 called, Get Plugged into Ballard, at Obec Brewing on May 2nd along with Sustainable Ballard. The first one was held on January 30th at Stoup Brewing and saw over 150 people come to the event. Each event features other community groups and non-profits as well and sponsors.

d. Ballard Commons Park

Mike Stewart stated that the BA is continuing to work with The West Studio and Seattle Parks and Recreation (Parks) in the hopes of designing and building a children's play area within the park. He went on to say that the next likely steps are that the BA will go into ProView with Parks during the week of April 9th.

Stewart shared that Devin Reynolds and Caitlyn Shea are working on park programming for the 2018 year and have developed a steering committee around this.

Stewart continued by saying he was still pushing the City for an emphasis zone and a park ambassador for Ballard Commons Park.

e. Millionair Club

Mike Stewart discussed that the BA and Millionair Club has a more robust plan for tackling the fallen leaves in the fall which includes the ramping up of services during a two-month period.

f. Multi-Department Rules (MDAR)

Mike Stewart shared that he was still serving on the MDAR committee and that he was pushing for inclusion of language around residential density when considering camp removals throughout the city.

g. Economic Development

Mike Stewart discussed that the BA would be putting on a Retail Development Panel featuring someone from the City's Office of Economic Development, Karen True from the Alliance for Pioneer Square, Roger Lorenze from Ewing and Clark, and Ryan Stauffer from Market Street Shoes to discuss retail vacancies and strategies for attracting businesses Ballard doesn't already have.

h. Ballard Avenue Lighting Design Plan

Mike Stewart stated that the first phase was nearly complete, barring a meeting with the Ballard Historical Society and a steering committee meeting.

i. East Ballard Brewery Outreach

Mike Stewart shared that the BA is preparing outreach the brewery district of Ballard regarding potential inclusion in the BIA. This may accompany a "brewery trail," type of marketing element to draw people into Ballard. This may apply to lower Ballard Avenue as well.

j. Port of Seattle

Mike Stewart discussed that the BA is in the running to have Ballard marketing materials in kiosks at SeaTac International Airport during the fourth quarter of 2018 or first quarter of 2019.

k. Sound Transit and the Ballard Alignment

Mike Stewart informed the committee that the BA is putting together a Sound Transit Stakeholder Group, involving stakeholders along the Ballard alignment, who will be advocating for a tunnel under Salmon Bay.

7. REACH

Mike Stewart introduced Paige Killinger, the full-time mental health and homeless outreach case manager employed jointly by REACH and the Ballard Alliance. Paige Killinger discussed her approach in crafting her new work schedule around times she would have the best chance of touching base with the folks in need of her services in Ballard. Killinger will be coming into Ballard several times a week around 6am and staying up until 8pm in some case. These times are when campers are waking up and getting ready to move on, and when they start looking for places to sleep for the night.

Killinger stated that the best chance to get Ballard homeless off the street, is to find them housing in Ballard. She pointed out that Jan, a homeless woman of Ballard for 30 years and currently camping outside the library, is very close to having housing in Ballard. Killinger was able to find a landlord who was sympathetic towards the homeless and willing to potentially rent to Jan. Killinger also stated that she hopes to get Jan involved in peer counseling, so she can help others in similar situations on the streets of Ballard.

This lead Killinger to stating her desire to foster a model of volunteerism with the homeless to help them get plugged into the neighborhood. She stated that this would help give them a sense of purpose and ultimately help them transition back into society.

Lanne Stauffer shared that her employees feel more comfortable now, knowing that they can call Paige when someone in need is in, or out in front of their store, and that they no longer have to directly engage someone with mental health issues.

Devin Reynolds shared that he has had great experiences working with Paige and bragged about how responsive she was when he emailed her about people in need of her services. He elaborated by stating how he's noticed that illegal dumping is down and that the general Ballard Improvement Area is looking and staying cleaner than before.

Mike Stewart informed the Board that the Ballard Alliance is the only business improvement area (BIA) in the City of Seattle that employs a mental health and homeless outreach case manager and that he hopes we can act as the model for how this is done. Because of this, the City's Navigation Team is leaning on Paige for support in Ballard. Stewart stated that he expects the City to be willing to help Ballard since they are leaning on Paige so much.

Killinger discussed how she has a close relationship with Seattle Police Department (SPD) and that many of the Ballard SPD officers have her contact info. She went on to say that they work in tandem often.

Tom Malone shared how proud he was of how the Ballard Alliance is handling the homeless and mental health issues in Ballard.

Mike Anderson asked if there was anything the greater community could do to support Paige's work. Paige stated that any help with finding local landlords that would rent to homeless would be a huge help. Additionally, any help finding businesses that would higher Ballard homeless, part-time or other, would be great too.

8. Sound Transit

Mike Stewart introduced Kate Lichtenstein and Leda Chahim of Sound Transit to talk about the proposed Ballard alignment and station.

Lichtenstein stated that there would be three stations along the Ballard alignment (Smith Cove, Interbay, and Ballard) and that the proposed alignment would include a 75-foot moveable bridge over Salmon Bay, and to the West of the Ballard Bridge. She went on to discuss the current project timeline of:

- a. Planning
 - i. 2017-2022
- b. Design
 - i. 2022-2026
- c. Construction
 - ii. 2017-2035

Lichtenstein covered some of the concerns and ideas the public has had during their public outreach efforts. Some of these concerns included:

- a. Route variations
- b. Desire for connectivity with other modes of transit
- c. How the route will impact industrial businesses
- d. Timeline for the project (can it be built faster?)
- e. Station placement
- f. Potential impacts on Fisherman's Terminal
- g. Traffic interruptions during construction
- h. Desire for a tunnel rather than a movable bridge
- i. Desire for an underground Ballard station
- j. Desire for placement of the Ballard station closer to the commercial core

Lichtenstein described the project timeline to include:

- a. Screening of initial alternatives
- b. Refine remaining alternatives
- c. Further evaluate
- d. Identify a preferred alternative

Leda Chahim stated that Sound Transit is actively engaging and collaborating with the community, working with an Elected Leadership Group and Stakeholder Advisory Group, holding neighborhood forums, and inviting the public to stay actively engaged.

Chahim then opened the discussion for Q&A. Jim Riggle asked why Ballard isn't getting a tunnel despite Capitol Hill, the UW, and Downtown all having light rail tunnels. Lichtenstein stated that at the time of the initial planning, the thought was that a tunnel was too expensive and

therefore, not financially feasible. Chahim went on to say that she has heard the public's desire for a tunnel loud and clear and that is going to be looked at as an option for Ballard.

Mike Stewart stated that a tunnel may be more financially feasible now (and more importantly, when property acquisition starts) than it was in 2014 - when the plan was first put together, due to property values increasing dramatically since then. He went on to ask if Sound Transit is currently consulting with the Coast Guard regarding building a bridge over Salmon Bay, because they have a lot of power over when and how often a bridge would be opened due to boat/shipping traffic. Chahim shared that Sound Transit was indeed working with the Coast Guard on this.

9. Closing Comments

Comments

Tom Malone stated his opinion that the BA is off to a great start for 2018 and that he wants to offer Paige Killinger as much support as possible. He went on to say that he feels that the BA is really beginning to impact the Ballard portion of the Sound Transit expansion and that this was not happening prior to the formation of the BIA. Malone also said that he would like the BA to think about how the Burke-Gilman Trail design can be influenced to help maximize the connectivity between the museum and the breweries.

Davis Carvey shared that Ballard is looking better and that he's noticing less litter around the neighborhood. He congratulated Mike Stewart and Devin Reynolds encouraged them to keep up the great work.

10. Meeting adjourned at 5:10 p.m.