

## MID Ratepayer Advisory Board

Hybrid Meeting

June 23, 2026 | 8-9:15 a.m.

8:00	<a href="#">Call to Order</a>	Amy Baker, Chair
8:02	<a href="#">Guest Ratepayer Comment</a>	
8:10	<a href="#">Chair's Report</a> <ul style="list-style-type: none"> <li>✓ ACTION: Minutes from May meeting</li> <li>📄 Annual Business Meeting Requirements</li> </ul>	Amy Baker, Chair
8:15	<a href="#">Proposed 2026-2027 Work Plan</a> <ul style="list-style-type: none"> <li>📄 2026-2027 Work Plan</li> <li>✓ Recommendation of Work Plan to City</li> </ul>	Jon Scholes, DSA President & CEO Amy Baker, Chair
8:25	<a href="#">2026-2027 MID Budget</a> <ul style="list-style-type: none"> <li>📄 Budget narrative</li> <li>📄 2026-2027 MID budget</li> <li>✓ Recommendation of budget to City</li> </ul>	Matt Gurney, COO Amy Baker, Chair
8:35	<a href="#">Approval of Program Manager</a> <ul style="list-style-type: none"> <li>📄 Program Manager Memo</li> <li>✓ Recommendation of Memo to City</li> </ul>	Amy Baker, Chair
8:40	<a href="#">MID Board Governance</a> <ul style="list-style-type: none"> <li>📄 Slate of nominations</li> <li>✓ Approval</li> </ul>	Amy Baker, Chair
8:45	<a href="#">Program Manager Report</a>	Jon Scholes, DSA President & CEO
8:50	<a href="#">Downtown Revitalization</a> <ul style="list-style-type: none"> <li>📄 Dashboard</li> </ul>	Ryan Gockel, Director Strategic Initiatives
9:00	<a href="#">MID Program Update</a>	Jennifer Casillas, VP Public Realm & Ambassador Operations
9:14	<a href="#">New Business</a>	Amy Baker, Chair
9:15	<a href="#">Adjourn</a>	Amy Baker, Chair

## **Meeting Minutes**

### **MID Ratepayer Advisory Board**

**May 19, 2026**

**Presiding: Amy Baker, Chair**

**Attending:** Gina Grappone, Valerie Heide Mudra, Ed Leigh, Simone Loban, Lars Pedersen, Tim Andrews, Michael Wang, Adam Bowser, Anita Jeerage, Anita Shah, Nate Hard, Bart Ricketts, Cary Clark, Dan Temkin, Jennie Dorsett, Laura Horn, Rebecca Uusitalo

**Staff:** Jon Scholes, Brian Cannon, Ryan Gockel, Matt Gurney, Owen Harrang, Emily Bailor, Elena Segura, Jack MCarthy, Matt Gurney, Steven Walls

#### **CALL TO ORDER**

**Amy Baker, Chair**

Amy welcomed the group to the May meeting and called the meeting to order. She asked for any guest ratepayer comments.

#### **CHAIR'S REPORT**

**Amy Baker, Chair**

Amy provided the Chair's report for May. She reviewed the agenda. She called attention to the minutes from the March meeting. She sought a motion to approve the minutes; a motion was made and seconded; minutes were approved by consent.

#### **PROGRAM MANAGER REPORT**

**Jon Scholes, DSA President & CEO**

Jon provided his Program Manager report for May. He acknowledged a recent event where a MID trike was hit by a stray bullet; he informed the group of steps taken to ensure MID ambassador safety and the follow up being conducted with SPD and other private cameras. He noted that the IKE kiosks will finally be installed next month after many years of permitting; he invited the group to join an unveiling. He noted that the new MID deployment center at 3<sup>rd</sup> and Pine would be officially open in a few weeks; he invited the group to join an opening celebration.

Dennis and Lisa Nitze provided an update on the Streets-to-Housing work being piloted in Pioneer Square; they noted the early successes and plans for expanding the program.

## **FINANCE REPORT**

**Matt Gurney, COO**

**Jack McCarthy, Director Finance**

Jack provided an update on the financials. He noted major variances and reviewed the budget calendar for next fiscal year.

Matt briefly reviewed the draft 26/27 budget noting staffing numbers and future assessment projections.

## **DOWNTOWN REVITALIZATION**

**Ryan Gockel, Director Strategic Initiatives**

Ryan took the board through the revitalization dashboard from May. He reviewed worker foot traffic numbers noting that numbers are holding steady year-over-year. He called attention to the office vacancy rate noting that data show a possible peak in vacancies. Hotel demand has dipped likely due to lower international travel.

## **MID PROGRAM UPDATE**

**Jenn Casillas, VP, Public Realm & Ambassador Operations**

Jenn reviewed the MID Moment for May which highlighted ambassadors helping tourists and the positive feedback provided. She reviewed the Ambassadors of the month. She highlighted the recent installations of vinyl wraps around downtown. She also highlighted the recent improvements to Westlake Park.

## **New Business**

None.

## **ADJOURN**

10:00 a.m.



June 23, 2026

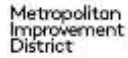
**TO: MID Ratepayer Advisory Board**  
**FR: Amy Baker, Chair**  
**RE: MID Ordinance required actions**

At our annual meeting we are required by City ordinance to approve the following:  
Budget for the operating year commencing July 1, 2026 and ending June 30, 2027  
A work plan outlining the planned services and programs for the 2026-2027 fiscal year  
The Downtown Seattle Association as the Program Manager

Please refer to Section 17 of Ordinance #126817 for more information (clipped below)

*At the annual ratepayers' meeting, the Board shall present its proposed work plan and budget for the next year, and its recommendation regarding whether to continue with the current Program Manager. The work plan, budget, and recommendation regarding whether to continue with the current Program Manager must be approved by a vote of the ratepayers and submitted to the OED Director for review and approval.*

Program	Cleaning & Maintenance	Community Safety & Hospitality	Public Space Operations & Events	Economic Development & Planning, Transportation & Access	Communications & Marketing	Management & Operations	Strategic Plan
Program Description	Provide daily cleaning services throughout the district. Coordinate with public agencies to address maintenance of public infrastructure in the right of way (utility boxes, clogged drains, leaf pick-up, illegal dumpings, tree grates, planters, light poles, water fountains, etc.).	Provide daily concierge and street outreach services throughout the district.	Manage select parks and public plazas and provide daily programming, park staffing, security, events and investments in amenities.	Develop and maintain economic, demographic and market data on downtown's overall competitiveness and provide information to brokers, developers, media, ratepayers and policymakers. Fund commute services for property owners and tenants to make MID properties easy and affordable to reach from across the region through transit pass sales, transportation consulting and events.	Provide communications, marketing, media relations, social media and creative services to support MID program activities across event promotion, brand recognition and advocacy focuses.	Provide high-quality program administration and excellent customer service, as well as financial contract management services and legal services.	Commence the implementation of the Strategic Plan with a 3-year action plan and a 10-year vision for Downtown.
Service Detail	<ul style="list-style-type: none"> <li>- Provide ambassador services 7 a.m.-9 p.m. 362 days a year</li> <li>- Sweep sidewalks and curbs</li> <li>- Coordinate with city departments on trash removal and pick up processes, provide "top-offs" to city garbage cans</li> <li>- Remove debris, gum, and human and animal waste</li> <li>- Remove graffiti tags and stickers on public property</li> <li>- Syringe removal</li> <li>- Additional cleaning equipment and services, including scheduled pressure washing</li> <li>- Remove and compost leaves in identified areas with heavy impact</li> <li>- Deploy mechanized sweeping and cleaning equipment</li> <li>- Track daily ambassador activities and conditions of right of way utilizing handheld technology</li> <li>- Survey ratepayers on satisfaction with cleaning services</li> <li>- Respond to online and telephone service requests</li> <li>- Coordinate with public agencies to address maintenance issues with public infrastructure</li> <li>- Coordinate with private buildings for graffiti removal as permitted.</li> <li>- Track and report city infrastructure in poor condition, damaged or vandalized</li> <li>- Develop reports on maintenance needs</li> <li>- Manage service provider contracts as needed</li> </ul>	<ul style="list-style-type: none"> <li>- Provide ambassador services 7 a.m.-9 p.m. 362 days a year</li> <li>- Provide directions, customer service and assistance to members of the public</li> <li>- Provide safety escorts as requested through dispatch</li> <li>- Provide daily staffing of select parks and public plazas</li> <li>- Assist individuals in need in finding services, shelter and housing</li> <li>- Assist in implementing the Conditions of Entry Program for businesses/properties</li> <li>- Track daily ambassador activities and core services utilizing handheld technology</li> <li>- Conduct regular visits with ground level businesses and property/security personnel</li> <li>- Provide information on City regulations related to the public right of way</li> <li>- Provide trainings and classes to external partners (ex: de-escalation classes)</li> <li>- Manage additional investment in extra SPD patrols in focused areas</li> <li>- Administer naloxone when necessary</li> <li>- Manage and oversee private security contract providing ambassador protection and ratepayer response</li> <li>- Coordinate with social service agencies to assist people in crisis</li> </ul>	<ul style="list-style-type: none"> <li>- Provide ambassador services 7 a.m.-9 p.m. 362 days a year</li> <li>- Provide professional staffing to coordinate programming, events and engage the public and partner agencies</li> <li>- Provide daily amenities and programming in Westlake Park, Occidental Square, Pioneer Park and Bell St. Park</li> <li>- Activate First and Pike Plaza, McGraw Square, Westlake Square and Fortson Square with cleaning, amenities, beautification, art installations and staffing</li> <li>- Produce summer live music/concert series, Downtown Summer Sounds, throughout the MID</li> <li>- Produce holiday events and beautification initiatives, including management of the Downtown Tree Lighting Celebration</li> <li>- Invest in public space programming and beautification in public areas, to include art installations, murals, lighting and plantings</li> <li>- Track daily ambassador activities and core services utilizing handheld technology</li> <li>- Manage horticulture program through managed parks and public spaces, including "Friends of" volunteer groups</li> <li>- Conduct user-experience survey for Westlake Park, Occidental Square, Pioneer Park and Bell St. Park and share results with Seattle Parks and Recreation</li> <li>- Conduct user-experience survey for First and Pike Plaza, McGraw Square, Westlake Square and Fortson Square and share results with Seattle Department of Transportation</li> <li>- Observe, monitor, track and report public/private amenities in need of maintenance within the public realm</li> </ul>	<ul style="list-style-type: none"> <li>- Collect data and conduct economic trend analysis; report out to stakeholders and media</li> <li>- Track demographic data</li> <li>- Provide businesses and property owners access to MID databases and market information</li> <li>- Assist businesses and ratepayers in communicating with city departments, elevating concerns and issues and obtaining information on city services</li> <li>- Track and analyze development activity in downtown</li> <li>- Develop plans and initiatives to enhance public infrastructure, public spaces and pedestrian corridors</li> <li>- Provide transportation consulting services to property owners to attract and retain tenants</li> <li>- Support property managers with transportation survey data collection. Provide analysis and recommendations.</li> <li>- Provide discounted transportation programming including Commute101 Events and Adult Learn to Bike Ride for tenant employees</li> <li>- Consult on bike rack &amp; E-bike facilities</li> <li>- Shape planning efforts to enhance transportation access and the public realm</li> <li>- Consult with ratepayers on world-class commute facilities and commuter benefits to recruit &amp; retain top tenants</li> <li>- Advise on parking policy and parking management strategies</li> <li>- Support with City of Seattle Transportation Management Plan regulations, including collection of program reports</li> <li>- Provide analysis of commuter trends for individual properties based on Seattle Commute Survey</li> <li>- Provide 1:1 Commute Consultations for tenants' employees to support return to office initiatives</li> <li>- Offer guidance to mitigate major transportation construction (Revive I-5, ST Link Light Rail)</li> <li>- Support tenants sustainability goals with transit pass and e-bike parking consultations</li> </ul>	<ul style="list-style-type: none"> <li>- Produce, post and boost regular social media content to raise awareness and increase visibility of MID ratepayers and MID-funded programs (ambassadors, events, testimonials, etc.). Focus on measurable results and clear impact in storytelling.</li> <li>- Produce collateral material (printed and digital) to support MID-funded programs (including event promotion and point-of-service materials, signage, giveaways, etc.)</li> <li>- Produce an annual meeting for ratepayers</li> <li>- Provide media relations support of MID-funded activities and events, with focus on promotion and advocacy.</li> <li>- Produce a periodic newsletter for MID ratepayers summarizing impact and providing results.</li> <li>- Produce and distribute periodic eblasts to property owners and managers, notifying them of possible disruptions downtown (protests, marches, etc.)</li> <li>- Manage the DSA/MID website, including a section about MID services, boundaries, ratepayer information and more</li> <li>- Maintain a downtown community events website to help draw visitors back downtown and amplify downtown businesses, events and attractions.</li> <li>- Assist with branding of MID uniforms and equipment, including trikes, trucks, buckets and more</li> </ul>	<ul style="list-style-type: none"> <li>- Support and manage MID Ratepayer Advisory Board and committees</li> <li>- Conduct annual financial audit and 401k audit</li> <li>- Provide legal support for program implementation and operations</li> <li>- Provide government relations services in support of MID-funded programs</li> <li>- Prepare assessment billings in partnership with the City</li> <li>- Risk management and insurance coverage</li> <li>- Manage space leases and all contracts</li> <li>- Utilize technology to track and report on ambassador activities</li> <li>- Produce and distribute as-needed ratepayer alerts on disruptive downtown activities and events</li> <li>- Host periodic ratepayer engagement events</li> <li>- Conduct program analysis, surveys and reporting</li> <li>- Administer all human resource, payroll and accounting services, tax filings, regulatory compliance</li> <li>- Provide housing assistance, personal development training and other support to ambassadors</li> <li>- Recruiting, onboarding and training - Employee engagement and professional development</li> </ul>	<ul style="list-style-type: none"> <li>- Advance solutions for Downtown's behavioral health, unhoused and drug crises</li> <li>- Catalyze Pike and Pine as the thriving and connected center of Downtown</li> <li>- Build the new Downtown economy</li> <li>- Celebrate arts, culture, sports and entertainment as the soul of Downtown</li> </ul>
Total FTE	103.35	45.35	24.3	4.4	3.9	5.3	
Total Expense	\$ 4,550,278.00	\$ 4,259,379.00	\$ 4,829,947.00	\$ 1,140,441.00	\$ 793,032.00	\$ 4,582,036.00	



**DBIA SERVICES**  
**Statement of Revenue and Expenses**  
**July 1 - April 30, 2026**

	April 2026			YTD April 2026		
	Actual	Budget	better/(worse) than budget	Actual	Budget	better/(worse) than budget
<b>Income</b>						
Assessment Net	1,706,656	1,706,656	(0)	17,057,557	17,066,557	(9,000)
Voluntary	0	0	0	229,523	225,000	4,523
Sponsorship	0	0	0	149,456	584,000	(434,544)
Fees for Services Private	24,936	7,285	17,651	142,980	71,393	71,587
Fees for Service Public	209,909	27,288	182,621	2,134,486	1,561,305	573,181
<b>Total Income</b>	<b>1,941,502</b>	<b>1,741,229</b>	<b>200,273</b>	<b>19,714,001</b>	<b>19,508,255</b>	<b>205,746</b>
<b>Expense</b>						
Salaries & Benefits	931,032	1,083,809	152,777	10,779,642	11,560,106	780,464
Professional Services	321,921	225,714	(96,207)	2,329,189	2,233,263	(95,925)
General & Administrative incl Depr	117,993	118,014	21	1,318,451	1,290,394	(28,057)
Program Expenses	324,560	295,362	(29,198)	4,618,878	5,265,195	646,317
<b>Total Expense</b>	<b>1,695,505</b>	<b>1,722,898</b>	<b>27,393</b>	<b>19,046,159</b>	<b>20,348,958</b>	<b>1,302,799</b>
<b>CHANGE IN NET ASSETS</b>	<b>245,996</b>	<b>18,331</b>	<b>227,665</b>	<b>667,842</b>	<b>(840,703)</b>	<b>1,508,545</b>

**Balance Sheet Prev Year Comparison (unaudited)**  
**As of April 30, 2026**

	2024 vs 2025		
	Apr. 30, 2026	Apr. 30, 2025	\$ Change
<b>ASSETS</b>			
Cash	3,028,977	2,095,335	933,641
Accounts Receivable	538,080	1,440,371	(902,291)
Other Current Assets	(117,177)	140,386	(257,563)
ROU Asset	600,541	0	600,541
Fixed Assets	368,021	317,736	50,285
<b>TOTAL ASSETS</b>	<b>4,418,441</b>	<b>3,993,828</b>	<b>424,614</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
Accounts Payable	662,071	245,714	416,357
Deferred Revenue + Refundable Advance	148,000	151,378	(3,378)
Liabilities + Payroll	545,249	457,189	88,060
<b>Total Current Liabilities</b>	<b>1,355,320</b>	<b>854,281</b>	<b>501,039</b>
Long term Liabilities	766,961	(2,350)	769,311
<b>Total Liabilities</b>	<b>2,122,281</b>	<b>851,931</b>	<b>1,270,351</b>
<b>Equity</b>			
Retained Earnings + Temp Restricted	1,628,318	2,866,436	(1,238,118)
Net Income	667,842	275,461	392,381
<b>Total Equity</b>	<b>2,296,160</b>	<b>3,141,897</b>	<b>(845,737)</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,418,441</b>	<b>3,993,828</b>	<b>424,614</b>

**DBIA Services**

3 year comparison (24/25 thru 26/27)		
ACTUAL	FORECAST	BUDGET
2024-2025	2025-2026	2026-2027

**Ordinary Income/Expense**

**Income**

**Contribution Income**

4000 · Assessments	20,374,033	20,782,744	21,507,654
4010 · Voluntary	221,312	229,523	235,261
4120 · Part Fund Unrestricted	20,000		
4130 · Part Fund- Donor Restricted	334,505		
4400 · Sponsorship	210,311	159,456	370,000
4600 · Interest Income	77		

<b>Total Contribution Income</b>	<b>21,160,239</b>	<b>21,171,723</b>	<b>22,112,915</b>
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**Fees for Services Taxable**

4700 · Private Fees for Services	138,669	143,648	213,925
4720 · Public Fees for Services	899,427	1,989,365	1,496,073
4900 · Misc Income	6,063	(311,876)	(322,615)

<b>Total Fees for Services Taxable</b>	<b>1,044,159</b>	<b>1,821,136</b>	<b>1,387,383</b>
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<b>Total Income</b>	<b>22,204,398</b>	<b>22,992,859</b>	<b>23,500,298</b>
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<b>Gross Profit</b>	<b>22,204,398</b>	<b>22,992,859</b>	<b>23,500,298</b>
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**Expense**

**Salaries/Benefits**

5000 · Salaries Management	2,470,705	2,690,243	3,045,136
5010 · Benefits Management	269,630	295,577	305,181
5020 · 401k Retirement Management	95,746	101,382	129,003
5030 · Salaries Line Staff	8,671,711	7,712,654	7,823,976
5040 · Benefits Line Staff	1,729,781	1,690,729	1,607,816
5050 · 401k Retirement Line Staff	75,689	71,167	73,367
5060 · Payroll Taxes	1,194,423	1,147,062	1,181,622

<b>Total Salaries/Benefits</b>	<b>14,507,686</b>	<b>13,708,815</b>	<b>14,166,101</b>
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**Professional Services**

6000 · Accounting	9,319	8,000	8,000
6010 · Consulting	165,622	87,766	140,000
6030 · IT Support / Websites/ Domains	353,411	362,086	373,137
6040 · Legal	-	49,823	51,000
6050 · Management Services	1,988,599	2,079,174	2,150,765
6060 · Payroll Services	63,078	63,424	72,000
6070 · Temp Staffing	76,009		
6100 · Other Prof Services	13,969	13,940	40,400

<b>Total Professional Services</b>	<b>2,670,006</b>	<b>2,664,213</b>	<b>2,835,303</b>
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**General & Administrative**

7000 · Bank / Credit Card Fees	5,924	4,686	2,780
7010 · Computers / Technology	378	16,428	12,120
7020 · Dues / Subscriptions	9,824	17,778	24,581
7030 · Employee Recognition	79,580	68,292	73,700
7040 · Insurance	140,564	153,105	141,966

7050 · Leasing & Maint	17,662	15,205	8,451
7060 · Licenses & Permits	4,992	18,833	15,650
7070 · Meeting & Board Exp	30,615	34,111	35,540
7080 · Misc	5,093	3,498	-
7100 · Maintenance & Repairs Office	3,350	1,250	1,200
7110 · Office Supplies	40,935	44,547	24,180
7120 · Postage & Delivery	855	338	300
7130 · Printing	11,492	5,197	3,400
7140 · Recruitment Staff	60,961	51,948	20,600
7150 · Rent / Storage	445,113	631,331	550,454
7160 · Tax Expense	41,771	67,403	56,000
7170 · Telecom - Internet	159,824	176,074	136,331
7180 · Training	55,957	40,205	29,500
7190 · Travel	5,721	22,988	18,000
<b>Total General &amp; Administrative</b>	<b>1,120,613</b>	<b>1,373,219</b>	<b>1,154,752</b>
<b>Program Expenses</b>			
8000 · Activation	1,644,874	1,996,378	2,055,434
8010 · Equipment - Programs	287,784	259,810	269,004
8020 · Marketing & Promotions	124,432	188,273	164,422
8030 · Outreach	5,297	6,449	10,800
8030Dep · Security Deposits	4,620	1,775	-
8030Rnt · Outreach Rent	21,651	12,047	30,000
8040 · Radios	29,650	25,060	30,000
8050 · Leasing / Rentals	14,910	45,454	89,483
8060 · Security / SPD	762,742	884,680	911,280
8070 · Services - Program	1,323,264	1,007,802	843,394
8080 · Supplies - Programs	257,877	274,062	299,304
8090 · Trash Removal / Water Clean-up	386,141	329,671	346,000
8100 · Uniforms	156,388	151,464	171,420
8190 · Other Program Exp	9,195	2,791	1,200
<b>Total Program Expenses</b>	<b>5,028,825</b>	<b>5,185,715</b>	<b>5,221,742</b>
9901 · Depreciation	192,254	174,563	116,764
<b>Total Expense</b>	<b>23,519,384</b>	<b>23,106,524</b>	<b>23,494,662</b>
<b>Net Ordinary Income</b>	<b>(1,314,986)</b>	<b>(113,665)</b>	<b>5,636</b>
<b>Net Income</b>	<b>(1,314,986)</b>	<b>(113,665)</b>	<b>5,636</b>



June 23, 2026

**TO: MID Ratepayer Advisory Board**  
**FR: Amy Baker, MID Ratepayer Advisory Board Chair**  
**RE: Recommendation for DSA to continue as MID Program Manager**

The downtown community formed the Metropolitan Improvement District in 1999 and the Downtown Seattle Association has acted as the Program Manager for the entirety of the MID's existence. We seek a motion to approve the recommendation to the City of Seattle that DSA continue as the Program Manager for the fiscal year commencing July 1, 2026 and ending June 30, 2027.

Please refer to Section 16 of Ordinance #126817 for more information (clipped below)

*Section 16. Program Manager. The Director of the Office of Economic Development or 12 designee ("OED Director") is authorized to contract with a local non-profit entity operating 13 primarily within the City with experience in BIA management to act as the Program Manager. 14 The Program Manager's duties, subject to the approval of the ratepayers at each annual meeting, 15 will be to manage the day-to-day operations of the Metropolitan Improvement District and to 16 administer the projects and activities. The Program Manager shall exercise fiduciary 17 responsibility to spend the special assessment revenues exclusively for the benefit of the 18 Metropolitan Improvement District and only for the purposes identified in Section 5 of this 19 ordinance. The Program Manager shall abide by City ordinances and state law related to business 20 improvement areas. 21 Meetings of the Program Managers' board or*



**TO: MID Ratepayer Advisory Board**  
**FR: MID Board Development Committee**  
**RE: Slate of returning and new nominees for 2026-2027**

The MID Board Development Committee is pleased to present the below slate of nominees for the 26/27 class of board members. The Committee did a careful and thorough analysis of the existing board roster and current assessment breakdown by ratepayer types and recruited nominees based on the areas where representation was non-existent or low.

Returning Board Members:

The committee recommends the following returning board member to serve a three-year term commencing July 1, 2026 and ending June 30, 2029:

- Tim Andrews (Seattle Children's Research Institute)
- Sally Bagshaw (Downtown Resident)
- Adam Bowser (GAW)
- Gabe Grant (Downtown Resident)
- Dan Temkin (Block 41)
- Rebecca Uusitalo (Urban Renaissance Group)
- Laura Horn (Amazon)

New Board Members:

The committee recommends the following new nominees to the board to serve a three-year term commencing July 1, 2026 and ending June 30, 2029:

- Matthew Milne (Westin Exchange Building)
- Kelsey Gordon (Clise Properties)
- Rekha Bhatt (Farestart)
- Anita Jeerage (Unico)
- Yuvika Tolani (Seattle Union Arts Center)

**Matthew Milne, Real Estate Manager**

**Digital Realty/Westin Exchange Building**

Matthew is a program-focused infrastructure and real estate leader with over eight years of experience managing office, retail, mixed-use, and mission-critical assets in Seattle.

He currently serves as Real Estate Manager for Digital Realty at the Westin Building Exchange in downtown Seattle, the third-largest data center colocation hub in the U.S., where I

oversee 400,000 sq. ft. of critical infrastructure. In this role, he manages a \$21M annual operating budget, leads capital upgrade projects, interfaces with city utility providers, and engages with planning boards to ensure compliance and alignment with long-term infrastructure needs.

Matthew has managed a diverse portfolio of office, retail, and mixed-use properties at Moorman Properties, where I implemented sustainability initiatives and optimized financial performance across 27 assets.

He will be representing the Westin Building Exchange at 2001 6th Avenue.

### **Kelsey Gordon, Director of Property Management**

#### **Clise Properties**

Kelsey Gordon is the Director of Property Management at Clise Properties, where she oversees the operations and performance of a diverse portfolio of commercial real estate assets in downtown Seattle. With more than 15 years of experience in property management, she has built a reputation for operational excellence, tenant engagement, and strategic asset stewardship. Prior to joining Clise Properties, Kelsey held leadership roles at Unico Properties, managing complex real estate operations, capital improvement projects, and team development initiatives. Her collaborative leadership style and deep knowledge of the Seattle market help create exceptional experiences for tenants while supporting the long-term success of Clise Properties' landmark portfolio.

### **Rekha Bhatt, Senior Vice President of Programs**

#### **Farestart**

Rekha Bhatt is the Senior Vice President of Programs at FareStart, where she leads workforce development, job training, and student support programs that help individuals build skills, stability, and pathways to economic mobility. With more than 17 years of experience in education and nonprofit leadership, she has dedicated her career to expanding equitable opportunities for underserved communities. Before joining FareStart, Rekha served as Co-President of Innovative Schools at the Washington State Charter Schools Association, where she helped launch and support high-quality public schools across Washington. A collaborative and mission-driven leader, she is passionate about creating systems and programs that empower individuals to thrive and achieve long-term success

## **Anita Jeerage, Senior Vice President**

### **Unico Properties**

Anita Jeerage is a Senior Vice President at Unico Properties, where she leads strategic initiatives focused on commercial real estate operations, tenant experience, and portfolio performance. With extensive experience in property management and asset operations, she has played a key role in enhancing some of the Pacific Northwest's most prominent office and mixed-use properties. Anita is recognized for her collaborative leadership style, commitment to operational excellence, and ability to build strong partnerships with tenants, stakeholders, and community organizations. Her work reflects a dedication to creating vibrant, sustainable environments that support both business success and community impact.

## **Yuvika Tolani, Artistic Director**

### **Seattle's Union Arts Center**

Yuvika Tolani is the Artistic Director of Seattle's Union Arts Center, where she leads the artistic vision for the organization formed through the merger of ACT Contemporary Theatre and Seattle Shakespeare Company. A theater producer, dramaturg, and civic-minded arts leader, she brings a unique combination of artistic expertise and community engagement experience to the role. Prior to joining Union Arts Center, Yuvika spent seven years at New York's Public Theater, rising to Director of Producing and helping steward a wide range of acclaimed productions and community-centered programs. She holds a bachelor's degree from Yale University and a master's degree in City Planning from MIT, reflecting her commitment to connecting the arts with the broader civic and cultural life of communities.

MID Board Roster

First	Last	Company/Buil ding	Email	Term Expires	Joined Board	Ratepayer Type	Neighborhood
Tim	Andrews	SCRI	Tim.Andrews@seattlechildrens.c	2029	2023	Non profit	Denny Triangle
Mark	Astor	Martin Smith, I	<a href="mailto:mastor@martinsmith.com">mastor@martinsmith.com</a>	2028	2019	Commercial	Multiple
Sally	Bagshaw	DT Resident	sally1.bagshaw@gmail.com	2029	2023	Condo owner	Retail Core
Amy	Baker	Perform Proper	<a href="mailto:abaker@performproperties.com">abaker@performproperties.com</a>	2027	2021	Commerical	Multiple
Rekka	Bhat	Farestart		2029	2026	Non profit	Denny Triangle
Adam	Bowser	GAW	abowser@gawcapitalusa.com	2029	2023	Commercial	Retail Core
Cary	Clark	Argosy	<a href="mailto:caryc@argosycruises.com">caryc@argosycruises.com</a>	2027	2006	Commercial	Waterfront
Jennie	Dorsett	Hudson Pacific	jdorsett@hudsonppi.com	2028	2022	Commercial	Pioneer Square
Kelsey	Gordon	Clise	KGordon@cliseproperties.com	2029	2026	Commercial	Multiple
Gabe	Grant	DT Resident	<a href="mailto:gabriel@spectrumdevsolutions.com">gabriel@spectrumdevsolutions.com</a>	2029	2023	Condo owner	Belltown
Gina	Grappone	Recovery Cafe	gina@recoverycafe.org	2028	2022	Non profit	Denny Triangle
Nathan	Hards	Washington Ho	nhards@waholdings.com	2028	2025	Commercial	Retail Core
Laura	Horn	Amazon	lhorn@amazon.com	2029	2023	Commercial	Multiple
Anita	Jeerage	Unico	anitaj@unicoprop.com	2029	2026	Commercial	Multiple
Tim	Kuniholm	Seattle Aquariu	<a href="mailto:T.Kuniholm@seattleaquarium.org">T.Kuniholm@seattleaquarium.org</a>	2027	2021	Non Profit	Waterfront
Ed	Leigh	Equity Residen	<a href="mailto:ELeigh@eqr.com">ELeigh@eqr.com</a>	2028	2019	Apartment	Multiple
Simone	Loban	Simone David E	<a href="mailto:Simone@simonedavidbarbershop">Simone@simonedavidbarbershop</a>	2027	2021	Resident / Retail Tenant	Retail Core
Mathew	Milne	Westin Exchang	MMilne@digitalrealty.com	2029	2026	Commercial	Retail Core
Valerie Heide	Mudra	Resident - Bell	<a href="mailto:belltown2@gmail.com">belltown2@gmail.com</a>	2028	2013	Condo owner	Belltown
Jeff	Myrter	Wright Runstad	jmyrter@wrightrunstad.com	2028	2025	Commercial	Multiple
Lars	Pedersen	Hotel Andra	lpedersen@hotelandra.com	2028	2022	Hotel	Retail core
Lori	Richards	Avison Young	<a href="mailto:lori.richards@avisonyoung.com">lori.richards@avisonyoung.com</a>	2027	2021	Commercial	Denny Triangle
Bart	Ricketts	Lease Crutcher	<a href="mailto:bart.ricketts@lewisbuilds.com">bart.ricketts@lewisbuilds.com</a>	2027	2024	Commeical / Resident	Retail Core
Jerry	Ringengberg	CWD Group	jerry@1521-2nd.com	2028	2025	Residential	Multiple
Anita	Shah	SAM	anitas@seattleartmuseum.org	2027	2024	Voluntary Ratepayer	Retail Core
Dan	Temkin	Block 41	<a href="mailto:dan@temkinproperty.com">dan@temkinproperty.com</a>	2029	2020	Commercial	Belltown
Yukvika	Tolani	Union Arts tbc	yukvika.tolani@unionartscente	2029	2026	Non profit	Retail Core
Rebecca	Uusitalo	Urban Renaissa	<a href="mailto:rebeccau@urbanrengroup.com">rebeccau@urbanrengroup.com</a>	2029	2020	Commercial	Multiple
Michael	Wang	Vulcan	michaelw@vulcan.com	2028	2025	Commercial	Multiple

# Downtown Dashboard

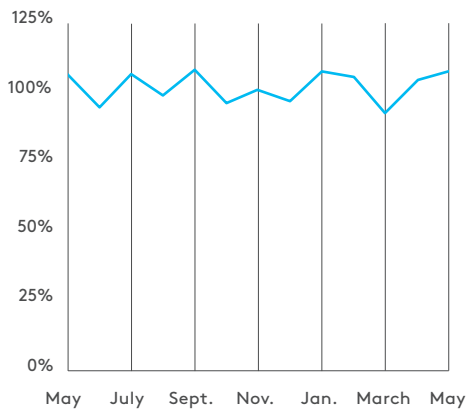
**JUNE 2026 / MAY DATA**

DSA publishes a monthly dashboard update examining key metrics that affect our urban core's vitality. The data sets provide a comparison point to the same period in 2019. Additionally, the dashboard will feature notable stories that provide context regarding downtown's health and progress.

Please credit the Downtown Seattle Association's Downtown Dashboard for use of charts, data and images in this document.

## Visitors

Unique monthly visitors compared to 2019

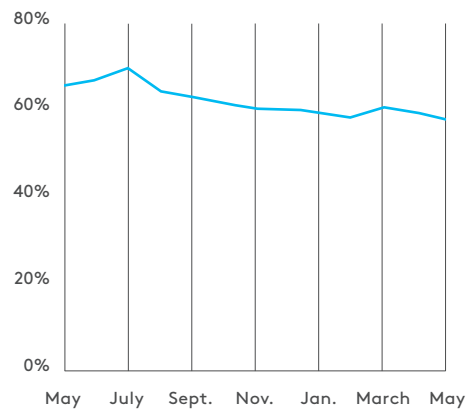


Nearly 3.1 million unique visitors came downtown in May 2026. This represents 107% of the visitors seen in May 2019 and a 1% increase from May 2025.

Source: Placer.ai. Note: February 2020 was used for comparing visitors in February 2025.

## Return to Office

Average weekday worker foot traffic

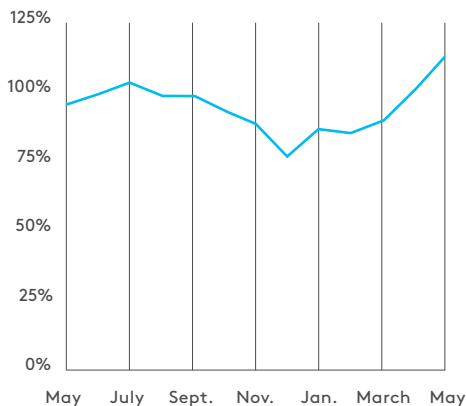


In May, downtown's worker foot traffic was 58% of May 2019's daily average, a 7 point decrease year-over-year. May 2026 marks the third straight month where average daily worker foot traffic decreased year over year, likely due to a decline in the number of downtown jobs.

Source: Placer.ai.

## Hotel Room Demand

Monthly hotel rooms sold compared to 2019

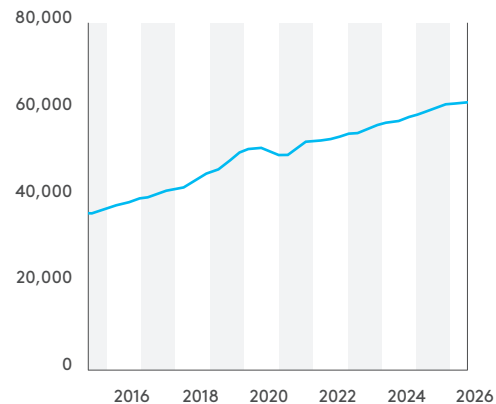


There were 388,000 downtown hotel rooms sold in May 2026. This figure represents 115% of the demand in May 2019, and an 8 point increase in demand compared to May 2025, a positive indicator as Seattle prepared to play host to the World Cup.

Sources: Visit Seattle, STR

## Occupied Apartment Units

Quarterly



In May, the number of occupied apartment units downtown continued growing, rising to nearly 62,500. This represents a 1% increase compared to Q2 2025 and a nearly 25% increase compared to Q1 2019.

Source: CoStar

# Of Note in Downtown



**\$546.5M**  
spent

From January through April, consumers spent more than \$546 million downtown, an 11.5% gain year-over-year according to Datafy.



**16.1M**  
local visitors

More than 16.1 million local visitors came downtown in the first five months of 2026, a 2% increase from 2025. Local visitors are defined as people who live within 10 miles of downtown.



**283,000**  
visitors

June 15 was the third busiest Monday downtown since the pandemic with an estimated 283,000 domestic visitors. Placer.ai doesn't capture international visitors, so the full number is likely quite higher.



**14,495**  
graffiti tags removed

The DSA/MID Clean Team removed 14,495 graffiti tags and stickers from public infrastructure and private property the first five months of 2026.

# Coming Up in Downtown



## Free Viewing Parties

Tickets for the world's biggest sporting event aren't cheap, but downtown Seattle offers plenty of great places to catch the action. Watch parties at Westlake Park, Seattle Soccer House at Pacific Place, Pitchside at Occidental Square, Seattle Center, Pier 62 and more will bring the excitement of the 2026 World Cup to fans throughout the city. Seattle's remaining matches are June 19, 24 and 26, and July 1 and 6.



Courtesy of Seattle Pride

## Seattle Pride

Seattle's biggest Pride event takes over downtown on Sunday, June 28, beginning at 11 a.m. More than 250 groups (including DSA, MID and Commute Seattle) will march in the Seattle Pride Parade along Fourth Avenue. The annual celebration draws more than 300,000 people to downtown in support of the LGBTQ+ community.



Credit: David J. Phillip / AP

## Baseball Meets Soccer

It's always a packed house at T-Mobile Park when the Boston Red Sox come to town. The AL West-leading Mariners host a Red Sox team currently sitting at the bottom of the AL East. The series begins Friday, June 19 (the same day as the U.S. vs. Australia match) making for an action-packed day and evening in downtown Seattle.

## NOTES ON SOURCES

Datafy measures consumer spending by analyzing a cross-section of credit and debit card transactions and cell phone location data.

Downtown foot traffic data are provided by Placer.ai and are based on cell phone location data. Each person is counted once per day. International visitors are not included. Subsets of this data in the charts are as follows:

- Office worker presence is estimated based on visits by workers who were present between 8 a.m. and 6 p.m. on weekdays in downtown Seattle.\*
- Total visitors includes those who do not live or work downtown. It does not include international visitors.

- Hotel data are based on monthly reports from STR, provided by Visit Seattle.
- Apartment occupancy data are from CoStar. This is reported quarterly but the current quarter data are updated in real-time as new information is added to the database.

\*Note that workers who have not visited their work site in the past 90 days are classified as "visitors" until they are regularly visiting their work site at least three times in a one-week period.