



2018 Ratepayer Advisory Board (RAB) Meeting Minutes

Date: June 13th, 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
Christine Ackerman, Hjarta Condominium
Mike Anderson, Compass Housing Alliance
Davis Carvey, NOMA HOA
Legh Burns, re-souL
James Lechner, Bastille Café/Stoneburner
Eric Nelson, Nordic Heritage Museum
Mike Kahrs, Central Ballard Residents Association
Phil Lloyd, Seattle CFO
Barry Blanton, Greenfire Campus, Commons of Ballard

Absent:

Jeannie Liu, Miro Tea
Jay Fisher, Principal Real Estate Investor (Ballard Blocks)
Stephanie Carrillo, Equity Residential

Via Conference Call:

Michelle Rosenthal, Veris Law Group
Scott Koppelman, AMLI Mark24

Observers/Presenters:

Mike Stewart & Devin Reynolds

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

- a. Meeting was called to order at 3:35 p.m.
- b. All present (and those who called in) gave brief introductions.

2. Public Comments

Tom Malone stated that the board had not had anyone offer public comments thus far.

3. Review and Approve December Meeting Minutes (all)

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 Barry Blanton seconded. All voted to approve, and the minutes were adopted.

4. Ratepayer Advisory Board Renewals and Vacancies (Mike Stewart)

Stewart introduced the first new Board Member, Christine Ackerman, the President of the Condo Board of the Hjarta Condominium.

Stewart then presented the Board with a resume for a potential new Board member, Neda Mahdavian, with Regency Centers.

Mike Kahrs asked why Neda was unable to make the meeting for her vote, to which, Mike Stewart responded that the Board should vote on the proposed member prior to inviting them to join a meeting. Kahrs suggested that the Board re-examine how other Board members can meet potential new Board members prior to voting on them. Kahrs then suggested the formation of a sub-committee for this task, to which Stewart replied that a contingency of Board members did meet with Neda and that what took place was in line with Board by-laws.

The Board reviewed her resume and a motion to approve her installment was made by Carvey. Blanton seconded the motion and a vote was called. All Board members approved, and Neda Mahdavian was installed as the newest Board member.

Malone called for a vote on the reinstating of termed-off Board member, Scott Koppelman. Carvey motioned to approve the reinstatement and Blanton seconded. All voted, and all approved the reinstatement of Scott Koppelman.

Stewart re-introduced 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, and 1/3 being a mix there of. It was suggested that we reevaluate the board's current mix to verify compliance.

Kahrs asked about why Stephanie Carrillo was classified under the residential side, as she is also employed by a large business in the neighborhood. Stewart explained that Carrillo was classified that way because she is a resident in the BIA.

5. Financial Report (Phil Lloyd)

Phil Lloyd stated that Ballard Alliance looks to be underspending in 2018 and is working with Nancy McKinney, the Ballard Alliance bookkeeper, to get a better understanding on how funds are being spent and if the budget needs to be adjusted to better reflect the spending trends. Lloyd then stated that the previous billing issues with the City have been cleared up but that there are a few properties that are still delinquent, but that this could be due to billing going to the wrong addresses.

6. Sound Transit Update and Discussion (Mike Stewart)

Malone reminded the Board that Mike Stewart sits on the Sound Transit Stakeholder Advisory Group and has been advocating for a tunnel option that best suits the needs of the Ballard community. Stewart then presented a large map showing the various light rail options through Interbay and Ballard and outlined the Sound Transit (ST) strategy of "front loading" the work. He explained that this meant that ST is working to identify a preferred alternative by early 2019 to fast track the project. Stewart explained that this is the primary reason we need to be vocal about what Ballard wants and needs in terms of light rail alignment and station design, with the preference being for a tunnel and below-grade station. Stewart stated that one option had already been removed from discussion by ST which involved a tunnel and below-grade station near Market and

17th. Stewart stated that he was well underway in creating a coalition of stakeholders along the route that could come together and advocate for a tunnel and below-grade station. Additionally, this coalition would help fund research around cost projections between the representative alignment (above-grade tracks and station) and the Ballard Alliance's preferred alignment (below-grade tunnel and station a.k.a. the West Is Best route). Stewart stated that ST was using land acquisition numbers from 2014 and to justify not using a tunnel based on cost. Stewart stated that 2014 land values are going to be much lower than the cost of the land once ST begin trying to acquire it and that the cost of ST's representative alignment may be much higher than initially expected. Stewart then opened the conversation up for questions and statements:

Jim Riggle stated that we may need a hybrid between the Interbay Route and the Ballard Alliance preferred route.

Kahrs suggested involving the Magnolia community's help to put pressure on ST for the West is Best route over the route being closer to Interbay.

Ackerman asked why ST is hesitant to a tunnel option for Ballard when the U-District and Capitol Hill got tunnels. Stewart replied that ST is using 2014 land values to show that it would be vastly cheaper to build an above-grade alignment over a below-grade alignment, but that this value structure most likely doesn't hold up with the increased land values currently seen in the Seattle market in 2018.

Blanton suggested that someone from the Rate Payer Advisory Board attend the next ST Elected Leadership Group meeting to help advocate for the preferred route.

Stewart stated that he would send a letter crafted for, and sent to ST, to the Board electronically. He also stated that the Port of Seattle has played things close to the vest and has not stepped up to put pressure on ST regarding the route and how it may impact Fisherman's Terminal yet.

7. Operations

Stewart introduced the Staff Production updates to the Board.

Clean Environment

Devin Reynolds then informed the Board regarding the Millionair Club Charity stats:

- Collected 239 bags of trash and recycling
- Performed 3 public can overflow clean-ups
- Cleaned posters off at least 2.5 telephone poles
- Performed 143 sanitary clean-ups involving bio hazards like human and animal waste
- Picked up 30 sharps
- Logged 430 hours of work by the Millionair Club, who employs those experiencing homelessness, unemployment and underemployment

Reynolds also shared how he'd been working with Seattle Public Utilities (SPU) to pick up large, illegally dumped items in the rights-of-way throughout the Ballard Improvement Area (BIA).

Public Safety/Public Health Enhancement

Stewart shared that Paige Killinger had 522 face-to-face contacts with homeless individuals in Ballard, with 291 of those being unduplicated and 183 of those contacts happening in April alone. Stewart stated that Killinger had also helped 42 people find shelter options, including

some permanent housing. He also informed the Board that Paige has found that homeless individuals choose to come to Ballard because they feel safer here than in downtown, but that many homeless with mental illness have trouble getting treatment because mental health professionals from downtown won't come to Ballard to provide treatment.

Ackerman stated that she had spoken with Killinger and that she had expressed the need for toiletries and socks to be able to hand out to her homeless clients. Reynolds then stated that he hopes to include a toiletry and sock drive in the next Get Plugged into Ballard event in September.

Stewart mentioned that he had sent a letter to the Mayor's office and City Council regarding public safety in Ballard and how persons crime has risen by 75% since 2013 but has yet to receive a response. He went further to say that Seattle Police Department (SPD) has increased bike patrols in Ballard as well. Stewart also mentioned that he served on the SPD Chief Search Committee and explained the process to the Board and said that the Mayor's office will decide in early to mid-July with a confirmation coming from City Council directly after that.

Stewart stated that he was still pushing Parks and Recreation (Parks and Rec) for support in the creation of a play area in Ballard Commons.

Stewart briefly covered his involvement with the Multi-Department Rules Committee (MDAR) and how they are working to include planting strips and sidewalks directly adjacent to parks, as part of parks when it comes to enforcing no camping ordinances.

Business Development

Reynolds discussed the Retail Development Panel discussion he put together in April with featuring Roger Lorenze (Commercial Real Estate Agent with Ewing & Clark), Karen True (Director of Business Development with the Alliance for Pioneer Square), Ryan Stauffer (Co-Owner of Market Street Shoes), Michael Wells (City of Seattle's Office of Economic Development) on May 3rd.

Reynolds also mentioned his involvement with the Ballard Merchants Group and how they have valued his participation and support with their efforts.

Reynolds stated that the Ballard ArtWalk has grown from 7 participating businesses in May 2017 to 28 in May 2018 and that the Facebook page has grown by over 500 page likes in that same time.

Reynolds also shared that he had been working with Community Liaisons from the City to translate SeafoodFest materials and VisitBallard.com (VB.com) info sheets into multiple language (Chinese, Thai, Vietnamese, and Spanish) and will be meeting with local business owners to help inform them of the upcoming festival and how they can be involved in the VB.com website.

Marketing and Promotions

Stewart stated that VB.com is now showing up on the first page of a Google search of Ballard, and the website will be listed third from the top. He went further by saying that VB.com has

seen 2.7 million reaches on Facebook in past 75 days and that the Ballard Alliance will begin a retail and restaurant focused marketing effort soon.

Programs and Outreach

Reynolds outlined the Ballard Commons Park Summer Series (workouts, dog show, and movies in the park) starting on June 9th and running through August 30th to include 6 workouts, four movies, and one dog show.

Reynolds also discussed the second Get Plugged into Ballard event held on May 2nd at Obec Brewing with many other non-profit organizations and several sponsors and saw attendance of nearly 150 people.

Reynolds mentioned that he had been coordinating the August Ballard Sidewalk Sale (August 9-12) and that 21 businesses would be participating.

8. **Closing Comments**

Ackerman shared with Reynolds that she was the new contact for the Hjarta Condominium when it comes to outreach about neighborhood events like the ArtWalk and Get Plugged into Ballard.

Blanton stated that he appreciated the job the Ballard Alliance is doing in the neighborhood.

Carvey shared that he appreciated the heavy advocacy work the Ballard Alliance is doing on behalf of the neighborhood.

9. **Meeting adjourned at 5:17 p.m.**