



Summary Minutes

Executive Committee Meeting January 16, 2025

Call to order

The meeting was called to order at 10:34 a.m. by Committee Chair Constantine and was available for viewing in person and online.

The meeting was recorded and can be found at <https://www.soundtransit.org/get-to-know-us/board-directors/meeting-videos>.

Roll call of members

| Chair | Vice Chair |
|--|---|
| (P) Dow Constantine, King County Executive | (A) Dave Somers, Snohomish County Executive |

| Board Members | |
|---|------------------------------------|
| (A) Nancy Backus, Auburn Mayor | (P) Cassie Franklin, Everett Mayor |
| (P) Claudia Balducci, King County Councilmember | (A) Bruce Harrell, Seattle Mayor |
| | (P) Kim Roscoe, Fife Mayor |

Katie Flores, Board Administrator, announced that a quorum of the Committee was not present at roll call.

Report of the Chair

Committee Chair welcomed WSDOT Secretary Julie Meridith to the Sound Transit Board and welcomed her to participate in discussions at the meeting.

CEO Report – None

Public comment

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

The following person provided virtual comments:

Joe Kunzler

No written or in-person comments were given.

Business items

Final Committee Action

December 12, 2024, Executive Committee meeting minutes

It was moved by Board member Roscoe, seconded by Board member Balducci, and carried by the unanimous vote of all Board members present that the minutes of the December 12, 2024 Executive Committee meeting be approved as presented.

For Recommendation to the Board

Motion No. M2025-02: Adopting 2025 performance goals and objectives for Goran Sparrman, Sound Transit interim chief executive officer.

Committee Chair Constantine provided an overview of the goals created for Interim CEO Goran Sparrman for his extended contract term – From January 13, 2025, to May 15, 2025 – and provided highlights of Interim CEO Sparrman’s achievements during his first year in his role.

It was moved by Board member Roscoe, seconded by Board member Franklin, and carried by the unanimous vote of all Board members present that Motion No. M2025-02 be forwarded to the Board with a do-pass recommendation.

Resolution No. R2025-02: (1) Approving the chief executive officer’s declaration that portions of six parcels (“TOD Sites”) adjacent to the Federal Way Downtown Link light rail station and composed of four separate TOD Sites are surplus upon completion of Federal Way Link Extension construction; (2) declaring TOD Sites 1 and 2 as suitable for housing; (3) authorizes staff to offer TOD Sites 1 and 2 first to qualified entities for development of affordable housing; and (4) authorizes staff to offer TOD Sites 1 and 2 below market value, including at no cost, to facilitate affordable housing outcomes.

Mara D’Angelo, Transit Oriented Development Deputy Director, and Matthew Mateo, Transit Oriented Development Senior Project Manager, provided a presentation on the action.

Board member Roscoe asked for detail as to the size of the proposed TOD sites, as well as how it compares to other projects throughout the system. Mr. Mateo responded that the entire area, comprised of sites 1-4, are approximately 5.5 acres, which is larger than the approximately 4 acres in the Kent-Des Moines area. Ms. D’Angelo further elaborated that this site is one of the largest sites that has been brought before the Board. Board member Roscoe shared her excitement at the creation of new affordable housing along the alignment, and her hopes that this type of redevelopment can occur as Link light rail expands further south into Fife and Pierce County.

Board member Balducci asked if there were discussions ongoing on how land use was being considered by staff during the TOD offering strategy development process and encouraged staff to explore the idea of considering sites more holistically compared to individual sites. Ms. D’Angelo responded that staff is always happy to explore and discuss different sites further.

It was moved by Board member Roscoe and seconded by Board member Balducci.

Chair Constantine shared his agreement with Board member Balducci’s comments, noting the importance of the agency’s work and how expanding TOD development to focus on the creation of new neighborhood hubs and communities, rather than individual building sites, can help foster new development and prosperity in different areas of the system.

It was carried by the unanimous vote of all Board members present that Resolution No. R2025-02 be forwarded to the Board with a do-pass recommendation.

Motion No. M2025-03: (1) Approving the key business terms of an agreement with the Low Income Housing Institute (LIHI) for the sale of Sound Transit surplus property in the U District in Seattle for the creation of a mixed-use project comprised of affordable housing and community-serving uses; and (2) delegating to the chief executive officer the authority to execute and subsequently amend, as necessary, the disposition and development agreement (DDA) and related covenants, conditions, and easements for the TOD project, all subject to the Board-approved key business terms.

Mara D'Angelo, Transit Oriented Development Deputy Director, and Rebecca Brunn, Transit Oriented Development Project Manager, provided a presentation on the action.

It was moved by Board member Roscoe, seconded by Board member Balducci, and carried by the unanimous vote of all Board members present that Motion No. M2025-03 be forwarded to the Board with a do-pass recommendation.

Reports to the Committee – None

Executive Session – None

Other business – None

Next meeting

Thursday, February 6, 2025
10:30 a.m. to 12 p.m.
Ruth Fisher Boardroom and Virtually via Zoom

Adjourn

The meeting was adjourned at 11:08 a.m.



Dave Somers
Executive Committee Vice Chair

ATTEST:



Kathryn Flores
Board Administrator

APPROVED on February 6, 2025, HRR