

Historic South Downtown Board of Directors Meeting Tuesday, February 28, 2023

Present: Nuria Hansen, Shava Lawson, Derek Lum,
Aleksa Manila, Dana Phelan, Jessica Rubenacker,
Jennifer Tam, Tuyen Than, Jessa Timmer

Staff: Barry Johnson, MaryKate Ryan, Ellen Ta

Public:

Genna Nashem

Steven Judd

CALL TO ORDER (Action)

Dana Phelan called the meeting to order at 5:03pm.

Public Comment:

None

AMENDED AGENDA (Action)

Presenter: Kathleen Barry Johnson

*Motion by Shava Lawson to amend the agenda by adding the Zoning Request discussion. Second from Derek Lum.
Approved by all. Motion passes.*

CONSENT AGENDA (Action)

Presenter: Dana Phalen

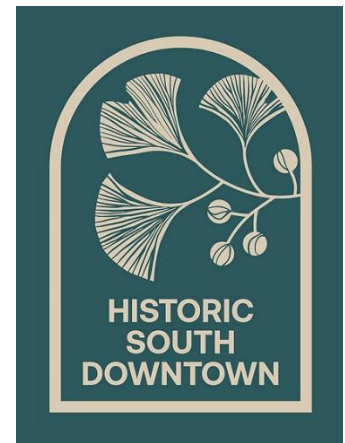
- *Meeting Minutes (January 2023)*
- *Treasurer's Reports (January 2023)*

Motion by Nuria Hansen to approve the consent agenda. Second from Tuyen Than. Approved by all. Motion passes.

WSBLE UPDATE (Information)

Presenters: MaryKate Ryan; Kathleen Barry Johnson

- *Bridges*



- *Board Advocacy*
- *Opportunities for Participation*
- *Potential Outcomes*

- Kathleen: update on the process -- July 2022, ST Board asked ST staff to do additional research in or not in CID, and the reason for that of the DEIS, several members expressed deep concern that any construction in the CID would be very harmful. Length of construction a concern for 4th Ave option. HSD supported additional research, including for shallow option. There were 4-5 CID workshops presented by ST staff. Community members had an opportunity to propose additional locations for station.
- December 2022 ST Staff presented ideas South of CID in what was now the proposed shelter behind INScape Building. The other option was north in near current Pioneer Square at 3rd Ave between Jackson and Cherry, in front of the court house –proposal would be to put station on 4th at entrances where the current King County Admin Building is (60s looking building with X's). Should we put it at either or both? (South of CID and North PS) Skip CID station altogether and skip midtown stop.
- December 2022, HSD met with ST staff. Several iterations of a shallow iteration at 4th. Refinements on 4th made construction on Jackson and 4th shorter by a year (traffic disruption). Figured out how to change the temporary bridges at Jackson and Main to reduce closures at ICON building to months rather than years. Construction would be phased. 4th Ave S at Jackson would only be half-closed NS on two lanes. Then switch to the other lanes. January became clear city really likes N/S options. N/S option would eliminate city's direct access to the airport and everything south. 1 line will switch to new tunnel and will have a station in CID or N or S. People feel it would ultimately hurt the neighborhood. Jackson still considered a hub and would be dissolved by N/S option. Right now, partners still in favor of 4th Ave Shallow option. HSD still talking about selection of preferred alternative.
- March 9 system expansion committee to discuss what might be the final time. They might make a recommend or defer to let board make a decision. March 23 is the full Board Meeting.
 - Tuyen: It sounds like most are leaning toward N/S option. But because of the bridges, there's still going to be construction disruptions and won't necessarily save the CID construction? Kathleen: yes, correct. The best way to get that mitigation for businesses is to go with 4th and get a big mitigation package. Projecting that City doesn't want to be on the hook for part of construction costs with bridges (cost differential).
 - Dana: N/S alternative, how does that relate to EIS process? DEIS already created. Do those options get the full EIS as well? MaryKate: they would have to do a supplemental EIS process on these.
 - Jessa: heard this would need to be done for Eastlink because it assumed CID location. If that doesn't move forward, Eastlink will need supplemental EIS process as well.
 - Kathleen: N/S options don't really serve PS as well. Doesn't add to walkshed of station. I5 is a big barrier. Most workforce places would be better served by 4th option (in the south).
 - Jessa: N/S couplet getting rid of midtown station only provides two station access points in DT for current line which services Rainer Valley in SE Seattle and provides 4 DT access points for more affluent neighborhoods in West Seattle. Decreasing access for folks in South Seattle. Equity standpoint not as equitable. ST hasn't really explored this as an equitable standpoint. Who may not have access if they get rid of stations or move stations? Interesting point.
 - Shava: and they can't get to the stadiums from South Seattle, that seems like a serious problem for accessibility
- Bridges (MaryKate): 7 bridges that surround Union Station and King Street station. Majority of them would be affected by this project. (See MaryKate's map). 1 bridge is now a sidewalk and the one bridge

we don't need to be concerned about. 1 – at 2nd Ave Ext and Jackson street – study need for that bridge to be repaired or replaced, no response to RFQ last year; rated in poor condition (only one in poor condition) 2 – between 4th and 5th on Jackson, also included on RFQ (currently active), being studied for major rehabilitation. Seismic work done at Jackson and 4th and at 4th and Airport Way, reinforced seismically prior to 2015. 4 & 5 Bridges -- Move Seattle Levy – S Airport Way and to Jackson on 4th Ave Studied (bridges); studied and all we know is that the concept design came back at \$100 million over estimate and was removed, HSD requested study; 6 – not sure if that bridge is on anyone's radar at this time

- Consultants estimating bridge work needs to be done by 2035 based on bridge lifespan
- CID – shows area of construction (see image) shows where construction is in relation to bridges
- North option – this and 4th Ave Shallow would require bridge on Yesler would need to be replaced
- Worst outcome construction-wise would be to put station outside of the area but still have construction. So, no proximity but still construction, only road benefits which don't really apply to us
- Bridges 1 and 2 - \$220 million to \$250 million (see images with conclusions); soil studies/reports, soil conditions are a problem under 4th Ave because it's just fill in that area. Right now, concerned that this particular set of questions hasn't been answer by DEIS or SDOT – who are now asking Staff (a good thing);
- Kathleen: SDOT still not certain these bridges can be replaced; community is worried about death by thousand cuts. Still impacts south and north end but don't get a station in the middle but still get bridge construction; City says not 100% that they need to be replaced but ultimately still need to be retrofitted and have some construction; they all need work. For future ST meetings, we will be asking members of the board to come and participate, star option is to be in person and holding a sign, really does make an impression. Will send reminder emails for meeting dates.
- Kathleen: potential outcomes, need HSD to think about through the end of March, if we end up with N/S option, what role will we take? Wouldn't be as much opportunity for negotiating community benefits; could see supporting businesses and individuals bearing most impact; will have to talk through in April.
- Nuria: Can you remind me of when construction is supposed to start for train stations and when it would be for just bridges only? Kathleen: train station set for opening in 2037; construction timing is hard because they're not sure where they're starting the line, if start in Ballard, might start in 2026, so span would be 2026-2035. If they start building at both ends, could be either at beginning or end of span. Not sure until there are more details, further into planning process. Would start the 4th Ave station earlier on because they could start the cut and cover earlier on in process. As far as when the bridges would be replaced, City won't tell us that they're actually considering that. So, we really don't know. 1 and 2 would be two years each, if together 2 years, if one at a time 4 years. If they have to do rebuilding on 4th could be another 5 years. No impact free alternative right now.
- Nuria: with bridges, interesting things to be done to better connect pedestrians, wider ped options. I see this also as an opportunity to connect the two neighborhoods in a better way.
- MaryKate: in community outreach looked at how they would work on Union Station area. (see image) looked at Plaza Concept at possibly, could there be a connection at east side of Union Station (staff looked into). Because 4th Ave rear part of station, would enter south side of union station to enter concourse of 4th Ave station. Looked at E/W circulation, and possibly providing some park space over BNSF tracks

STATUS OF LEGISLATIVE ADVOCACY (Information)

Presenters: Aleksa Manila, Dana Phelan, Kathleen Barry Johnson

- *Pier 48*
- *Sustainable Funding*

- Pier 48: Working with friends of the waterfront, Wing Luke Museum, WA Trust for Historic Preservation and other partners to help support. Working with Tribes to follow a consultative process.
- Sustainable funding: House Bill 1510, moved out of local committee and finance committee and now in the Rules Committee. Will cross over to other side to Senate – big day! Moving forward on both fronts. No red flags currently.
 - Jessa: Compromise with big non-profit events at the stadiums, impact fee on those tickets would not come in for five years. John Marchione wanted that as well (certain businesses not happy) Stadiums themselves staying neutral except for non-profits. Five years gives us time to look into this. Right now, on a good trajectory. Might encounter more headwinds in senate. Might encounter headwinds in King County as well.
 - Jessa: how are we communicating for this and advocating for this? Haven't needed to ask more for advocacy except for that one meeting with Joel and Tuyen. Will likely need to attend a committee meeting in Senate but not sure, before end of April is all we know.
 - Jessa: planned communication to the neighborhood? Kathleen has spoken to a lot of grantees for updates (they want to know what's going on with grant funding). Haven't put it out a request for advocacy given WSBLE. Hoping after March 9, we can all then advocate for sustainable funding.

BOARD RETREAT (Information)

Presenters: Aleksa Manila, Dana Phelan, Kathleen Barry Johnson

- *Confirm Location*
- *Confirm Facilitator*

- Confirmed board retreat facilitator: Norma Timbang
- Focusing organization development; we will have more information/confirmation around our two funding requests and will have big questions to answer
- Location: Hudson Properties amenities room on Alaskan Way (have good connectivity and A/V); 4Culture didn't have weekend tech support

EXECUTIVE COMMITTEE: Audit Report (Action)

Presenters: Kathleen Barry Johnson

Auditors: Jenny Gebhart; Steven Judd

- Steven and Jenny: overview, we've had draft of package out for a couple months; basic financial statements, there's a comparative set of financials, 2021 and 2022 simultaneously auditing; big picture items – overall decrease in total assets from 2021 to 2022, substantial drop. Drop was mainly in cash and then grants receivable (see screen shot), subgrants or operating expenses; Liabilities a decrease from 974,512 to 440,241, dropped due to grants ((52:00); on expenses; overall total support revenue is fairly low 150-160k because received significant amount as large one-time disbursement years. The last couple years that money has been spent down in accordance of the provisions of the funding sources. In terms

of looking at financial statements, shows an operating loss on a year-to-year basis due to spending it down/distributing it out.

- Kathleen: reflects our unique funding structure; if the ongoing sustainable funding goes forward through the legislature, we would have a much more regular stream of funding and would reflect that
- Steven: after those basic financial statements, we have footnotes, there to provide reader with context and understanding of key accounting policies of organization. Basis of accounting and some of the operating practices, there's also a section on recently adopted accounting principles and those in future years. Concentrations – 100% from governmental grant (55:00)
- Steven: schedule of grants you've entered into subsequent to June 2022 for future commitments of funding, lists orgs and amounts you've committed to (this is Round 4 grants we hadn't finished contracting with before end of fiscal year)
- Steven: we're auditing as of June 30, 2022, but we can alert the reader that in October 2022 we received an allocation of \$1.4 million which will be recorded as revenue in next year's audit.
- Table of contents: Management Discussion and Analysis, pages 3-8, getting drafted by Kathleen and Team
- Jenny: draft form, letter, if there are changes in timing or scope of audit; a consolidated of 2021 and 2022 together (originally engaged in 2021 audit and then decided to combine the two); need to point any assumptions is how the expenses are allocated 9what's administrative vs. Different types of programs you're involved with – this is an estimate, no issues, just have to disclose. Footnotes, we need to let you know which are the most sensitive or the ones we should pay the most attention too – related party's transactions, the CDC PDA relationship active in 2022, disclosed as related party transitions. (Community review panel are reviewed for conflict of interest and they review the grants, will propose as slate and the board has agreed will vote up or down of the slate, if there are any issues with any of the recommendations, has to go back to the review panel. Practice if any board members have a relation with an org applying for grant, board members have to state that at time of review).
- Jenny: Duplicate payment of a grant made – needed to be recorded as receivable in 2022; revenue recognition to make sure City of Seattle grants are recorded as receivable; reclassifying; reclassification to breakout receivables. These are in draft form, could include a few more adjustments.
- Dana: at the end, funding to be received after fiscal year. Kathleen had shared some information in Exec Director report about that not being used for funding. Kathleen: we are having trouble with State Dept of Commerce getting all of our funding spent down. ~\$500,000 at risk because proviso that allowed this for our grant stated it was for our operations, and DOC does not interpret grant making as operations. They are working with the legislature to see if it was the intent of the legislature and Rep Santos did put the proviso in and she would certainly say it is. We've been waiting for two months.
- Steven: could modify the paragraph – but would need to craft the paragraph so we can move forward with the package. Could give a range of the amount you think you might receive as one option. Kathleen will craft before end of the week. For next biennium have another \$1.5 million allocation and Kathleen asked for operations and grantmaking to be covered.

EXECUTIVE DIRECTOR REPORT (Information)

Presenter: Kathleen Barry Johnson

- *Arts Grant Update*
- *Lid I-5 Meeting*
- *Other Updates*

Shelter Zoning (Information)

Presenter: Nuria Hanson

- Summarized the approach on this topic: Ultimately, we need more information on the shelter zoning. Some of the elected officials addressed in the letter are not going to run again. It would be great if there was a workshop on this and it would be beneficial for Gary Lee to connect with more orgs.
- Next steps would be to communicate to Gary Lee that we are still studying this and that it's currently premature for a decision from the HSD Board. Kathleen will send on response early next week and have Nuria's review before sending over.

FOR THE GOOD OF THE ORDER (Information)

Presenters: All

- *Aleksa: Norma will be a great facilitator for the retreat*

ADJOURN (Action)

Meeting adjourned by Dana Phelan at 6:44pm.

ZOOM COMMENTS

17:03:28 From MaryKate (she/her), HSD to Everyone:

Dana it might just be you

17:26:29 From Shava Lawson (she/her) Seattle Parks Foundation to Everyone:

And they can't get to the stadiums from South Seattle, that seems like a serious problem for accessibility

17:42:33 From Shava Lawson (she/her) Seattle Parks Foundation to Everyone:

I feel like I should know this, but what other organizations are advocating for CID and PS communities on this issue?

17:46:15 From Kathleen Johnson HSD (she/her) to Everyone:

Replying to "I feel like I should..."

We are working with SCIDpda, CID BIA, Alliance, Transit Equity for All, Chong Wa, Seniors in Action, and probably others that I'm thinking of.

For the north/south options, the advocacy is being led by Puget Sound Sage and CID Coalition.

Notable "neutral" organizations are Interim, the Wing Luke Museum and Chief Seattle Club, each also pushing for significant additional investment in the neighborhood no matter what.

Derek, Jessica, please correct me if that isn't right.

17:48:00 From Jessica Rubenacker (she/her) to Everyone:

Replying to "I feel like I should..."

Correct, WLM is not advocating for any of the current options due to potential harm each present to the neighborhood.

17:48:02 From Jessa Timmer to Everyone:

Replying to "I feel like I should..."

Alliance for PSQ in PSQ! Plus we have a coalition of specific PSQ stakeholders we're working with

17:48:09 From MaryKate (she/her), HSD to Everyone:

Always feel free to email me with any questions. My brain is full of trains all the time.

17:48:56 From Jessa Timmer to Everyone:

Reacted to "Always feel free to ..." with 🙄,

17:49:11 From Derek Lum, he/him, InterIm CDA to Everyone:

Replying to "I feel like I should..."

You are right-o!

17:53:17 From Tuyen Than, CID Resident (she/her) to Everyone:

And Ellen virtually!

17:59:17 From Jessica Rubenacker (she/her) to Everyone:

Who is our confirmed facilitator?

17:59:27 From Ellen Ta (HSD) to Everyone:

Norma Timbang

17:59:36 From Jessica Rubenacker (she/her) to Everyone:

Thanks!

17:59:41 From Jessica Rubenacker (she/her) to Everyone:

Just wanted to make sure for the minutes.