

# CENTRAL AREA SENIOR CENTER PROPERTY TRANSFER UPDATE CITY OF SEATTLE, 2019

## (10/25/18) FREQUENTLY ASKED QUESTIONS

**Q1. What is at stake?** *Answer:* The City of Seattle is supposed to maintain and upgrade the building and property Central Area Senior Center (The Central) is situated on. The City has not been doing this, but the Central can with private foundation money. Right now, because the current leasing agreement is on a month-to-month basis, funders will not commit or release funds until they are confident The Central will be here long term.

**Q2. What are we asking for?** *Answer:* We are asking for the City to transfer the deed to the property to The Central.

**Q3. Is Central going to close if this transfer doesn't happen?** *Answer:* No.

**Q4. Where do matters stand today?** *Answer:* There are other properties with similar Mutually Offsetting Benefit (MOB) lease agreements. For the past eight years various departments of The City have met with the MOB agencies. All studies and agencies agree that the best use of these properties is their current use. **There is nothing else to study or research.**

According to law and custom, the Mayor can only do things in the Budget that is approved by the City Council. The Mayor first proposed her budget to the Council in late September. Her 2019 Budget Book does not mention the MOB properties at all. The last remaining chance for these properties to be transferred or sold next year is by the City Council adding it to the budget. Thus, we focus our efforts on informing the nine members of the City Council and asking them to put the transfer or sale into the budget.

The Council's Select Budget Committee is holding public sessions about the budget. On Tuesday, October 23, Dian and several other longtime members and friends of The Central commented before the Select Budget Committee. Thank you to everyone who spoke, submitted a letter or email, or signed our petition. Our work is not done, however. Next week is critical as this is when the Council will consider what it wants in the budget.

**Q5. Who else is asking for a property transfer or sale?** *Answer:* Due to how The City acquired the deeds, some properties can be transferred, the others can be sold for any price (such as \$1). On October 9, three of these agencies met and agreed to join forces and present the City Council and Mayor with a common ask: transfer or sell these properties to us in 2019. This table summarizes the MOB agencies.

Agency	Date Acquired	Our Ask
Byrd Barr Place (Formerly Centerstone and CAMP)	1967	Sell
Central Area Senior Center	1975	Transfer
Phinney Neighborhood Association's Greenwood Senior Center	1978	Transfer

**Q6. What should go into my letter?** Answer: The sample letter on the next page highlights what you might include in a letter or email. Make your letter unique by using your own thoughts and experiences.

**Q7. Where should I send the letter?** Answer: Look for the address on the sample letter.

**Q8. Where do I send email?** Answer: council@seattle.gov

**Q9. Can I drop my letter off?** Answer: Yes, leave your letter with the City Council receptionist. Leave at least 11 copies—one for each of the nine Council members and two for the Select Budget Committee staff.

**Q10. Is it better to send an email or a letter?** Answer: Politicians count the messages they get. Different messages carry different weight. Letters carry more weight because it takes more effort on your part as the sender. If you send an email, paste your letter into the message area of the email, not as an attachment.

**Q11. Where can I get help with formatting, grammar, and spelling?** Answer: For formatting you can copy the format used in the sample letter. For proofing you can ask someone to read it over with you. There are also online tools. For example, you can have 500 words at a time checked with the free version of Pro Writing Aid (<https://prowritingaid.com>).

**Q12. Can we still make public comments?** Answer: Yes. Go to the [Select Budget Committee's landing page](https://v.gd/Select) (<https://v.gd/Select>) to see what sessions are coming up. Sometimes the committee puts the comments at the start of the session, other times at the end. While on the page sign up for email updates.

The last days for the Council to propose changes to the 2019 budget are next week. These changes are called Green Sheet Proposals. Attending these meetings and commenting helps to keep our Ask in play.

2018 Budget Committee Calendar (rev. 9/10/18)				
MON	TUE	WED	THU	FRI
29	30	31	1	2
Revenue Update - CS/CBO Presentation After Council Briefing ~10:30 am	9:30 am (Session I) 2:00 pm (Session II)	----- Green Sheet Proposals - Discussion ----- 9:30 am (Session I) 2:00 pm (Session II)	9:30 am (Session I) 2:00 pm (Session II)	9:30 am (Session I) 2:00 pm (Session II)

**Q13. What if I have other questions?** Answer: John Perkins of Keep the Change Consulting has been assisting Dian and the other MOB agencies in this process. Email him with your questions at [johnp@ktchange.com](mailto:johnp@ktchange.com).

Personal or Business Letterhead      Email      Address      Phone

[janeelder@mymail.com](mailto:janeelder@mymail.com)    1234 34<sup>th</sup> Ave S    Seattle WA    98122    206 765-4321

**JANE ELDER, LSW**

October XX, 2018      Date

Email. It'll get shared with the full Council. Put your letter in message of email, not as attachment.

Select Budget Committee  
c/o Councilmember Bagshaw  
Attn: Emilia Sanchez  
Deputy City Clerk  
PO Box 94728  
Seattle, WA 98124-4728  
Council@seattle.gov

Send mail to this address

Identify what this letter concerns

Re: Transfer of Property to Central Area Senior Center

State current situation

Dear Councilmember Bagshaw:      Use a colon (:)

I am a Lifetime Member of The Central Area Senior Center located at 500 30th Ave South. It is one of the three (3) properties the City co-manages by a Mutually Offsetting Benefit (MOB) agreement asking for a transfer or sale in the 2019 Budget. I've learned that the City Council has to designate enough funds to pay for repairs. Because of competing priorities this isn't working well and the properties are slowly falling apart.

Personal story

In the 1980s my aunt would bring me with her to The Central to help her volunteer. She'd moved here from Louisiana as a young wife to be with her husband. He worked building ships during WW II. My family moved to Seattle in the 60s, but we all rented and bought homes in the Central Area. Because of redlining we overpaid, but that's another story.

Don't stray off topic

When I turned 50, my children surprised me with a Lifetime Membership. I have taken many trips, made friends, enjoyed soul food lunches, and celebrated Seafair and the Fourth of July at The Central. A visit to The Central always uplifts my spirits.

Anticipate question: *Who will handle the money?*

Under the leadership of the Board and Dian Ferguson, the Executive Director, the Central has erased its deficit and produced a surplus over the past four years. These leaders have identified repairs and other improvements. The Central will raise funds from grants, increased membership, and careful budgeting to pay for this work.

The Ask

I ask you to vote for a transfer of this property to The Central in 2019. The building needs upkeep and repairs now, we have funders ready to give the money, and we have people ready to see it through.

Anticipate question: *Why now?*

Thank you Council Members for the work you do keeping our city viable for elders.

Sincerely,

*Jane Elder*

Jane Elder, LSW

Sign Name & Print name underneath