

COMPARISON OF PUBLIC DEVELOPMENT AUTHORITIES (AND SIMILAR ORGANIZATIONS)

PDA/Agency	Mission	Funding & Funding Sources	Appointment of Executive Director	Appointments to the Board	Budget Oversight by Jurisdiction	Other Accountability Measures
<b>Formed by King County</b>						
<p><b>4Culture</b></p> <p>PROPOSED: PO 2018-0086</p> <p><i>County-established PDA; receives County capital and general funds and County lodging tax revenues for arts/culture</i></p>	Promote arts, heritage, historic preservation and public art	<ul style="list-style-type: none"> <li>For 2017-2018 biennium, approx. \$3.2M/year <u>transferred from King County</u> (1% for Arts, General Fund support)</li> <li>Approx. \$9.8M/year in lodging tax endowment held by 4Culture</li> </ul>	<ul style="list-style-type: none"> <li>Recruited by Board, appointed by County Exec, confirmed by Council</li> <li>Can be removed by Board or County</li> </ul>	<ul style="list-style-type: none"> <li>15 members plus 5 ex officio</li> <li>Recommended by 4Culture Board Nominating Committee</li> <li>9 appointed and confirmed by Council</li> <li>6 appointed by County Executive and confirmed by Council</li> </ul>	<ul style="list-style-type: none"> <li>County must transfer funds to 4Culture from lodging tax, 1% for Arts</li> <li>Council approves appropriation of county funds to be transferred to 4Culture in the biennial budget process.</li> <li>4Culture must transmit annual budget to Council and Council must approve by motion prior to funds transfer</li> <li>4Culture must file financial statement and budget with Council by April 15</li> </ul>	<ul style="list-style-type: none"> <li>4Culture must present financial statement and prospective plans in two annual meetings with Council</li> <li>County may remove any or all Board members by ordinance “for any reason”</li> </ul>
<p><b>4Culture</b></p> <p>EXISTING</p> <p><i>County-established PDA; receives County capital and general funds and County lodging tax revenues for arts/culture</i></p>	Promote arts, heritage, historic preservation and public art	<ul style="list-style-type: none"> <li>For 2017-2018 biennium, approx. \$3.2M/year <u>transferred from King County</u> (1% for Arts, General Fund support)</li> <li>Approx. \$9.8M/year in lodging tax endowment held by 4Culture</li> </ul>	<ul style="list-style-type: none"> <li>Recruited and hired by Board</li> <li>Can be removed by Board</li> </ul>	<ul style="list-style-type: none"> <li>15 members plus 5 ex officio</li> <li>Nominated by 4Culture Board Nominating Committee</li> <li>Appointed by County Executive, confirmed by Council</li> </ul>	<ul style="list-style-type: none"> <li>County must transfer funds to 4Culture from lodging tax, 1% for Arts</li> <li>Council approves appropriation of county funds to be transferred to 4Culture in the biennial budget process.</li> <li>4Culture must file financial statement and budget with Council by April 15</li> </ul>	<ul style="list-style-type: none"> <li>4Culture must present financial statement and prospective plans in two annual meetings with Council</li> <li>County may remove any or all Board members by ordinance “for any reason”</li> </ul>
<p><b>King County Museum of Flight Authority</b></p>	<ul style="list-style-type: none"> <li>Develop and operate a first class air and space museum</li> </ul>	<ul style="list-style-type: none"> <li>2016 revenues of \$18.4M from donations, admissions, events, museum store, etc.</li> </ul>	<ul style="list-style-type: none"> <li>The Board hires and manages employees</li> </ul>	<ul style="list-style-type: none"> <li>7 members</li> <li>3 members nominated at-large, 4 members by</li> </ul>		<ul style="list-style-type: none"> <li>Authority must file an annual financial statement with Executive and Council</li> </ul>

COMPARISON OF PUBLIC DEVELOPMENT AUTHORITIES (AND SIMILAR ORGANIZATIONS)

PDA/Agency	Mission	Funding & Funding Sources	Appointment of Executive Director	Appointments to the Board	Budget Oversight by Jurisdiction	Other Accountability Measures
<p>(Ord. 7444, KCC 15.90)</p> <p><i>County-established PDA; no County funds provided.</i></p>	<ul style="list-style-type: none"> <li>Acquire, preserve and exhibit historically significant air and space artifacts</li> </ul>			<ul style="list-style-type: none"> <li>Board Nominating Committee</li> <li>Appointed by Executive, confirmed by Council</li> </ul>		<ul style="list-style-type: none"> <li>County can amend the Authority's bylaws by ordinance "as needed"</li> <li>County may remove any or all Board members by ordinance "for any reason"</li> </ul>
<p><b>Harborview Medical Center</b> (Ord. 18233, KCC 2.42, RCW 36.62)</p> <p><i>County owns the facility and contracts with UW Medicine to operate it. Capital is supported by voter-approved bonds.</i></p>	<ul style="list-style-type: none"> <li>Provide healthcare for the most vulnerable residents of King County</li> <li>Provide and teach exemplary patient care</li> <li>Provide care for a broad spectrum of patients</li> <li>Develop and maintain leading-edge centers of emphasis</li> </ul>	<ul style="list-style-type: none"> <li>Harborview operating revenues of \$964.3M in 2016 – UWMC reports 68% of its total revenue is from patient-generated revenues.</li> </ul>	<ul style="list-style-type: none"> <li>Board approves or rejects UWMC's recommended candidate.</li> </ul>	<ul style="list-style-type: none"> <li>13 members; 1 from each council district and 4 at-large.</li> <li>Appointed by Executive, confirmed by Council.</li> </ul>	<ul style="list-style-type: none"> <li>County approves the long-range capital improvement plan and annual capital budget.</li> </ul>	<ul style="list-style-type: none"> <li>County, in consultation with the board, approves the mission statement, monitors board performance, and approves acceptance of real property.</li> <li>Board provides the County with an annual report on financial, budget, and patient care information.</li> <li>Board members may be removed for cause by the Council.</li> </ul>
<p><b>King County Library System</b> (RCW 27.12)</p> <p><i>County appoints the board, but has no other relationship to KCLS.</i></p>	<ul style="list-style-type: none"> <li>Inspire the people of King County to succeed through ideas, interaction, and information</li> </ul>	<ul style="list-style-type: none"> <li>\$112.4M</li> <li>KCLS has independent taxing authority</li> </ul>	<ul style="list-style-type: none"> <li>Board hires and removes the Executive Director.</li> </ul>	<ul style="list-style-type: none"> <li>7 members; appointed by the Executive and confirmed by Council.</li> </ul>		<ul style="list-style-type: none"> <li>Annual report to the county council on the condition of its trust, its expenditures, and other statistics</li> </ul>

COMPARISON OF PUBLIC DEVELOPMENT AUTHORITIES (AND SIMILAR ORGANIZATIONS)

PDA/Agency	Mission	Funding & Funding Sources	Appointment of Executive Director	Appointments to the Board	Budget Oversight by Jurisdiction	Other Accountability Measures
<b>Formed by City of Seattle</b>						
<b>Burke-Gilman Place PDA</b> (SMC 3.11)	Provide healthcare, education, and housing facilities	<ul style="list-style-type: none"> <li>2015 revenues of \$278,000 from user utility cost reimbursements, lease revenues and user fees.</li> </ul>	<ul style="list-style-type: none"> <li>Officers may be elected, appointed or removed by the Board.</li> <li>Board Chair serves as Chief Executive Officer.</li> </ul>	<ul style="list-style-type: none"> <li>9 members; 4 from user facilities and 5 at-large community members.</li> <li>All positions are mayoral appointments with confirmation by the City Council.</li> </ul>	<ul style="list-style-type: none"> <li>SMC 3.11.440 allows the City Council to authorize by resolution intervention, exercise of control, and correction of deficiencies when "the assets of the public corporation have been or are committed to be misapplied or wasted, or illegally expended."</li> </ul>	<ul style="list-style-type: none"> <li>Annual report is required to be filed with the City Clerk containing assets and liabilities, income and expenditures, and projects and activities conducted.</li> <li>Mayor may approve or disapprove of proposed amendments to the Charter.</li> <li>City may remove board members by ordinance.</li> </ul>
<b>Capitol Hill Housing Improvement Program</b> (SMC 3.11)	Preserve, improve and restore affordable homes in the Capitol Hill Neighborhood	<ul style="list-style-type: none"> <li>2017 total budgeted revenues of \$20.2M, with \$14.2M from tenant rent.</li> <li>Other major revenue sources: commercial rent and property management fees.</li> </ul>	<ul style="list-style-type: none"> <li>Board selects the Executive Director.</li> </ul>	<ul style="list-style-type: none"> <li>11-15 members; 3 nominated by the Mayor and the remaining nominated by a majority vote of the board.</li> <li>All appointments are subject to City Council confirmation.</li> </ul>	<ul style="list-style-type: none"> <li>SMC 3.11.440 allows the City Council to authorize by resolution intervention, exercise of control, and correction of deficiencies when "the assets of the public corporation have been or are committed to be misapplied or wasted, or illegally expended."</li> </ul>	<ul style="list-style-type: none"> <li>Annual report is required to be filed with the City Clerk containing assets and liabilities, income and expenditures, and projects and activities conducted.</li> <li>Mayor may approve or disapprove of proposed amendments to the Charter.</li> <li>City may remove board members by ordinance.</li> </ul>
<b>Historic Seattle PDA</b> (SMC 3.11)	Preserve and enhance historic buildings	<ul style="list-style-type: none"> <li>2016 total revenues of \$4.1M with \$2.4M from real estate income and \$1.4M from a capital campaign.</li> </ul>	<ul style="list-style-type: none"> <li>Officers may be elected, appointed or removed by the Board.</li> <li>Board Chair serves as Chief Executive Officer.</li> </ul>	<ul style="list-style-type: none"> <li>12 members; 4 selected by the Mayor, 4 by the PDA Council, and 4 by the PDA constituency (which is composed of dues-paying members).</li> <li>All appointments are subject to City Council confirmation.</li> </ul>	<ul style="list-style-type: none"> <li>SMC 3.11.440 allows the City Council to authorize by resolution intervention, exercise of control, and correction of deficiencies when "the assets of the public corporation have been or are committed to be misapplied or wasted, or illegally expended."</li> </ul>	<ul style="list-style-type: none"> <li>Annual report is required to be filed with the City Clerk containing assets and liabilities, income and expenditures, and projects and activities conducted.</li> <li>Mayor may approve or disapprove of proposed amendments to the Charter.</li> <li>City may remove board members by ordinance.</li> </ul>

## COMPARISON OF PUBLIC DEVELOPMENT AUTHORITIES (AND SIMILAR ORGANIZATIONS)

PDA/Agency	Mission	Funding & Funding Sources	Appointment of Executive Director	Appointments to the Board	Budget Oversight by Jurisdiction	Other Accountability Measures
<b>Museum Development Authority of Seattle</b> (SMC 3.11)	Construct, manage and operate the Seattle Art Museum	<ul style="list-style-type: none"> <li>2013 total revenues of \$4.0M; most revenue comes from the operating agreement with the Seattle Art Museum.</li> </ul>	<ul style="list-style-type: none"> <li>Officers may be elected, appointed or removed by the Board.</li> <li>Board Chair serves as Chief Executive Officer.</li> </ul>	<ul style="list-style-type: none"> <li>9 members; 3 selected by the Seattle Art Museum Board, 3 selected by the Mayor and 3 selected by the PDA Council.</li> <li>All appointments are subject to City Council confirmation.</li> </ul>	<ul style="list-style-type: none"> <li>SMC 3.11.440 allows the City Council to authorize by resolution intervention, exercise of control, and correction of deficiencies when "the assets of the public corporation have been or are committed to be misapplied or wasted, or illegally expended."</li> </ul>	<ul style="list-style-type: none"> <li>Annual report is required to be filed with the City Clerk containing assets and liabilities, income and expenditures, and projects and activities conducted.</li> <li>Mayor may approve or disapprove of proposed amendments to the Charter.</li> <li>City may remove board members by ordinance.</li> </ul>
<b>Pacific Hospital PDA</b> (SMC 3.11)	Provide funding for healthcare programs benefiting vulnerable and disadvantaged individuals	<ul style="list-style-type: none"> <li>2016 total revenues of \$6.4M primarily from rental income.</li> </ul>	<ul style="list-style-type: none"> <li>Officers may be elected, appointed or removed by the Board.</li> </ul>	<ul style="list-style-type: none"> <li>9 members; 4 appointed by the Governing Council, 1 by the County Executive, and 4 by the Mayor.</li> <li>All appointments are subject to City Council confirmation.</li> </ul>	<ul style="list-style-type: none"> <li>SMC 3.11.440 allows the City Council to authorize by resolution intervention, exercise of control, and correction of deficiencies when "the assets of the public corporation have been or are committed to be misapplied or wasted, or illegally expended."</li> </ul>	<ul style="list-style-type: none"> <li>Annual report is required to be filed with the City Clerk containing assets and liabilities, income and expenditures, and projects and activities conducted.</li> <li>Mayor may approve or disapprove of proposed amendments to the Charter.</li> <li>City may remove board members by ordinance.</li> </ul>
<b>Pike Place Market PDA</b> (SMC 3.11)	Own, manage and preserve Pike Place Market, increase opportunities for farm and food retailing, support small businesses, and provide services for low-income people	<ul style="list-style-type: none"> <li>Total 2017 revenue of \$19.4M with 60% from commercial tenant revenue and the remainder from residential, day-stall and parking revenue, and investment income.</li> </ul>	<ul style="list-style-type: none"> <li>Officers may be elected, appointed or removed by the Board.</li> <li>Rules state that the Board Chair serves as Chief Executive Officer; PDA also has an Executive Director.</li> </ul>	<ul style="list-style-type: none"> <li>12 members; 4 selected by the Mayor, 4 by the PDA Council, and 4 by the PDA constituency (which is composed of dues-paying members)</li> <li>All appointments are subject to City Council confirmation.</li> </ul>	<ul style="list-style-type: none"> <li>SMC 3.11.440 allows the City Council to authorize by resolution intervention, and correction of deficiencies when "the assets of the public corporation have been or are committed to be misapplied or wasted, or illegally expended."</li> </ul>	<ul style="list-style-type: none"> <li>Annual report is required to be filed with the City Clerk containing assets and liabilities, income and expenditures, and projects and activities conducted.</li> <li>Mayor may approve or disapprove of proposed amendments to the Charter.</li> <li>City may remove board members by ordinance.</li> </ul>

COMPARISON OF PUBLIC DEVELOPMENT AUTHORITIES (AND SIMILAR ORGANIZATIONS)

PDA/Agency	Mission	Funding & Funding Sources	Appointment of Executive Director	Appointments to the Board	Budget Oversight by Jurisdiction	Other Accountability Measures
<b>Seattle Chinatown International District PDA</b> (SMC 3.11)	Preserve cultural and ethnic characteristics of the International District	<ul style="list-style-type: none"> <li>Total 2014 operating revenues were \$6.9M primarily from service agreements and residential and commercial rental income.</li> </ul>	<ul style="list-style-type: none"> <li>Officers may be elected, appointed or removed by the Board.</li> <li>Board Chair serves as Chief Executive Officer.</li> </ul>	<ul style="list-style-type: none"> <li>9-17 members; 4 selected by the Mayor and the remainder by majority vote of the board<sup>1</sup></li> <li>All appointments are subject to City Council confirmation.</li> </ul>	<ul style="list-style-type: none"> <li>SMC 3.11.440 allows the City Council to authorize by resolution intervention, exercise of control, and correction of deficiencies when "the assets of the public corporation have been or are committed to be misapplied or wasted, or illegally expended."</li> </ul>	<ul style="list-style-type: none"> <li>Annual report is required to be filed with the City Clerk containing assets and liabilities, income and expenditures, and projects and activities conducted.</li> <li>Mayor may approve or disapprove of proposed amendments to the Charter.</li> <li>City may remove board members by ordinance.</li> </ul>
<b>Seattle Indian Services Commission</b> (SMC 3.11)	Provide services, activities, and programs for American Indian residents of Seattle	<ul style="list-style-type: none"> <li>Total 2016 operating revenues were \$111,000 primarily from rental income.</li> </ul>	<ul style="list-style-type: none"> <li>Officers may be elected, appointed or removed by the Board.</li> <li>Rules state that the Board Chair serves as Chief Executive Officer, but may delegate responsibility to the Executive Director.</li> </ul>	<ul style="list-style-type: none"> <li>5 members; 1 appointed by the Mayor and 4 appointed by the governing council.</li> <li>All appointments are subject to City Council confirmation.</li> </ul>	<ul style="list-style-type: none"> <li>SMC 3.11.440 allows the City Council to authorize by resolution intervention, exercise of control, and correction of deficiencies when "the assets of the public corporation have been or are committed to be misapplied or wasted, or illegally expended."</li> </ul>	<ul style="list-style-type: none"> <li>Annual report is required to be filed with the City Clerk containing assets and liabilities, income and expenditures, and projects and activities conducted.</li> <li>Mayor may approve or disapprove of proposed amendments to the Charter.</li> <li>City may remove board members by ordinance.</li> </ul>

<sup>1</sup> The Seattle Chinatown International District Public Development Authority amended its charter in 2016 to revise the board composition and eliminate the constituency classification. However, its bylaws have not yet been amended to reflect these changes.

COMPARISON OF PUBLIC DEVELOPMENT AUTHORITIES (AND SIMILAR ORGANIZATIONS)

PDA/Agency	Mission	Funding & Funding Sources	Appointment of Executive Director	Appointments to the Board	Budget Oversight by Jurisdiction	Other Accountability Measures
<b>Formed by Other Jurisdictions</b>						
<b>Bellevue Convention Center Authority</b> (Ord. 4092)	Operate the Meydenbauer Convention Center	<ul style="list-style-type: none"> <li>• 2016 Transient Occupancy Tax collections of \$11.3M, used primarily to fund debt service, capital and reserves.<sup>2</sup></li> <li>• 2016 operating revenues of \$9.3M from conventions and other event bookings, \$481,000 from theatre revenues, and \$96,000 from Visit Bellevue sales team.</li> </ul>	<ul style="list-style-type: none"> <li>• The Board shall appoint an Executive Director.</li> </ul>	<ul style="list-style-type: none"> <li>• 7 members; all appointed by City Manager and confirmed by City Council.</li> </ul>	<ul style="list-style-type: none"> <li>• City Council approves of transfer of Transient Occupancy Tax revenues to BCCA as part of its biennial budget process.</li> <li>• Annual financial report required to be filed and quarterly statements of revenue and expenditures are required to be provided to the City Finance Director.</li> <li>• Authority is required at any time to make financial records available to the City for examination.</li> <li>• BCCA Operating Agreement also established a Finance Oversight Committee composed of 3 City representatives, 3 BCCA representatives and 2 community members; this committee reviews and approves an annual finance plan.</li> </ul>	<ul style="list-style-type: none"> <li>• The City Manager may remove at will any or all board members.</li> <li>• City shall have no right to supervise daily operations, but shall oversee operations to correct any deficiency through powers to audit, modify the authority and charter, and remove board members.</li> <li>• Charter may be amended only by ordinance passed by the City Council whether proposed by the authority or on its own initiative.</li> </ul>
<b>South Correctional Entity Facility PDA</b> (Renton Ord. 5444)	Build and operate a jail in south King County	<ul style="list-style-type: none"> <li>• 2013 budget of \$7.1M to fund debt service and related administration costs.</li> <li>• Revenue from intergovernmental revenues – owner</li> </ul>	<ul style="list-style-type: none"> <li>• Director reports to the Administrative Board.</li> </ul>	<ul style="list-style-type: none"> <li>• Elected officials from owner cities serve on the Administrative Board.</li> </ul>	<ul style="list-style-type: none"> <li>• Required to file an annual report with each member city containing information on finances, budget and program activities.</li> <li>• Required to make available to each City all</li> </ul>	

<sup>2</sup> Approximately \$714,000 used to fund Visit Bellevue program and theatre operations.

COMPARISON OF PUBLIC DEVELOPMENT AUTHORITIES (AND SIMILAR ORGANIZATIONS)

PDA/Agency	Mission	Funding & Funding Sources	Appointment of Executive Director	Appointments to the Board	Budget Oversight by Jurisdiction	Other Accountability Measures
		cities pay allocable shares of debt service.			financial records for examination.	

COMPARISON OF PUBLIC DEVELOPMENT AUTHORITIES (AND SIMILAR ORGANIZATIONS)

PDA/Agency	Mission	Funding & Funding Sources	Appointment of Executive Director	Appointments to the Board	Budget Oversight by Jurisdiction	Other Accountability Measures
<p><b>Foss Waterway Development Authority</b> (TMC 1.60)</p>	<p>Oversee property development and marketing of publicly owned Foss Waterway Property</p>	<ul style="list-style-type: none"> <li>• 2017-18 operating revenues of \$3.1M (estimated in 2012) with \$2.2M from projected property sales and the remainder from leases, marina and parking.</li> <li>• Funding sources for development have come from bonds, grants, private investors and FWDA revenues.</li> </ul>	<ul style="list-style-type: none"> <li>• Board may appoint and remove a chief administrative officer and other personnel.</li> </ul>	<ul style="list-style-type: none"> <li>• 7 members selected by the city council; 1 from a list of at least 3 persons submitted by the board of the Metropolitan Park District; 6 selected from persons proposed by the City Manager and Councilmembers</li> </ul>	<ul style="list-style-type: none"> <li>• Required to file annual report on finances and summary of projects and activities conducted.</li> </ul>	<ul style="list-style-type: none"> <li>• City Council may by resolution remove any or all board members.</li> <li>• City Manager makes recommendations to City Council on Board-proposed charter amendments; City Council acts on charter amendments by resolution.</li> </ul>
<p><b>Tacoma Community Redevelopment Authority</b> (TMC 1.60)</p>	<p>Administer grants and loans to a variety of clients, including low-income households, affordable housing developers, and businesses that create jobs and rehabilitate blighted buildings</p>	<ul style="list-style-type: none"> <li>• 2015 total revenues of \$2.2M.</li> <li>• Charter requires the authority to pay the City all net income received except for federal grant programs.</li> </ul>	<ul style="list-style-type: none"> <li>• Board may appoint and remove a chief administrative officer with the concurrence of the Tacoma City Council.</li> </ul>	<ul style="list-style-type: none"> <li>• 10-15 members appointed by the Mayor, subject to City Council confirmation.</li> </ul>	<ul style="list-style-type: none"> <li>• As part of its biennial budget process, Council approves the federal funding to be passed through to TCRA.</li> <li>• Required to file annual report on finances and summary of projects and activities conducted.</li> <li>• Authority is required at any time to make financial records available to the City for examination.</li> </ul>	<ul style="list-style-type: none"> <li>• City department director makes recommendations to City Council on Board-proposed charter amendments; City Council acts on charter amendments by resolution.</li> <li>• City Council may remove board members with or without cause.</li> </ul>

Sources: Information compiled from various jurisdictions' ordinances and code provisions, organizations' charters, bylaws and annual reports, and State Auditor's Office reports.