



## June 14th, 2023 Ratepayer Advisory Board (RAB) Meeting Minutes

**Date:** June 14th, 2023

**Location:** In Person Meeting

**Present (in person):**

Tom Malone, CKM Associates  
Randy Brinker, Sweet Mickey's, On the Park Apts.  
Christine Ackerman, Hjarta Condominium  
Legh Burns, re-soul  
Mike Kahrs, Resident  
Michelle Rosenthal, Veris Law Group  
Brian Trickle, Providence Swedish Medical Center  
Stephanie Carrillo, Equity Residential  
Barry Blanton, Greenfire Campus, Commons at Ballard

**Absent:**

John Marasco, Security Properties  
Max Genereaux, Hattie's Hat, Sunset, Smoke Shop  
Scott Koppelman, AMLI Mark24  
Mark Craig, Henbart  
Gretchen Swanson, Chase Bank

**Present (on zoom):**

Philip Lloyd  
Eric Nelson, National Nordic Museum

**Observers/Presenters:**

Phil Lloyd, Seattle CFO  
Tom Malone, CMK Associates  
Mike Stewart, Devin Reynolds, Wyatt Hoffman, Wren Wilson

**1. Welcome and Introductions (Tom Malone)**

Tom Malone called the meeting order at 3:12 p.m. and all present (in person and via Zoom) gave brief introductions.

**2. Public Comments**

None.

**3. Finance Report (Phil Lloyd, Mike Stewart)**

Phil Lloyd began by stating that expenditures are "on track" stating there is a front loading of expenses for this quarter. However, these are not significant, and the numbers are tracking very well. Additional dollars are being brought in to subsidize BIA work that is not from BIA members. Mike Stewart added in: In February and March, the expenditures were "down" a little bit and below

the budget. However, by the end of year the Alliance expects to be right on track. Lloyd concluded that the collections and expenditures are as anticipated.

#### **4. BIA Renewal 3:23**

Mike Stewart provided an update on the BIA Renewal. He stated that as of June 10<sup>th</sup>, the Alliance has achieved 64.8 percent petition support, (4.8% above goal). Stewart stated that the Alliance met with Council member Nelson, who supports the BIA renewal and pushed legislation through. Public outreach was conducted. Two open houses were held which only one person attended in total. The next steps involve completing a document for the Office of Economic Development (OED) and completing the legislative process. Stewart stated that two meetings will need to occur, emphasizing that the 2<sup>nd</sup> committee meeting is when we need people there to support the renewal process. Meetings will be on August 9<sup>th</sup> and then after Labor Day. There will be more details to come. As a response to a question about recruitment, Stewart stated that the Ballard Alliance's combination of efforts at Ballard Commons Park, business support, etc. are good selling points to join in the BIA. Stewart continued to clarify which buildings joined the BIA to obtain that 64.8%.

#### **5. Minutes Approval**

Approval of minutes discussed at 3:31. Legh Burns moved, Michelle Rosenthal seconded. Measure passed by all with one member abstaining - Mike Kahrs.

#### **6. Board Member Vote – Ballard Blocks/Regency Centers**

Tom Malone began the conversation about the possibility of bringing in Kurt Utterback from the Ballard Blocks into the Ratepayers Advisory Board. Malone stated that Utterback signed the petition but would like to get more involved. Becoming a member of the Board became a consideration and a recommendation for more involvement. Mike Kahrs moved. Barry Blanton seconded. Vote: the motion passes, unanimously.

After the vote, Kahrs brought about many questions about the bylaws for the new BIA and the Board. The question was asked if there is enough residential participation compared to commercial. The answer was found that 8 members represent residential, and the Board is covered on Residential participation. It was further emphasized that the Board shall consist of 11 people and have a max of 17 people, which indicated that the addition of the Ballard Blocks does not impact required board compositions.

In the continuation of the bylaws discussion, Kahrs brought about a question: For the new BIA, will there be committees that will look like each issue, or if will there be a continuation of this same structure? It seemed that continuation of the same structure was implied; however, it is an important consideration moving forward.

#### **7. Ballard Alliance Update**

Business Development and Retention

Devin Reynolds discusses updates on this section. Three businesses that the Alliance is trying to connect with real estate brokers include Sweet Alchemy, Boba Up (Boba tea), and Eight Generations. Reynolds introduced the commercial space database to track existing businesses and vacancies; and discussed the Ballard Community Survey and its purpose. The Alliance is aiming to contract with an AI software company to help with these efforts. Reynolds further discussed the connection between U Village shoppers and Ballard shoppers. The new Bartell's vacancy was discussed with the consideration of what that space could be used for, including the preferred option of a small bowling alley. There was clarification that Magnum Storage is a difficult space to fill and would be difficult to be used as a bowling alley due to the zoning constraints, cost prohibitive, etc. The discussion continued with the idea of a co-op bowling alley. There was also a mention of including a West Elm.

### Clean and Safe

Reynolds reviewed the stats and numbers about the Clean Streets Program. There is a consideration and hope to increase the service for the same cost. However, it is unknown at this time that this level will continue in the future, but the Alliance hopes that it will. Reynolds noted that there will also be different metrics moving forward: pounds of trash collected vs bags of trash collected.

On the topic of Clean and Safe, Kahrs asked a question about removing of Styrofoam because it is difficult to remove responsibly. There are a few comments on how Ballard can support this effort; however, it is noted that Seattle Public Utilities has a program in which Styrofoam will be picked up if requested.

### Public Health/Public Safety

Stewart introduced this topic with some background information on the Open Air Drug Policy. There is no drug policy on the books at the City level. At one point, the City of Seattle proposed an ordinance about this type of policy and carried it forward. While the Ballard Alliance supported that effort, Seattle ultimately decided not to enact a City policy of Open Air Drug Use. The state legislature enacted this ordinance of prohibition. While currently we do not have a drug use policy at the city level; the State ordinance takes precedence. Stewart also stated that the Mayor announced the city task force and the Mayor's proposed efforts on working on relationship building including other BIAs, city staff, service providers.

Wyatt Hoffman provided updates from his safety focused work. He talked about his efforts such as attending community-based meetings, weekly case conferencing, check ins with businesses, district walks and his efforts to connect businesses to resources, as well as his focus work on encampments. Hoffman explained that there is an increase in activity in areas such as the alleyway behind Majestic and the Library, as well as Bergan Place & NW Market St. There is a brief conversation amongst the Board about Seattle Parks. With the opening of City Hall Park, there is some worry that the focus will leave the recently revitalized Ballard Commons Park. However, perhaps there is a way to engage Parks and Rec to keep focus on not just City Hall Park, but also on Ballard Commons Park.

Hoffman went over the data visualization graphics that portrayed 911 calls to SPD, showing where 911 calls are coming from throughout Ballard. The graphics portray the epicenter of calls is located on 14<sup>th</sup> Ave NW and NW Market St.

### Public Realm Enhancements

As part of the staff updates, Reynolds discussed the wrapping of the utility box on NW Market St and Shilshole Ave, and introduced the lighting project that the Ballard Alliance hopes to pull through for its building. The Public Art update is that the Alliance has connected Urban Artworks (who host public art education classes for Ballard Youth) with Mox Boarding House for another community-painted mural in August. Reynolds continued sharing the recent problem that has arisen regarding Holiday Lighting. Many GFCI outlets on power poles along Ballard Ave no longer work, which highly impacts the ability to hold a successful Holiday Lights Event. However, the Alliance is currently working with Seattle City Lights and Holiday Spirit Lighting to fix this issue before December. The last update is that in Bergen Place rehab work and lighting restoration is done.

### Marketing and Promotions

Stewart briefly discussed the Marketing and Promotion updates such as the increases in followers on Ballard Instagram account and the 18K+ users of VisitBallard.com in Q2. The Alliance also created an online map of LGBTQIA+ owned businesses in Ballard for Pride Month.

### Programs, Events, and Activations

Wren Wilson briefly touched on the staff updates for this section: The Alliance helped plan One Seattle Day of Service this year. With the coordination of the Alliance, volunteers helped paint a mural at the Ballard Commons Park Pump House which added a nice splash of color and community ownership of the park. Volunteers also helped with graffiti removal. All in all, the event was a success. Wilson also stated that Movies in the Park Series will begin with the theme of "Out of this World."

## **8. Route 40 Update**

For the last topic, Stewart talked about the background with the Route 40 Revisions. He discussed the impacts of SDOT's plan of adding bus lanes and adding a road diet, some of which included the elimination of lanes and parking. He continued with information about the comment letter and efforts to prevent this plan from going through. He introduced the catchy campaign and slogan, "Hold the Squeeze." Malone supplemented Stewart's points by explaining SDOT's lack of outreach and why the Route 40 Revision plan is not a good solution due to the conflicting of business activity of places that rely on parking area such as the consignment store and the Nordic Museum.

## **9. New Business**

None.

**Meeting adjourned at 4:51**