



Pike Place Market Preservation and Development Authority (PDA)

ASSET MANAGEMENT COMMITTEE
Meeting Minutes

Monday January 9th, 2012
4:00 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Patrick Kerr, David Ghoddousi, Patrick Kerr, Gerry Kumata

Other Council Members Present: Gloria Skouge, Jill Andrews

Staff Present: Ben Franz-Knight, Ryan Yale, John Turnbull, Jennifer Maietta, Marlys Erickson, Steve Nelson, Tamra Nisly,

Others Present: Duncan Thieme, Tony Puma

The meeting was called to order at 4:33 p.m. by Patrick Kerr, Chair

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of December 5th, 2011 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Levy Phase III Update – Joe Paar

Ben gave an update on Phase III renovation and stated that the renovation is moving along incredibly well with the first of two shutdowns completed ahead of schedule. The Economy building will be the last major planned shutdown occurring next week. At next month's meeting, there should be a completion date for Phase III, with the only remaining item for renovation of the windows on Western. The tile work in the Soames Dunn restrooms and the construction of the stairwell has begun. The scaffolding has come down on the Economy elevator and overall the renovation work has been going very well.

III. Key Issues and Discussion:

- A. Update on Proposed Capital Projects – Food Bank
 - 1. Duncan updated the committee on the Food bank public lobby and stated that a few months ago the issue of the food bank lobby came up. He added that he met with representative of the foodbank and is currently working on a preliminary plan. Duncan showed a few sketches of the proposed plans and discussed the next steps with the committee.
 - 2. Public Seating – Hillclimb Terraces
The Public Seating presentation of the Hillclimb terraces was moved to a tour of the Hillclimb to be held after the meeting is adjourned.

3. Small Hillclimb Improvements
The Small Hillclimb Improvements presentation, which includes planter boxes, was moved to a tour of the Hillclimb to be held after the meeting is adjourned.
4. Plumbing Issues – Livingston Baker
Ben gave a brief overview of the LB plumbing issues, which addresses part of the social services that has been discussed by Council and other committees.

Steve gave an update on the Livingston Baker Building Improvements and gave an overview of the improvements to date. He noted that in the 1970s there was residential copper pipe instead of industrial grade which are now getting little pin holes and suggested that the committee should plan to repair/replace in 2013.

- B. Parking Agreement with the city & Garage Update
Ben gave an update and overview of the proposed contract with the city. He stated that there will be a flat rate that the city would provide a guarantee to recoup any lost revenue. Ben stated that the agreement would begin next month and would reduce parking in the garage to \$3 per hour up to 4 hours and would run through September of 2012.

IV. Action Items

- A. Action Item: Proposed Resolution 12-05
Tyler Jamison introduced the resolution and stated that in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the wood windows and wood siding have deteriorated and needs to be repaired. He added that the PPMPDA has executed a public bid process for the repairing of the wood windows and wood siding. He requested that Council authorizes the PPMPDA Executive Director or his designee to enter into contract with **In-Store Services, Inc.** in an amount not to exceed **\$227,977.27**, for the execution of repairing the wood windows and wood siding at the Fairley Building. The funds for this project will be drawn from the Capital Projects Budget, Repair Pike Place Window and Siding **Accounting Code 160192-00**

David moved, Jill seconded

Approve: Patrick Kerr, David Ghoddousi, Jill Andrews

Against: 0

Abstain: 0

The Resolution 12-05 passed unanimously

Bruce Lorig arrived at 4:30pm

V. Property Management

- A. Residential Property Management Report
- B. Closed Session (RCW 42.30.110 [c])
 - i. Review of Lease Proposals
 - ii. Review of Delinquency Report
 - iii. Vacancy Report
 - iv. Current Lease Negotiations
- C. Open Session: Approval of Lease Proposals
- D. **Action Item:** Proposed Resolution **12-06:** Lease Proposals – January 2012
Seattle Convention & Visitor's Bureau

David moved, Jill seconded

Approve: Patrick Kerr, David Ghoddousi, Jill Andrews

Against: 0

Abstain: 0

The Resolution 12-06 passed unanimously.

V. Items for the Consent Agenda

Motion to move Resolution 12-06 to the Consent Agenda

Approve: Patrick Kerr, David Ghoddousi, Jill Andrews

Against: 0

Abstain: 0

The Resolution 12-06 was moved to the Consent Agenda

VI. Public Comment

The committee agreed that the new time for the meeting will now be at 4:30pm.

Pat requested that a report be done by staff to address the increase in tenant leasing rates for next month's asset management meeting.

John noted that the Preschool will be having a grand opening on Sunday the 22nd.

Bruce stated that we should look at our capital projects and figure out a more efficient way to address the capital projects. He suggested having a list of priorities instead of having specific projects.

VII. Adjournment

The meeting was adjourned at 4:56 p.m. by Patrick Kerr