



Summary Minutes

Executive Committee Meeting February 4, 2021

Call to order

The meeting was called to order at 10:32 a.m. by Committee Chair Kent Keel virtually on WebEx.

Due to the Governor's Safe Start, Stay Healthy Order, public viewing of the meeting was only available via WebEx. The meeting was streamed on

<https://soundtransit.webex.com/soundtransit/onstage/g.php?MTID=eee9645c15e3497796c5fd4d357e97439>

Roll call of members

Chair	Vice Chair
(P) Kent Keel, University Place Councilmember	(P) Paul Roberts, Everett Councilmember (P) Dow Constantine, King County Executive

Board Members	
(P) Claudia Balducci, King County Councilmember	(P) Jenny Durkan, Seattle Mayor
(P) Bruce Dammeier, Pierce County Executive	(P) Roger Millar, WSDOT Secretary
	(P) Dave Somers, Snohomish County Executive
	(P) Victoria Woodards, Tacoma Mayor

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

Report of the Chair

(Boardmembers Balducci and Constantine arrived at this time)

Transit Equity Day and Black History Month at Sound Transit

Chair Keel announced that Sound Transit joined hundreds of organizations across the country to celebrate Transit Equity Day, which was celebrated on Rosa Parks' birthday. The day highlighted her act of resistance and its connection to the rights of all people and communities to have safe, sustainable, accessible, and equitable public transit. Monday also marked the beginning of the agency's celebration of Black History Month, marked by raising the Pan-African flag above Union Station for the first time.

Property Transfer Public Hearing

Earlier that morning, Sound Transit held a public hearing to receive comment on a proposed transfer of real property to the City of Seattle's Office of Housing, which was presided over by Boardmember Paul Roberts.

Boardmember Roberts advised that five people provided comments:

- Ab Juaner, from Puget Sound Sage, supported the transfer of properties to the Seattle Office of Housing at no cost to be used for permanent affordable homeownership;
- Tony Pickett, from Grounded Solutions Network, supported the transfer of property to the City of Seattle, and supported further use of the Community Land Trust model because of the opportunities it can provide;

- Darryl Smith, Executive Director of HomeSight, Supported the no cost transfer of real property to the City of Seattle to support home ownership opportunities that provide financial stability and build community;
- Patience Malaba, Director of Government Relations and Policy for the Housing Development Consortium of Seattle-King County, Supported the transfer of Real Property to the City of Seattle because it benefits affordable housing and anti-displacement strategies to create wealth for historically excluded communities; and
- Charlie Roberts, a Beacon Hill Councilmember, Support transfer of Real Property to the City of Seattle and expressed hope that designs include parking.

Chair Keel advised that the committee would be reviewing the action later in the meeting.

2021 Committee Work Plan

The Committee would discuss its 2021 committee work plan later in the meeting, which was distributed and discussed the previous month.

Monthly Contract Report

The monthly contract report was included in members meeting packets for review.

CEO Report

CEO Peter Rogoff gave the CEO Report.

Federal update – Earlier in the week, on Tuesday, the Senate confirmed the nomination of Pete Buttigieg as Secretary of Transportation. CEO Rogoff also joined transit leaders from across the country in a letter requesting Congress provide \$39.3 billion in emergency assistance in the next COVID relief bill. He was also scheduled to meet with FTA Administrator Nuria Fernandez the following week to discuss the importance of growing the agency’s partnership with the FTA.

Two letters were distributed to Boardmembers with a request for their signature. The first letter was addressed to Secretary Buttigieg, urging him to include in the upcoming recovery package a provision which would increase the federal share of the two existing Full Funding Grant Agreements. The second letter addressed to Olympia was consistent with the 2021 legislative agenda adopted in December.

Two of three transportation revenue proposals had been released by the respective Transportation Committee chairs. CEO Rogoff met with Chair Fey earlier in the week to discuss Sound Transit’s needs to address its affordability gap. Staff also met with Senate Chair Hobbs to share the same message. Finally, CEO Rogoff advised that he would be making requests of the Boardmembers to join in advocating for Sound Transit with legislators in the weeks to come.

Realignment – CEO Rogoff reviewed the upcoming schedule of Capital Program realignment activities which taking place month-by-month. Culminating in development of realignment plans in June and a decision in July.

Update on Masks – On January 29, 2021, the Center for Diseases Control issued a new order requiring the wearing of masks by riders on public conveyances to prevent the spread of COVID-19. Sound Transit was developing procedures to comply with both the CDC order and the Transportation Security Administration security directive for persons to wear masks while on transit and at transportation hubs. TSA Guidelines stat that facemasks must be worn at all times; and failure to comply may result in Federal Civil penalties. The agency would continue to communicate that masks were required and that it was now federal law, and make masks free onboard all light rail and Sounder vehicles.

Since August, compliance increased from 88 percent to 95 percent, were due to the agency’s communication and passenger experience efforts. Messaging efforts would be increased to raise the

total to 100 percent.

CEO Rogoff added that in a call with the TSA, he asked whether federal agents would collect citizenship information if federal inspections occurred. He received confirmation that no federal agents on transit vehicles would make contact with riders, and more information would be provided.

Announcement about Jonté Robinson

CEO Rogoff announced that Jonté Robinson was selected as the Chief Civil Rights, Equity, and Inclusion Officer. Ms. Robinson took over as acting chief when the position was vacated by Jacque Martinez Vasquez, and she helped move the agency toward its goal to be an anti-racist organization and it was a well-deserved position.

Public comment

Chair Keel announced that public comment would be accepted via email to emailtheboard@soundtransit.org and would also be accepted verbally. The following people submitted email public comments prior to the meeting:

The following people provided written public comment:

Joe Kunzler
Joyce Hengesbach

The following people provided verbal public comment:

Joyce Hengesbach

Business items

Items for Committee final action

January 7, 2020, Executive Committee meeting minutes

It was moved by Boardmember Durkan, seconded by Boardmember Somers and carried by unanimous vote that the minutes of the January 7, 2021 Executive Committee meeting be approved as presented.

Items for recommendation to the Board

Motion No. M2021-08: (1) Approving the key business terms of a Property Transfer Agreement with the City of Seattle for the transfer of 10 Transit Oriented Development sites in the Rainier Valley at no cost for the creation of affordable housing; and (2) delegating to the Chief Executive Officer the authority to execute and subsequently amend as necessary the Property Transfer Agreement, deed, and associated documents, all subject to the Board-approved key business terms.

Chair Keel announced that the Committee would receive the annual report from the Transit Oriented Development Division in addition to the staff report on Motion No. M2021-08.

(Boardmember Dammeier arrived at this time)

Thatcher Imboden, Director of Transit Oriented Development, and Sloan Dawson, Manager of Land Use Planning, provided the report. Mr. Dawson reviewed the goals of the 2018 Equitable Transit Oriented Development policy. He outlined the basis of the Transit oriented Development program through state statute, establishing the “80-80-80” rule, in which 80 percent of suitable property must be first offered for affordable housing, 80 percent of created units must be affordable, and offered to those earning 80

percent or less of the area median income. The statute guides both how the agency's Transit Oriented Development program operates and also how stations are planned.

The Land Use Planning team focused on partnering with cities which had jurisdiction over zoning and capital development in the larger station area, to also shape the landscape immediately surrounding the station, called the station context. Over the year, the team worked with a cross-departmental group to develop station experience design guidelines, began a study of integrated retail in transit facilities, and began a study of joint development strategies for parking facilities. The team was also closely integrated in the planning process, working on the West Seattle and Ballard Link Extension and Tacoma Dome Link Extension station joint development assessments, and bringing Bus Rapid Transit projects into partnering negotiations.

Mr. Sloan outlined the 2021 program goals and projects, which included development of Everett Link station planning, publishing station co-planning work with jurisdictions.

Mr. Imboden explained that 2,100 homes or units were built or in construction on Sound Transit surplus property, 1,500 of which were affordable housing. He announced that the agency was in compliance with the state statute discussed earlier. He reviewed 2020 development highlights which included work toward the affordable housing revolving loan fund, and a five year work plan for transit oriented development work, among others. In 2021, construction on the First Hill and Capitol Hill development sites were expected to be completed.

Mara D'Angelo, title, provided the staff report for Motion No. M2021-08.

Chair Keel asked staff to explain the authority it had to distribute the property at no cost. Mr. Imboden explained that under state statute the agency had the authority to transfer property to qualified entities, which included jurisdiction housing offices or non-profit developers for the purposes of affordable housing. Under that statute, the qualified entities must meet certain conditions, at which point the agency could transfer the property at no cost or a discount. Property that was purchased with the assistance of federal funds falls under a number of federal requirements, but the agency was able to negotiate a disposition approach with the FTA which extinguished the federal interest for this property, removing the requirement to repay the federal government in exchange for the land being used for public purposes and transferring to a public agency.

Boardmember Dammeier asked why the Capitol Hill and Beacon Hill TOD projects were only at 21 percent and 20 percent affordable respectively. CEO Rogoff advised that the Capitol Hill development began negotiations and work before the ST3 statute required 80 percent affordable housing. Mr. Imboden advised that Sound Transit owned a small parcel next to the Beacon Hill development, and explained that the developer approached Sound Transit and the property was transferred at fair market value, not discounted, and therefore not subject to the statute. Boardmember Dammeier asked if future properties would be discounted for 100 percent affordable housing. Mr. Imboden advised that a number of upcoming projects were multi-building projects with mixed use outcomes. CEO Rogoff advised that each project was a unique situation that required unique negotiations and solicitation.

Motion No. M2021-08 was moved by Boardmember Durkan and seconded by Boardmember Balducci.

Boardmember Durkan advised that she considered this action a joint effort by two public agencies to provide benefits to the public. She spoke in support of the action as a means to combat systemic housing inequities in Seattle.

Boardmember Balducci added her support to the effort and asked what steps were being taken work with the East African Community Services group which advocated for particular uses of the properties. Mr. Imboden explained that provisions for the transfer included further collaboration with community groups.

Boardmember Dammeier advised that he would support the action, but that the Board should recognize that the entire region was experiencing affordability problems, but that South King and Pierce County didn't have the tax base and tools that Seattle had to meet those challenges. He asked staff to take that into account when future work took place there.

Vice Chair Roberts seconded Boardmember Dammeier's comments and advised that this action represented a promise kept to the legislature, and also met many of the goals of the agency. He voiced support for the action.

Chair Keel added his support for the motion. He explained that this was the right thing to do and met the needs of the region.

Chair Keel called for a roll-call vote.

Ayes

Claudia Balducci
Dow Constantine
Bruce Dammeier
Jenny Durkan
Roger Millar
Paul Roberts
Dave Somers
Victoria Woodards
Kent Keel

Nays

It was carried by unanimous vote that Motion No. M2021-08 be forwarded to the Board with a recommendation to approve.

Motion No. M2021-09: Delegating authority to the chief executive officer to execute and amend new and existing Long Term Carbon-Free Energy Service Agreements with Sound Transit's utility service providers. These agreements include, but are not limited to, power purchase agreements or similar utility agreements, so long as they require no up-front capital investment by the agency, offer cost-effective financial and other terms that are in the agency's best interest, are within the agency's legal authority, demonstrate achievement towards the agency's adopted sustainability goals, and can be accommodated within adopted agency budgets and financial plans.

Amy Shatzkin, Director of Sustainability, and Jessica Rose, Manager of Utilities and Resource Conservation, provided the staff report.

Motion No. M2021-09 was moved by Boardmember Roberts and seconded by Boardmember Durkan.

Boardmember Dammeier asked for future reports or a summary of the instances of use of the increased authority to the CEO. CEO Rogoff offered to include this summary in the annual report to the Board of the work of the Sustainability Program.

Vice Chair Roberts seconded Boardmember Dammeier's comments and approved of the solution offered by CEO Rogoff.

Chair Keel called for a roll-call vote.

Ayes

Claudia Balducci
Dow Constantine
Bruce Dammeier
Jenny Durkan
Roger Millar
Paul Roberts
Dave Somers
Victoria Woodards
Kent Keel

Nays

It was carried by unanimous vote that Motion No. M2021-09 be forwarded to the Board with a recommendation to approve.

Motion No. M2021-10 Adopting performance goals and objectives for Peter M. Rogoff, Sound Transit chief executive officer.

Chair Keel explained that as established by the CEO's employment agreement, the Board, in consultation with the CEO, needed to establish performance objectives for 2021. He and CEO Rogoff worked together to develop the draft performance objectives in front of the Committee for consideration.

Motion No. M2021-10 was moved by Boardmember Roberts and seconded by Boardmember Millar.

Vice Chair Roberts asked to ensure that as the COVID-19 pandemic and safety related to the pandemic be front of mind in these goals.

CEO Rogoff advised that each time this exercise was taken, it contained a combination of goals which were carried forward from the previous years and goals which had become newly emergent. The success of the staff as a whole was ultimately his responsibility. A newly added goal was to implement findings from the independent review of cost estimates. Safety was addressed in certain respects in multiple goals. The dedication to become an anti-racist organization was also embedded in the goals.

Boardmember Balducci asked that the meeting materials be provided further in advance to allow for more review.

Boardmember Durkan advised that she would be supporting the motion, but asked that more clear language be added to address communication to the Board on items of interest to it.

Boardmember Dammeier noted that post-COVID-19 business transformation was not directly addressed, but that it should be included within several of the goals.

Chair Keel called for a roll-call vote.

Ayes

Claudia Balducci
Dow Constantine
Bruce Dammeier
Jenny Durkan
Roger Millar
Paul Roberts
Victoria Woodards
Kent Keel

Nays

It was carried by unanimous vote that Motion No. M2021-10 be forwarded to the Board with a recommendation to approve.

Reports to the Board

Parking Management Update

Alex Krieg, Deputy Director of Access and Integration, provided the report. He outlined direction provided by the System Access Policy and the ST3 system plan. He reviewed the agency's permit parking program initiated in 2019 and expanded in 2018. Only monthly permits were available and restricted to no more than 50 percent of stalls at eligible facilities. The remaining parking was first come-first serve, which introduced availability challenges. A product mix existed in permitting, containing single occupancy vehicle permits set at market rates and high occupancy vehicle permits which were offered for free. Mr. Krieg advised that the program was halted during the COVID-19 pandemic. Pre-pandemic demand was above 90 percent, while post COVID-19 demand was down to 18 percent. When demand rose above the 90 percent threshold, the program would begin again.

Available parking was expected to increase by 54 percent over the following five years. Mr. Krieg explained that these future projects would be opened with the parking management regime in place. Daily fees were the next step beyond monthly permits. An expanded program was expected to launch no later than the opening of the East Link Extension. A future management vendor would be procured in 2021, with expectations for a full suite of possible services phased in over time that included monthly and daily permits, complains, transit ridership verification, real time monitoring and dissemination, mobile payments, and integration with Next-gen ORCA.

Near-term Board actions were anticipated for the summer of 2021, requesting approval to increase the permit program scope to allow for management of up to 100 percent of stalls and daily permits, and to authorize the parking management vendor contract once it is negotiated.

Following the Board actions in 2021, the program would be developed and an equitable engagement process would take pace. Following a subsequent Title VI, analysis and report, the program would be implemented sometime between 2022 and 2023. Mr. Krieg outlined a number of questions still up for consideration, which would be resolved during the equitable engagement process.

Boardmember Millar advised that he would have more input when actions came to the Board for future parking.

Vice Chair Roberts explained that providing parking for those at the ends of the system which still pay into the system was appreciated.

Discuss 2021 Executive Committee Work Plan

Chair Keel reminded the Committee that he distributed the draft work plan at the previous Committee meeting, and that it contained various actions anticipated to come to the Committee over the year. He asked for suggestions or comments on the work plan.

Boardmember Dammeier asked that the Board set the tone on review of safety and that it should be added affirmatively to the work plan.

Boardmember Millar suggested that the committee look at station access comprehensively, as opposed to just parking management. He asked that station access discussion be added to the plan.

Executive Session

None.

Other business

None.

Next meeting

Thursday, March 4, 2021
10:30 a.m. to 12:00 p.m.
Virtually via WebEx

Adjourn

The meeting was adjourned at 12:20 p.m.



Kent Keel
Executive Committee Chair

APPROVED on March 4, 2021. AM

ATTEST:



Kathryn Flores
Board Administrator