

UD BIA

U DISTRICT BUSINESS
IMPROVEMENT AREA

BIA Ratepayer Advisory Board Meeting

Thursday, May 30, 2019

U Heights Auditorium 4:00 – 5:30

AGENDA

- | | | |
|---|--------------------|---------|
| 1) Welcome/Introductions/Chair Comments | Maureen | |
| 2) Public Comment | Maureen | |
| 3) Approve March 2019 RAB Meeting Minutes | Maureen | VOTE |
| 4) Financial Report | Kate/Mark/Phil | |
| a. April Close | | VOTE |
| b. Year End Projection | | DISCUSS |
| 5) Program Updates | Mark | DISCUSS |
| 6) BIA Renewal | Maureen/Aaron/Mark | DISCUSS |
| 7) 2019-20 Budget DRAFT | Mark/Phil | DISCUSS |
| a. Baseline | | |
| b. Expansion Options | | |
| 8) Adjourn | | |

Upcoming Events:

June 13th – UDP Clean & Safe Committee – 12:00 pm at U Heights

June 18th – UDP Board Meeting – 11:30 am at UW Tower Floor 22

June 21st – BIA Walk – 9:00 am at UDP Office

June 27th – UDBIA Ratepayer Advisory Board Meeting – 4:00 pm at U Heights

June 27th – UDBIA Annual Ratepayer Meeting – 5:30 pm at U Heights

June 29th - Community Clean Up Day – 9:00 am at U Heights

June TBD – UDP Economic Development Committee



**U District BIA Ratepayers Advisory Board
Minutes**

Date: March 28, 2019

Time: 4:00 p.m. – 5:30 p.m.

Location: University Heights Auditorium

IN ATTENDANCE:

BIA Board Members

Maureen Ewing
Scott Soules
Chris Giles
Lily Hansen

Randy Hodgins
Andrew McMasters
Max Blume
Maria Barrientos

Aaron Hoard
Carlos Gonzalez
Mary Kay Gugerty
Kate Barr

UDP Staff

Evan Morse

Mark Crawford

Chase Landrey

EXCUSED:

Nikole O'Bryan
David Cohanin

Lora Gastineau

Lincoln Johnson

Welcome

Maureen opened the meeting at 4:05 p.m. and welcomed everyone in attendance.

Public Comment

There was no public comment.

Approve January 2019 RAB Minutes

Motion: Randy moved to approve the November RAB minutes.

Mary Kay seconded the motion. Scott, Max, and Andrew abstained.

The motion passed.

Financial Report

Mark presented the February close financials. Mark mentioned that there were expenses related to the fire and that they are waiting for the insurance payment in relation to those items.

Mark updated the board on the on the status of the office, insurance, and claims relating to the fire.

Motion: Aaron moved to approve the February close financials.

Kate seconded the motion.

The motion passed.

Mark then presented the variance tracker and, with the exception of a few items relating to renewal and spending differences related to seasonal events, they are tracking very close to the budget.

Mark reminded the board of the timeline for the creation and approval of the 2019-20 budget. A draft of the budget will be presented in May and the final budget and work plan will be delivered for vote at the June meeting.

Program Updates

The program reports were sent in the board packet. Mark highlighted the following updates:

Clean and Safe – They were thrilled to have started the REACH outreach program. Mark thanked the U District Rotary for contributing funding for this program and Maureen with her help in making this possible. He also acknowledged the great work of the UDBIA and UDP on providing leadership to make this program possible. He spoke about how the Prolific Offenders Report is gaining a lot of attention. The public has been demanding more information and answers the city government in relation to the report. Mark also made it clear that the Prolific Offenders Report should not be confused with KOMO's

Seattle is Dying story.

Economic Development - Mark announced the launch of the U District Business Network. He clarified that this project has been in the works for quite some time and its goal is to bring together all U District businesses. In addition, the UDP recently released a retail saturation study. This study paints a picture over what will happen to the retail market over the next 10 years in the U District which can then provide vital information to help businesses make strategic decisions.

Urban Vitality – The UDP has gathered a taskforce of local business and property owners around the 43rd Street Improvements project. They have set up several meetings with SDOT and the people on 43rd Street, who will be most impacted by this project and construction. Mark thanked Scott for participating in those meetings and now they are working to continue tracking the progress of the project. The updated neighborhood design guidelines, which the committee put a lot of work into, went into effect and already they are seeing the changes in the proposed designs for new developments.

Events and Marketing – The UDP is continuing to support the U District Art Walk and Mark thanked the U Heights for their contributions to expanding the art walk. Staff developed badging and signage improvements to guarantee that people know where the UDBIA's services come from. They also held a public meeting early in March about the renewal that was well attended and received feedback from the community about their interest in expanded UDBIA services in the new ordinance.

UDBIA Ordinance Renewal

Maureen introduced the topic of the renewal. She reminded everyone that it is an iterative process and that they were now looking to the board for feedback on the topics and strategies staff was planning on bringing out to stakeholders. Specifically there were three levers that they were going to go over and needed direction from board members about whether or not these were the right ones to be presenting.

Mark emphasized the quickness at which they needed answers and direction. In April and May they plan to test responses to renewal topics with stakeholders. Then, at the May meeting they will come back to the UDBIA board to get feedback on what they heard and receive additional direction on what should be included in the final petitions that go out for signature to the ratepayers.

Mark impressed on the board that there are exciting times ahead for the U District and the BIA plays a critical role in that. The board members have a huge responsibility to the ratepayers to deliver services and a great opportunity to be leaders and provide direction in the future of the neighborhood.

Mark broke down his presentation into two major buckets: Mechanical/Operating Issues and Funding

Mechanical/Operating Issues:

Ordinance Term – They are crafting the new ordinance around a 10-15 year term. There was general consensus from the board that this is the right number range to test with stakeholders.

Boundaries – Staff is suggesting to change the current UDBIA boundaries to reflect Seattle's Urban Core boundaries for the neighborhood. This removes two residential areas and adds two parks to the service area. This change will help to further illustrate a consistent level of service across the BIA and is generally supported by members of the residential areas to be removed.

Condominiums as Ratepayers – The City says that legally they must be included. It would not be possible to remove all of the condos in the U District through boundary changes without cutting out the vast majority of the neighborhood due to their geographic spread. It would be possible to remove one region in the U District which contains three condominium properties. However, this would significantly affect both current and future revenue and would be difficult to defend why these condos were removed while others were not. Considering this, their recommendation is to go out to the stakeholders with a BIA ordinance which includes condominiums. Mark has been reaching out to condominium owners to organize a meeting to discuss this topic and the renewal.

Base Assessment - Since the rezone increased property values at vastly different rates across the BIA while not necessarily increasing the cash position of these properties, the normal methodology of just updating the property value to the most recent assessed value and using that number for the BIA assessment, does not work in the U District. They are proposing to use the same assessment value used in the current ordinance and continuing to include a yearly CPI increase. Any property that undergoes development and triggers the new benefit area requirement will then be set to the new property value. This would effectively continue the practice of the current ordinance.

This would be communicated to ratepayers as trying to maintain their assessment at the current levels and that they then should expect to see a similar level of services in the new UDBIA.

Funding:

Revenue develops in three way for the UDBIA.

Natural Growth Through Development and CPI – Extensive growth and development is expected in the neighborhood over the next 10 years. However, there is no good way to predict how much and when this will increase funds through assessments. Mark thanked Maria and her team for their help in trying to model this growth. It is also important to note that growth will also increase demand for services, so the board should not plan for this increased income to come without additional expenditures.

Change of Assessment Rate – Per the ordinance, on an annual basis the UDBIA can request that the city increase its assessment rate. It is unclear if this is just for the base assessment or also includes the special assessment for the cleaning areas.

Expansion/Contraction of Cleaning Areas

The previous items were all relating to the baseline of the ordinance and budget that Mark plans to bring before the stakeholders. He then proceeded to discuss plans on engaging those stakeholders with proposals around what the UDBIA could do with funds in addition to the current rate. The basis of his model was around what would be possible to accomplish with an additional \$120,000 and he proposed discussing three possible options for those funds:

- 1) Every year the UDBIA RAB and UDP board would look into how they could best to spend those funds in response to what they say the needs of the community were at that time.
- 2) They could expand the scope of services to take on the responsibility to brand, market, and promote a positive narrative about the U District. In addition, there are some important less expensive items, such as translation of resources into common languages around the U District, maintenance of clean and safe improvements, and increasing beautification funding for projects around the whole neighborhood.
- 3) They could fund a full time Urban Vitality staff person to keep the UDBIA engaged in the strategic conversation around the major changes that are affecting the U District. This role would guarantee that the community's voice is at the table for these discussions and that the organization would stay informed about important projects and regulations that could impact the neighborhood.

Mark circled back to discussing the option to expand or contract the cleaning areas of the UDBIA. He identified two main options to change the areas. First, the UDBIA could create a cleaning area on the Roosevelt corridor similar to the level of service that currently takes place on the northern section of University Way. The second option would be to expand professional cleaning to the whole UDBIA on a month basis.

Maureen brought up that the REACH program is not necessarily funded beyond the two year term and that the board should consider this as they are talking about adding new programs.

The board discussed their preferences about what should be brought out to the stakeholders based on the above options. In general they supported testing all of the options, but recommended not framing the questions in such a way that would limit stakeholders coming up with new options or input.

Motion: Kate moved to adjourn the meeting.

Maria seconded the motion.

The motion passed and the meeting was adjourned at 5:36 pm

DRAFT

The U District BIA
Statement of Activities
July 2018 through April 2019

	Program Management	Cleaning & Public Safety	Urban Vitality	Economic Development	Marketing	Community Engagement	Event & Actviation	Total
Ordinary Income/Expense								
Income								
44500 · Government Grants and Contracts	153,158.60	337,572.28	25,942.60	108,232.89	36,842.57	60,310.96	21,510.21	743,570.11
47000 · Earned Income	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00	14,000.00
Total Income	153,158.60	337,572.28	25,942.60	108,232.89	36,842.57	60,310.96	35,510.21	757,570.11
Gross Profit	153,158.60	337,572.28	25,942.60	108,232.89	36,842.57	60,310.96	35,510.21	757,570.11
Expense								
60000 · Staffing	34,787.23	109,920.00	24,184.20	95,008.22	34,283.83	54,980.42	9,723.45	362,887.35
61000 · Professional & Contract Expense	63,887.50	0.00	0.00	0.00	0.00	411.31	0.00	64,298.81
62000 · Office and Overhead	54,373.87	4,183.43	0.00	1,049.67	440.00	4,869.37	0.00	64,916.34
70000 · Direct Program Expenses	110.00	223,468.85	1,758.40	12,175.00	2,118.74	49.86	25,786.76	265,467.61
Total Expense	153,158.60	337,572.28	25,942.60	108,232.89	36,842.57	60,310.96	35,510.21	757,570.11
Net Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2018-19 University District BIA

Budget Tracker -April 2019

ACCOUNTS	Budget	TO DATE	Personnel	Non-Personnel	REMAINING	% Expended	Jul	Aug	Sep
Program Management	207,383	153,158.60	\$ 34,787.23	\$ 118,371.37	54,224	73.9%	\$ 9,495.42	\$ 9,953.44	\$ 21,568.81
Cleaning and Public Safety	425,966	328,572.28	\$ 109,920.00	\$ 218,652.28	97,394	77.1%	\$ 34,475.31	\$ 31,306.23	\$ 27,715.59
Urban Vitality	31,506	25,942.60	\$ 24,184.20	\$ 1,758.40	5,563	82.3%	\$ 1,410.75	\$ 1,343.86	\$ 2,872.26
Economic Development	112,227	108,232.89	\$ 95,008.22	\$ 13,224.67	3,994	96.4%	\$ 4,265.63	\$ 10,453.43	\$ 10,752.58
Marketing	41,376	36,842.57	\$ 34,283.83	\$ 2,558.74	4,533	89.0%	\$ 3,417.78	\$ 3,350.88	\$ 3,522.39
Community Engagement	77,169	60,310.96	\$ 54,980.42	\$ 5,330.54	16,858	78.2%	\$ 8,089.87	\$ 5,231.08	\$ 6,322.73
Events and Activation	27,240	21,510.21	\$ 9,723.45	\$ 11,786.76	5,730	79.0%	\$ 4,157.80	\$ 5,182.80	\$ 2,141.59
Total Requested	922,867	734,570.11	\$ 362,887.35	\$ 371,682.76	188,297	79.6%	\$ 65,312.56	\$ 66,821.72	\$ 74,895.95

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Program Management	\$ 13,490.78	\$ 13,067.37	\$ 10,840.74	\$ 9,600.78	\$ 19,902.91	\$ 22,808.11	\$ 22,430.24		
Cleaning and Public Safety	\$ 46,378.75	\$ 40,259.53	\$ 24,124.13	\$ 39,675.75	\$ 25,518.77	\$ 25,799.13	\$ 33,319.09		
Urban Vitality	\$ 4,668.00	\$ 2,735.54	\$ 2,780.74	\$ 2,861.55	\$ 1,591.15	\$ 2,863.74	\$ 2,815.01		
Economic Development	\$ 14,179.18	\$ 9,599.19	\$ 9,757.70	\$ 9,992.59	\$ 19,282.33	\$ 10,114.29	\$ 9,835.97		
Marketing	\$ 3,514.42	\$ 3,693.33	\$ 5,098.40	\$ 3,906.19	\$ 3,464.39	\$ 3,469.02	\$ 3,405.77		
Community Engagement	\$ 7,109.06	\$ 5,344.11	\$ 5,243.14	\$ 5,522.76	\$ 6,264.92	\$ 5,534.84	\$ 5,648.45		
Events and Activation	\$ 2,360.77	\$ 1,534.02	\$ 1,862.23	\$ 1,038.91	\$ 1,088.39	\$ 1,092.01	\$ 1,051.69		
	\$ 91,700.96	\$ 76,233.09	\$ 59,707.08	72,598.53	77,112.86	71,681.14	78,506.22	-	-

2018-19 Year End Results

June 30, 2019

Budgeted

BIA

Reserves	\$210,000
Cash In Excess of Reserves	\$ 90,874

Projected

BIA

Reserves	\$210,000
Cash In Excess of Reserves	\$100,183

Net

BIA

Reserves	\$ 0
Cash In Excess of Reserves	\$ 9,309

- The Clean and Safe Committee had their monthly meeting on April 11th. The local police said David has been a huge help, they are in daily communication with him getting people paired up with David. Caroline Falt talked to us about the work they do at Sanctuary Art Center, particularly the Work or Opportunity Training (WOOT) program that the BIA helps to fund.
- We held our March BIA Walk on Friday, 03/22. If you are interested in learning more about the day-to-day operations of our North and South Cleaning Areas, you are encouraged to come to our April BIA Walk on Friday, 04/19. We meet at 9:00 am in the UDP Conference Room.
- We had our monthly cleanup on March 30th. Thank you to everyone who came out! We will NOT have a cleanup in April due to the 26th Annual Cleanup on May 11th. If you have not made it to a cleanup in a while, be sure to make it out to this one and bring a friend! Lots of fun prizes, food, and a free t-shirt for all those who come.



- We are partnering with Seattle Police Department to put on a Retail Theft Prevention Course. This class is on Tuesday April 23rd, 2019 from 10-11am at the UWPD. If you have any questions or to RSVP, please reach out to Marcus.
- The most recent cohort of the Work or Opportunity Training (WOOT) wrapped up on April 4th. We enjoyed having the WOOT group out Thursdays with our Beautification Team doing various cleaning tasks around the neighborhood.



Many of you may have seen Chris, the homeless woman on University Way that will sometimes have as many as a dozen or so shopping carts. David and our Clean Team worked tirelessly to day whittle down the amount of trash that she accumulates daily. Chris recently moved into our neighborhood from an adjacent neighborhood. David has been able to build rapport with Chris and was able to reconnect her with her case workers who had lost track of her when she moved.

David is currently working with the Nav Team on getting people help on Pasadena where we have a large encampment. He also helped do outreach in Cowen Park before people were moved out of there. David has helped two people in our district get into shelters downtown.

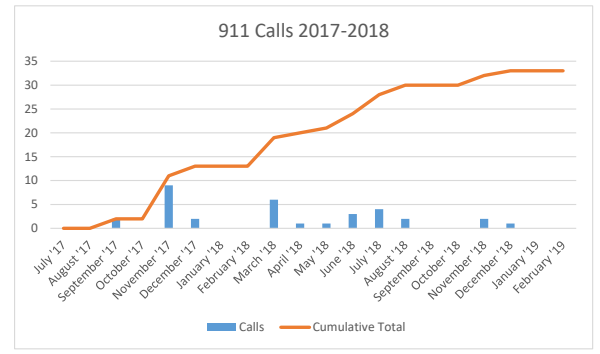
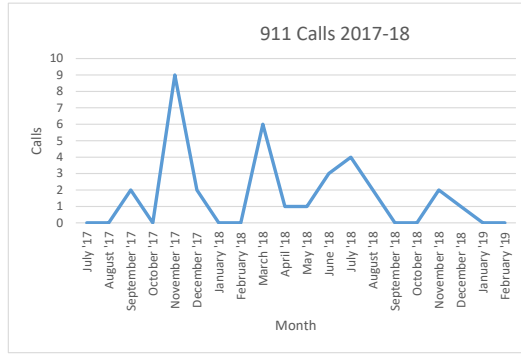
The Ambassadors have been dealing with increased amount of shoplifting in March. In March alone they were called or were on sight for 27 shoplifting incidents. One of the struggles they have is people will shoplift and then jump onto a bus and get away. This month the Ambassadors have had several great wayfinding interactions with visitors here for the Cherry Blossoms.

Upcoming Clean and Safe Events and dates:

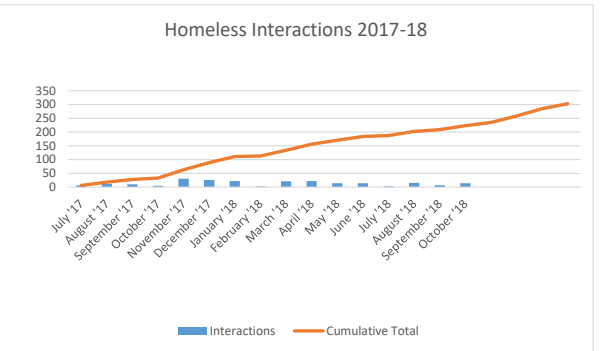
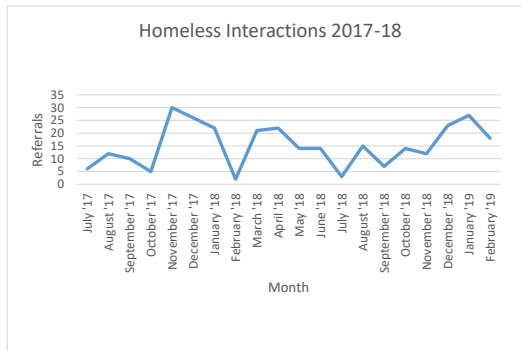
BIA Walk	April 19 th (9:00-10:30am, meet @ the UDP Conference Room)
Retail Theft Prevention	April 23 rd (10:00-11:00am @ UWPD)
Next C&S Meeting	May 9 th (12:00-1:30pm @ U Heights, Room 108)
26 th Annual Community Cleanup	May 11 th (9:00-12:00pm, meet @ U Heights Plaza)

Ambassador Data

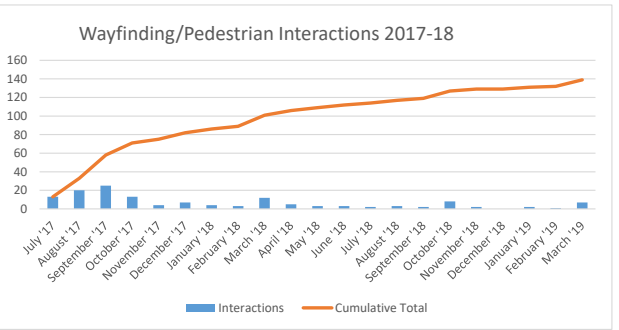
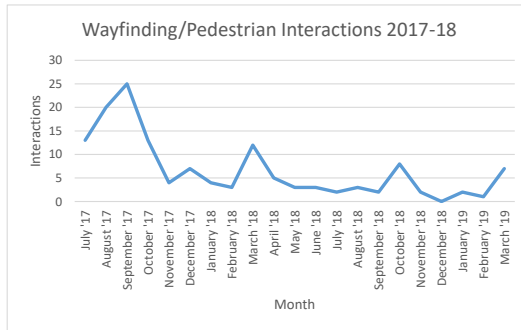
Calls	Cumulative Total
July '17	0
August '17	0
September '17	2
October '17	0
November '17	9
December '17	2
January '18	0
February '18	0
March '18	6
April '18	1
May '18	1
June '18	3
July '18	4
August '18	2
September '18	0
October '18	0
November '18	2
December '18	1
January '19	0
February '19	0
March '19	4



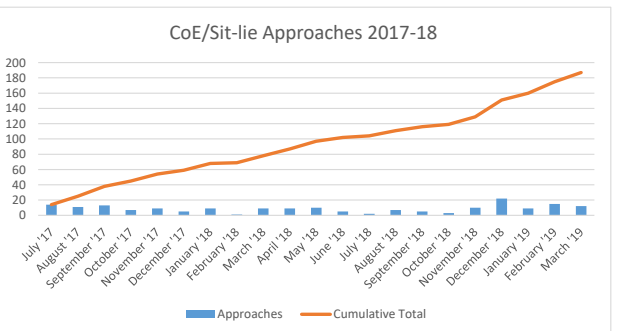
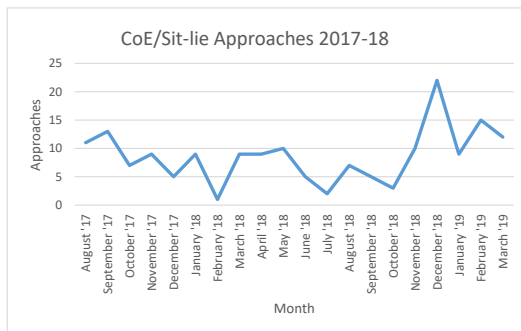
Interaction	Cumulative Total
July '17	6
August '17	12
September '17	10
October '17	5
November '17	30
December '17	26
January '18	22
February '18	2
March '18	21
April '18	22
May '18	14
June '18	14
July '18	3
August '18	15
September '18	7
October '18	14
November '18	12
December '18	23
January '19	27
February '19	18
March '19	13



Interaction	Cumulative Total
July '17	13
August '17	20
September '17	25
October '17	13
November '17	4
December '17	7
January '18	4
February '18	3
March '18	12
April '18	5
May '18	3
June '18	3
July '18	2
August '18	3
September '18	2
October '18	8
November '18	2
December '18	0
January '19	2
February '19	1
March '19	7



Approach	Cumulative Total
July '17	14
August '17	11
September '17	13
October '17	7
November '17	9
December '17	5
January '18	9
February '18	1
March '18	9
April '18	9
May '18	10
June '18	5
July '18	2
August '18	7
September '18	5



October '18	3	119
November '18	10	129
December '18	22	151
January '19	9	160
February '19	15	175
March '19	12	187

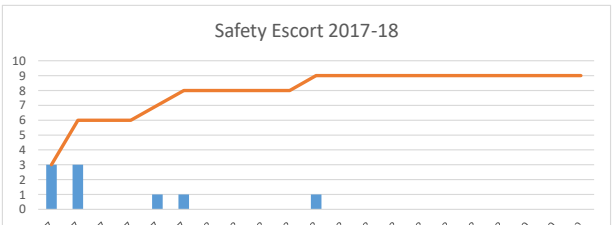
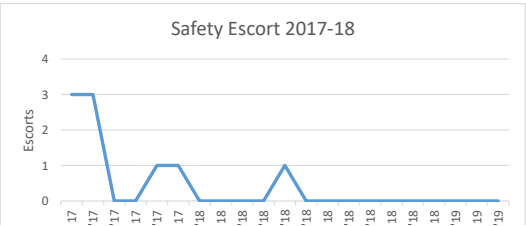
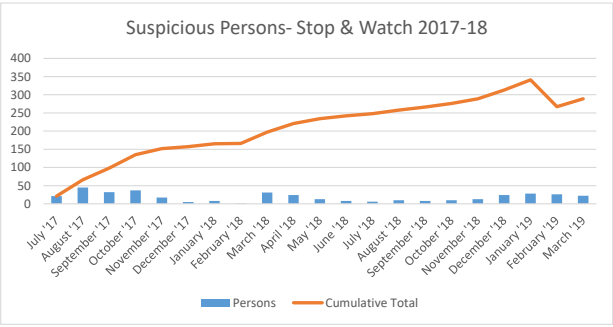
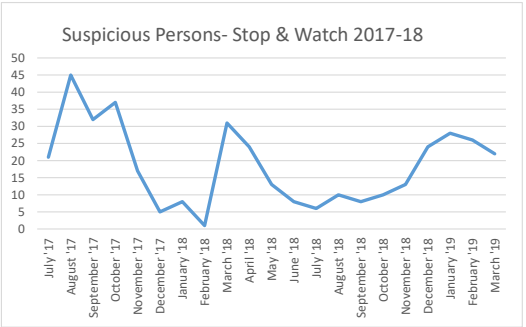
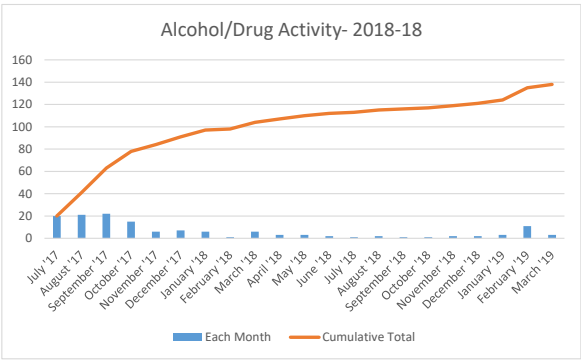
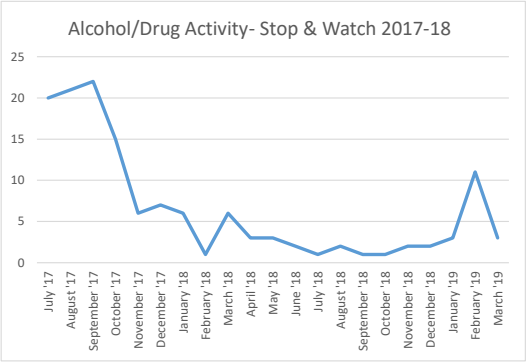
Each Mont Cumulative Total

July '17	20	20
August '17	21	41
September '17	22	63
October '17	15	78
November '17	6	84
December '17	7	91
January '18	6	97
February '18	1	98
March '18	6	104
April '18	3	107
May '18	3	110
June '18	2	112
July '18	1	113
August '18	2	115
September '18	1	116
October '18	1	117
November '18	2	119
December '18	2	121
January '19	3	124
February '19	11	135
March '19	3	138

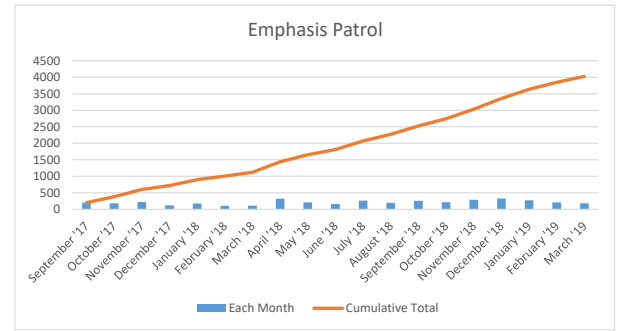
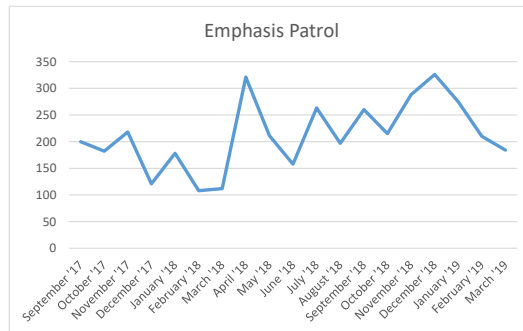
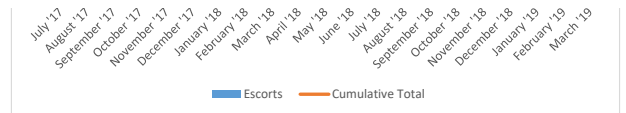
Business Visits	Visits	Cumulative Total
July '17	48	48
August '17	81	129
September '17	92	221
October '17	18	239
November '17	48	287
December '17	19	306
January '18	56	362
February '18	22	384
March '18	134	518
April '18	110	628
May '18	87	715
June '18	60	775
July '18	39	814
August '18	72	886
September '18	92	978
October '18	105	1083
November '18	186	1269
December '18	197	1466
January '19	200	1666
February '19	275	1941
March '19	212	2153

Suspicious Persons	Persons	Cumulative Total
July '17	21	21
August '17	45	66
September '17	32	98
October '17	37	135
November '17	17	152
December '17	5	157
January '18	8	165
February '18	1	166
March '18	31	197
April '18	24	221
May '18	13	234
June '18	8	242
July '18	6	248
August '18	10	258
September '18	8	266
October '18	10	276
November '18	13	289
December '18	24	313
January '19	28	341
February '19	26	367
March '19	22	389

Safety Escort	Escorts	Cumulative Total
July '17	3	3
August '17	3	6
September '17	0	6
October '17	0	6
November '17	1	7
December '17	1	8
January '18	0	8
February '18	0	8
March '18	0	8
April '18	0	8



May '18	1	9
June '18	0	9
July '18	0	9
August '18	0	9
September '18	0	9
October '18	0	9
November '18	0	9
December '18	0	9
January '19	0	9
February '19	0	9
March '19	0	9
Emphasis Patrol	Each Mont	Cumulative Total
September '17	200	200
October '17	182	382
November '17	218	600
December '17	121	721
January '18	178	899
February '18	108	1007
March '18	112	1119
April '18	321	1440
May '18	211	1651
June '18	158	1809
July '18	263	2072
August '18	197	2269
September '18	260	2529
October '18	215	2,744
November '18	288	3032
December '18	326	3358
January '19	275	3633
February '19	210	3843
March '19	184	4027



Shoplifting	
March '19	27

- We had our 26th Annual Spring Clean on 5/11. We had a wonderful group of volunteers and we could not have asked for better weather. Thank you to all our board members that helped make this event a success.



- We partnered with Seattle Police Department to put on a Retail Theft Prevention Course on Tuesday April 23rd. We had over a dozen people from businesses around the neighborhood. SPD put on a great class and there was a lot of positive dialogue with our businesses and police. The new captain of the North Precinct, Captain Eric Sano, also addressed the group.
- We held our Clean and Safe Committee meeting May 9th. We heard from the SPD Foot Beats that they are having really low numbers of people sleeping in doorways right now. They did note there has been several people with profound mental illness but that having David available to them has been a lot of help! Mark talked to us about the Prolific Offenders Report and invited committee members to come to the 5/14 public safety meeting. Marcus talked to the group about the upcoming May 30th Business Network and the launch of the Business Block Watch.
- We held our April BIA Walk on Friday 4/19 and our May BIA Walk on Friday 5/17. If you are interested in learning more about the day-to-day operations of our North and South Cleaning Areas, you are encouraged to come to our June BIA Walk on Friday, 06/21. We meet at 9:00 am in the UDP Conference Room.
- Marcus hosted organizers of Clean and Safe groups from business districts around Seattle on 05/14 to let them know about the great Clean and Safe programs we have in our neighborhood and share best practices.
- Marcus performed 3 CPTED reviews in the past month. If you know of anyone that could benefit from having an assessment done of their property, feel free to forward their information along to Marcus.

Upcoming Clean and Safe Events and dates:

NOTE THERE IS NO MAY MONTHLY CLEANUP DUE TO THE ANNUAL CLEANUP ON 5/11

Business Network Meeting May 30th (6:00-7:00pm @ the Masonic Lodge)

Next C&S Meeting June 13th (12:00-1:30pm @ U Heights, Room 108)

BIA Walk June 21st (9:00-10:30am, meet @ the UDP Conference Room)

June Community Cleanup June 29th (9:00-12:00pm, meet @ U Heights Plaza)

David Delgado's Narrative for March and April

Highlights -

A positive rapport is the common denominator for successful engagements. During my first month working in the U-District, I have spent most of my outreach time building rapport with our unhoused neighbors in the allies of University Way, 50th near Jack in the Box, around Safeway, Pasadena area, Cowen and Ravenna park. My presence seems welcome once my intentions become known and I'm often invited into areas where unhoused people are residing. There seems to be a number of people struggling cognitively who frequent the "Ave", and I have spent a good amount of time helping people with bizarre or destructive behaviors. Sometimes, when SPD comes across someone who can benefit from engaging with a social worker I respond when called by the police. Working with SPD has been helpful to both me and the people I serve.

This past month I have helped a handful of people into shelter, I either connected or re-connected a number of people to mental health services, I'm helping "higher needs" people whom are not taking care of their hygiene to shower and see a doctor. I also helped someone through the process of wound care at the ER, to detox, and then to inpatient drug treatment. One person has a clean and sober living program waiting for him once he finishes treatment. I have been helping people with basic needs, like food and clothing, and I have been providing harm reduction services. For example, I have given a number of Narcan training on the street while promoting addiction treatment resources.

Challenges-

Since this is my first month working on the Ave, it is taking a while for people to feel comfortable enough to share their personal information with me. While I have documented over 20 interactions, I have interacted with more than double that. A lot of my interactions were rapport building interactions where asking people for the full names and dates of birth would not have been helpful to rapport building. With time, and as I get to know the people on the Ave. better, I believe this will fix itself.

Another challenge is the amount of people who frequent the Ave. who seem to be struggling with meeting their own basic needs and appear to be suffering from a mental illness. Even when I get some of these community members to agree to go with me to a mental health intake appointment, due to their mental illness, follow through is rare. SPD has been very helpful in managing some behaviors on the Ave, yet this writer thinks a psychiatrist attached to either the Mobile Medical Van or another service van that comes to the people on the Ave. could resolve this issue.

Success Stories-

Working with Jeremy (from the cleaning crew) and SPD to manage hoarding behaviors has successfully kept the U-District a little cleaner. They also helped provide me the space to connect a very high needs woman to her mental health outreach worker. The next time the Ave has someone with a hoarding disorder I think we as a community are better suited to help.

I found a middle aged man withdrawing behind the post office and he wanted to be clean. Within two days, the person's abscesses were taken care of at the ER, he went into detox with a referral to a 90 day inpatient program, and he has a sober living program lined up for him when he finishes treatment.

The Ave.'s biggest success was getting a family out of their tent in the Pasadena area back home to Georgia. The couple worked for the carnival and got stranded in this area two months ago and have been sleeping in a tent by the highway. The woman was 3 months pregnant and was asking for money on the Ave. when this writer met them. Funding was secured and I personally took the family to the Greyhound station.

REACH U District Outreach Program

Progress Report: March/April 2019

Data

Client Contacts:

Month	Face-To-Face Contacts	Phone Contacts	Total Contacts	Unduplicated Clients
March/April	33	1	34	21

Outcomes Achieved:

	YTD
Food	13
Clothing	6
Transportation	5
Naloxone Kit	3
Shelter	2
Overdose Education	2
Medical	1
Benefits: Financial	1
Other	1
Total	39

Issues Addressed:

	YTD
Food	14
Substance Use	10
Clothing	8
Transportation	6
Mental Health	6
Shelter	6
Medical	5
Benefits: Financial & Medical	2
Employment	2
Other	6

Economic Development Committee

The Economic Development Committee held their regular meeting on April 3rd. The next committee meeting will be in May.

Phase 2 – COMPLETE

At the April meeting, the Economic Development Committee reviewed the deliverables for Phase 2: the second 90-days, which placed equal attention on creating the network, developing marketing collateral, building resources for existing businesses, and assembling the ingredients for recruitment of new businesses. The committee found the progress acceptable, closed out Phase 2, and greenlighted starting Phase 3 immediately. During Phase 3, work will focus on making the resources and tools developed in Phases 1 & 2 more accessible, and cementing the business recruitment strategy.

Updating the Long-Term Economic Development Vision – IN PROCESS

The Economic Development Committee concluded discussion on the long-term economic development vision. Public-facing phrasing will be reviewed at their next meeting.

Key Performance Indicators – IN PROCESS

The Economic Development Committee has developed a list of ten potential key performance indicators (KPIs), for example vacancy rate. The KPIs will be used to track and measure 1) the economic health of the U District; and 2) the effectiveness of efforts to achieve economic development goals. Staff will assess the availability of data for the potential KPIs and present findings to the Economic Development Committee at their next meeting.

Business Recruitment Strategy – IN PROCESS

Within the Retail Saturation Study, is the ten-year projection of retail demand growth. The Economic Development Committee reviewed a proposal for developing a retail recruitment strategy built upon that projected growth. Specifically, establishing retail store sector recruitment goals that match the projected supportable square footage for each sector. The committee supports the proposal. Staff will develop recruitment plans to carry out the strategy.

Looking Ahead – Next Business Network Meeting

The next Business Network Meeting will be after StreetFair. Based on business feedback, the agenda will center on network options to increase safety within the district. Your attendance is appreciated. Getting the word out to business owners and operators is greatly appreciated. The RSVP form is posted at <https://www.udistrictpartnership.org/biz-network>.



Economic Development Committee May 2019 Update

Economic Development Committee

The Economic Development Committee will gather for the Business Network Meeting on May 30th. The next regular committee meeting will be in June.

Expanding the Business Network Membership & Connections – IN PROCESS

The next Business Network Meeting May 30th 6-7pm. The agenda will be 1) Prolific Offenders Report; and 2) Business Block Watch. Your attendance is appreciated. Getting the word out to business owners and operators is also greatly appreciated. The RSVP form is posted at udistrictpartnership.org/biz-network.

Updating the Long-Term Economic Development Vision – IN PROCESS

At the June committee meeting, staff will present public-facing phrasing of the long-term vision for review.

Key Performance Indicators – IN PROCESS

Staff is assessing the availability of data for the committee's list of potential KPIs. Findings will be presented at the June committee meeting.

Business Recruitment Strategy – IN PROCESS

Staff is developing business recruitment plans for presentation at the next Economic Development Committee Meeting.

The UDBIA and UDP board members of the committee met earlier this month to discuss their strategic plans for supporting and accomplishing Urban Vitality work for the next year and into the new UDBIA. As reported earlier, the committee and staff are employing several complementary overall strategies:

Development Tracking: to monitor, attend and share information about, provide input to or assistance to public and private development projects in the area.

AND

Major Impact Projects: to focus on specific larger scale projects and their impact on the district. The two major impact projects we are engaged with at this time are: the 43rd Street Task Force and Church Facility Transition Task Force.

1) **Development Tracking**

- a) 4126 12th Ave Project – Attended Early Design Guidance Outreach meeting for development proposing a 20 story tower focused on student housing. First major development required to use the new neighborhood design guidelines!



- b) 4214 Roosevelt Way NE Project – Early Design Guidance Outreach meeting for development proposing 200 apartments on current space which includes Hardwicks store building and preserving the adjacent Canterbury Court. Meeting on 4/20 at 11am at Watertown Hotel
- c) 1415 NE 43rd St Project – Early Design Guidance Outreach meeting for development proposing two towers (23 and 15 stories) on the current lot which includes University Temple United Methodist. Meeting on 4/22 at 6pm at U Temple Methodist.

2) **Major Impact Projects**

a) **43rd Street Task Force**

SDOT is planning to construct improvements in NE 43rd Street between the southeast corner of Link Station construction eastward to the intersection with 15 Ave NE.

After meeting with our taskforce of business and property representatives and receiving their report, SDOT has been including Stephen in their monthly planning meetings. After reviewing community input, SDOT's team is likely to recommend this segment of 43rd street be redesigned to have only one westbound lane to primarily accommodate bus traffic. While this option is not the preferred choice

of our taskforce and would not allow cars as through traffic, they are addressing the need for local businesses to have access to nearby load/unload spaces. Within the next month, SDOT will have reached 30% design completion and will announce the next design decisions to be discussed. We will reconvene the taskforce to address how these could affect their needs at that time.

Track the project's progress at: [SDOT 43rd Street Project Page](#)

b) Church Facility Transitions

A task force has been formed and is being chaired by Andy Sharpe to survey the local church facilities. The goal of this survey is to produce a briefing paper on the potential impact of planned transitions, such as sales and redevelopment, on the services that they provide and host. This project has been delayed due to the significant amount of other work currently underway, but the goal still remains.

Additional Items:

Design Guidelines

The Updated U District Design Guidelines were approved on February 19th. The UDP contributed significant staff and volunteer time by supporting the city's community outreach and cohosting planning meetings. We already have our first major projects to be completed under these guidelines and they appear to be well received by developers. We were also invited by members of City staff to celebrate the adoption of these guidelines at a recent event. [Guidelines](#)

Potential Upcoming Major Projects

SDOT Parking Study around Light Rail Station – SDOT staff is taking an inventory of street parking in the blocks around the future light rail station to create strategies around preventing misuse of these spaces by light rail commuters and travelers.

Metro Restructure – King County Metro is planning a restructuring of their North Seattle routes to coincide with opening of the light rail stations.

45th Transit Improvements – SDOT is in the early design process for speed and reliability improvements to the Market/45th street corridor. This could include RapidRide ([Work Plan](#) pg. 45-46)


Sound Transit Property Engagement – Sound Transit owns a key property on 45th between 11th and Roosevelt will be vacated after construction of the light rail station is completed

Newsletter	Facebook	Twitter	Instagram
950	1,369	650	242

- **Updates to our Website** – We are in the process of updating our websites. Thanks to funds related to the U District, Let's Go program through Transportation Choices Coalition, we have been able to come up with a project scope and sent out a request for proposal to find the right developer. This project will be updating and better bringing together the U District Partnership, U District BIA, and U District, Let's Go pages. The goal is to have a website where visitors can easily reach our services without having to be knowledgeable of our org structure. To do this, staff will also be working as a team to tailor our wording and layout for our particular audiences. We have been inspired in this process by sites like [Ballard Alliance](#), [Alliance for Pioneer Square](#), and the [Alliance for Downtown New York](#). Assuming we can find a developer to finish this project within scope in budget, we expect to finish the new site by the end of June.

UDP ORG & BIA ABOUT US
PROGRAMS CONTACT US



DOCUMENTS NEWS
CALENDAR
SEARCH 

- **StreetFair** – StreetFair is almost a month away! We have over 225 confirmed vendors and I am excited to say that we have more U District businesses participating this year, thanks to a dedicated recruiting campaign. Both Sound Transit and American Campus Communities have joined us as our newest sponsors! Word has also recently gotten to us that the Mayor's office will declare the weekend a Seattle holiday. We have been working with Gigs4U to bring a talented roster of musicians to our event stages. The lineup should be announced very soon. Finally, the Bold Hat team has been working on great graphics and ads to promote this year's fair. Check out an example below.



May 13, 2019

To: BIA Rate Payers Advisory Board

From: Mark Crawford

Re: 2019-20 Budget

Attached, you will find the draft of the 2019-20 baseline budget for the BIA. As always, we built this budget based on an agreed set of assumptions and requirements. They are:

- 1) Build a sustainable work plan and corresponding budget.
- 2) Protect Board designated reserves.
- 3) Reduce cash holdings in excess of reserves without creating long term Instability
- 4) Assuming a successful renewal, maintain awareness of future year operating and financial implications
- 5) Model potential UDP program expansion and continued fiscal impacts
- 6) Model potential BIA program expansion and continued fiscal impacts

The attached budget is our BASELINE budget – the continuation of our current scope of programming. The first goal of our Board meeting budget review process will be to review and provide guidance on the baseline budget.

For revenue, It relies on newly updated revenue forecasts from an independent contractor who evaluated our complete assessment base and includes current new development as identified and valued by the King County Assessor's office. It acknowledges a City of Seattle Finance Office system error and repays ratepayers who have been affected. It continues our practice of anticipating collection issues and it anticipates recovery of previous years' collections.

For expenses, it continues REACH and all other basic programming. It includes several one-time expenses including costs associated with renewal, fire related office lease costs, and a special project of art restoration. It includes a cost of living adjustment for all employees except the Executive Director. Other program areas continue as they are now with modest increases in some event activities during the year.

In short, it meets the requirements of a sustainable baseline work plan and budget and it protects Board designated reserves. It continues to use the cash in excess of reserve requirements for the BIA.

After we review the baseline budget, staff will present a scenario that contemplates the scope of programming we may choose to transition to in anticipation of a renewed BIA. This option requires the use of additional excess cash and may require use of some actual reserves. We will present the high level implications of those decisions for both the 2019-20 fiscal year and also project the probable 2020-21 fiscal year ramifications assuming a successful renewal.

The U District BIA Fiscal 2020 Draft Budget Summary

	FY 2019	FY 2019	2020
	Budget	Forecast	Baseline
Ordinary Income/Expense			
Income			
BIA Revenue	825,373	843,563	917,500
SPU Contract	12,000	12,000	12,000
Reach Funding	0	0	39,500
Earned Income	10,000	14,000	15,000
Interest and Other	0	100	0
Total Income	847,373	869,663	984,000
Gross Profit	847,373	869,663	984,000
Expense			
Staffing	457,722	448,840	487,832
Professional & Contract Expense	85,400	84,900	58,400
Office and Overhead	83,266	92,777	117,823
Direct Program Expenses	313,478	316,330	405,194
Total Expense	939,866	942,847	1,069,249
Net Ordinary Income	(92,493)	(73,184)	(85,249)
Net Income	(92,493)	(73,184)	(85,249)
 City Cash Forecast at 6/30/2019			310,183
Reciepts			917,500
Disbursements			(1,002,749)
City Cash After Baseline Budget **			224,934

** Per RAB Policy, Minimum Reserve is \$220,000

U District BIA
Baseline FY 2019-20 Budget Draft

	FY 2020 Total	Program Management	Clean and Safe	Urban Vitality	Economic Development	Marketing	Community Engagement	Events and Activation
Ordinary Income/Expense								
Income								
BIA Revenue Collected FY2020	917,500	196,059	448,539	24,699	111,478	47,931	64,399	24,394
SPU Funding	12,000	0	12,000	0	0	0	0	0
REACH Funding	39,500	0	39,500	0	0	0	0	0
Event Income	15,000	0	0	0	0	0	0	15,000
Total Income	984,000	196,059	500,039	24,699	111,478	47,931	64,399	39,394
Expense								
Staffing	487,832	54,657	165,170	26,994	107,276	51,985	65,089	16,661
Professional & Contract Expense	58,400	58,400	0	0	0	0	0	0
Office and Overhead	117,823	101,219	6,050	0	4,860	400	5,294	0
Direct Program Expenses								
Clean and Safe Contracts	175,244	0	175,244	0	0	0	0	0
Community Beautification	61,750	0	61,750	0	0	0	0	0
Advertising and Marketing	0	0	0	0	0	0	0	0
Studies, Strategy & Implement.	9,700	0	0	0	9,700	0	0	0
Ambassador Program	92,000	0	92,000	0	0	0	0	0
Youth Employment Contract	10,000	0	10,000	0	0	0	0	0
Other Program Contract Services	31,500	0	31,500	0	0	0	0	0
Event Expenses	25,000	0	0	0	0	0	0	25,000
Total Direct Program Expenses	405,194	-	330,994	-	9,700	-	-	25,000
Total Expense	1,069,249	214,276	502,214	26,994	121,836	52,385	70,383	41,661
Net Income	(85,249)	(18,217)	(2,176)	(2,295)	(10,358)	(4,454)	(5,984)	(2,267)
Beginning BIA Available Cash	310,183							
Receipts	917,500							
Disbursements	(1,002,749)							
Ending BIA Available Cash **	224,934							

** Per RAB Policy, Minimum Reserve is \$220,000

U District BIA
FY 2020-2021 Rough Forecast

Baseline Only

	FY 2020	FY2021	Notes
Ordinary Income/Expense			
Income			
Government Grants and Contracts	929,500	1,010,419	3% increase, \$45k est. new benefits
Other Grants and Donations	39,500	30,000	Potential Reach Funding
Earned Income	15,000	15,600	4% increase
Interest and Other	-		
Total Income	984,000	1,056,019	
Expense			
Staffing	487,832	507,345	4% increase
Professional & Contract Expense	58,400	50,336	4% increase, no renewal
Office and Overhead	117,823	81,976	4% increase, single office rent
Direct Program Expenses	380,194	388,122	4% increase, 100% of Reach pd by BIA
Event Expenses	25,000	26,000	4% increase
Total Expense	1,069,249	1,053,779	
Net Income	(85,249)	2,240	
Beginning Cash	310,183	224,934	
Ending Cash **	224,934	227,173	

** Per RAB Policy, Minimum Reserve is \$220,000