



Summary Minutes

Executive Committee Meeting October 6, 2022

Call to order

The meeting was called to order at 10:36 a.m. by Committee Chair Kent Keel.

The meeting was available for viewing in person and streamed on:

<https://soundtransit.webex.com/soundtransit/j.php?MTID=mfc8e6eb0a08cc3d17aeb652068a7befa>

Roll call of members

Chair	Vice Chair
(P) Kent Keel, University Place Councilmember	(P) Dow Constantine, King County Executive (P) Dave Somers, Snohomish County Executive

Board Members	
(P) Nancy Backus, Auburn Mayor	(P) Cassie Franklin, Everett Mayor
(P) Claudia Balducci, King County Councilmember	(A) Bruce Harrell, Seattle Mayor
(P) Bruce Dammeier, Pierce County Executive	(A) Roger Millar, WSDOT Secretary Alternate

Katie Flores, Board Administrator, announced that a quorum of the Committee was present at roll call.

Report of the Chair

Monthly Contract Report

The monthly contract reports were included in members' meeting packets for review.

Welcome Julie Timm

Chair Keel welcomed newly appointed Sound Transit CEO Julie Timm to her first public Board meeting as CEO.

CEO Report

CEO Julie Timm provided the CEO report.

Pierce Transit Spanaway Groundbreaking – Ms. Timm toured the Federal Way Link site with staff and joined Board members Dammeier and Roscoe on a walking tour of Hilltop Link Extension construction project. On October 3, 2022, Ms. Timm joined Boardmember Walker for Pierce Transit's groundbreaking ceremony for the new Spanaway Transit Center. She met with Senator Cantwell, Congresswoman Strickland and other South Sound leaders, including House Transportation Committee Chair Jake Fey.

The new Spanaway facility would serve as the southern terminus of Pierce Transit's Stream Bus Rapid Transit and Ms. Timm noted that Sound Transit was supporting the program with \$60 million in voter-approved Sound Transit 3 funds. Ms. Timm informed the Committee that Sound Transit and King County Metro was hosting the APTA annual meeting and an open public house meeting was being held

on October 13, 2022 for future link alignments within the International District.

Public comment

Chair Keel announced that public comment would be accepted via email to meetingcomments@soundtransit.org and would also be accepted in-person and virtually.

No written or in-person comments were submitted.

The following people provided virtual public comments:

Joe Kunzler

Ms. Timm responded to Mr. Kunzler's comment on the CEO's knowledge of the ethics policy regarding a recent Transportation Choices Coalition event. The auction item at the event was a lunch with Sound Transit CEO, Julie Timm. Ms. Timm voiced that she purchased the auction item herself, to comply with the ethics policy, so it would not be awarded to an outside bidder.

Business items

Items for Final Committee Action

August 4, 2022, Executive Committee meeting minutes

It was moved by Boardmember Backus, seconded by Boardmember Balducci, and carried by consent of all Board members present that the minutes of the August 4, 2022 Executive Committee meeting be approved as presented.

Items for Recommendation to the Board

Resolution No. R2022-27: Amending section 2.11 of Resolution No. R2018-40 to delegate authority to the chief executive officer (CEO) to enter into betterment agreements that do not exceed \$500,000 with other government entities in order to align with the authority already delegated to the CEO for contract modifications.

Boardmember Dammeier joined at this time and noted his affirmative vote for the prior action.

Mattie Tharpe, Legal Counsel, provided the staff report.

Resolution No. R2022-27 was moved by Boardmember Balducci and seconded by Boardmember Backus.

Boardmember Dammeier asked if there were discussions of going higher than \$500,000 for betterment agreements due to funding being provided by the requesting government entities. Ms. Tharpe explained it was not discussed during this delegation. This action was being brought forward to align the existing delegation. Ms. Tharpe explained the current resolution has several issues which would need modification in the form of a future action. This small change in the delegation would help eliminate confusion.

Boardmember Balducci noted the Technical Advisory Group (TAG) would present at the October System Expansion Committee meeting with its first preliminary deliverable recommendations. Boardmember Balducci expected to receive a recommendation around decision making levels and believes this topic would return to the Board again in the near future.

Chair Keel noted he agreed with the requirements within this delegation and believed they provided accurate safeguards.

Chair Keel called for a roll call vote.

Ayes

Nancy Backus
Claudia Balducci
Dow Constantine
Bruce Dammeier
Cassie Franklin
Dave Somers
Kent Keel

Nays

It was carried by unanimous vote of seven committee members present that Resolution No. R2022-27 be forwarded to the Board with a do-pass recommendation.

Reports to the Committee

Presentation on Transit Oriented Development Program

Thatcher Imboden, Director of Community Development, Mara D'Angelo, Manager of Transit Oriented Development (TOD), and Kristin Hoffman, Manager of Joint Development, provided the report.

Mr. Imboden explained most property at stations were not owned by Sound Transit. How the stations were designed into those communities would influence the future of those properties. Most TOD projects that were built on Sound Transit property were called adjacent development, which could mean it was immediately next to the station or within a block or two away. Joint Development projects, such as air rights development, were built above stations but structurally independent and could be developed at a separate time. A development that has yet to be implemented was called integrated development which would have interconnected development.

Ms. D'Angelo provided an overview on an adjacent TOD project next to the Roosevelt Light Rail station, Cedar Crossing development, which opened in September 2022. It had 254 units of affordable housing, Sound Transit and Seattle Office of Housing partnered on a joint RFP for the site, 36 percent of units were sized for larger families, units were set aside to house veterans and their families as well as children with high medical needs, and there was also 12,000 square feet for retail space and childcare center by El Centro de La Raza.

A few TOD program highlights were 2,500 homes built or were in process, \$1.4 billion total public and private investment in projects built or were in process, and \$64 million total revenue for transit from projects built or were in process. Sound Transit partners with others to maximize affordable housing outcomes. Partnering with developers and community-based organizations, local affordable housing funding – King County, A Regional Coalition for Housing, Seattle Office of Housing, Washington State Housing Finance Commission \$200 million bond partnership, and Amazon Housing Equity Fund \$100 million partnership.

Cities where upcoming TOD opportunities were located included Kent, Redmond, Seattle, Lynnwood, Federal way, and more. The five-year pipeline estimated 1,300 to 1,700 affordable housing units and 1,700 to 2,300 total housing units. Opportunities to scale delivery of near-term TOD projects included affordable housing gap funding, local infrastructure resources, and TOD-supportive zoning.

Ms. Hoffman provided an overview on a joint development TOD project, U District Station building. In 2013, the Board approved a condominium unit at the U District Station. The transit condo unit was owned by Sound Transit and the TOD condo unit was owned by the University of Washington (UW). In 2015, Sound Transit and UW entered into a project implementation agreement to accommodate the University's revised TOD concept for a taller building. UW compensated Sound Transit for overbuild. In 2020, UW selected Lincoln Property Company (LPC) as developer. LPC was ground leasing the site and would lease building to UW and others. The building was over 260,000 square feet 13 story office

building. Construction would start in fall 2022 and substantial completion in fall 2024. Ms. Hoffman reviewed the U District Station building renderings.

Opportunities for ST3 projects would be assessed along with assessing TOD opportunities with different station alternatives, including joint development. Staff would look into potential for delivering TOD with park-and-ride stalls such as deferred parking facilities. Major factors for ST3 joint development opportunities included design and delivery of transit facilities, upfront investment requirements, and prioritization of public benefits.

Committee Vice Chair Constantine reminded the Board that this had been a long term process to put the agency in a position to delivery station infrastructure and maximum development opportunities. He noted something to continue to focus on was how to be more prepared for development and work with private sectors to leverage more value at each station locations. Boardmember Balducci suggested to consider partnering with local jurisdictions for zoning for advocacy efforts. She would like to talk further about levels of funding needs.

Chair Keel agreed with Vice Chair Constantine and Boardmember Balducci's comments and noted how the transit and housing business mesh together.

Executive Session to discuss litigation to which the Agency is, or is likely to become, a party as authorized under RCW 42.30.110 (1)(i)

Chair Keel advised that the committee was going into executive session to discuss litigation in which the agency is, or is likely, to become a party. He introduced Desmond Brown, Sound Transit General Counsel, who explained that the committee was allowed to enter into executive session to under RCW 42.30.110(1)(i) to discuss actual litigation in which a public discussion would have adverse legal or financial consequence on the agency.

Chair Keel explained that the committee would be in executive session for 25 minutes. The executive session began at 11:23 a.m. and was scheduled to end at 11:48 a.m.

At 11:48 a.m., the executive session was extended by 10 minutes to end at 11:58 a.m.

At 11:58 a.m., the executive session was extended by 10 minutes to end at 12:08 p.m.

At 12:08 p.m. the meeting was called back to order.

Other business – None

Next meeting

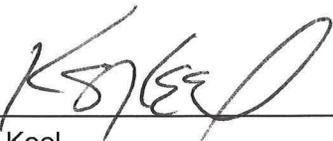
Thursday, November 3, 2022

10:30 a.m. to 12:00 p.m.

Ruth Fisher Boardroom and Virtually via WebEx

Adjourn

The meeting was adjourned at 12:09 p.m.



Kent Keel

Executive Committee Chair

ATTEST:



Kathryn Flores

Board Administrator

APPROVED on November 3, 2022, JG