



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES – April 26th, 2012

Council Members: James Savitt, Ann Magnano, John Finke, Jill Andrews, Bruce Burger, David Ghoddousi, Matt Hanna, Patrick Kerr, Bruce Lorig, Jackson Schmidt, Gloria Skouge

Staff Present: Ben Franz-Knight, Scott Davies, John Turnbull, Jennifer Maietta, Kelly Lindsay, Bob Beckstrom, Tyler Jamieson, Ryan Hostetler, Lillian H, Tamra Nisly, Joe Parr, Dianna Goodsell

Others Present: Ernie Sherman, Peter Steinbrueck, Dale Wittner, Joan Paulson, Haley Land, Rod Mick, Skip Knox, Sharon Mukai, Kat Allen, Teagan McDonald

The meeting was called to order at 4:00 p.m. by James Savitt - Chair.

I. Administration

A. Adoption of Agenda

Jim requested to move Closed Session before Proposed Resolutions 12-30 and 12-31, in between item V, sections A and B.

The agenda was approved, as amended, by acclamation

B. Review and Approval of Minutes of March 29th, 2012

The minutes were approved by acclamation

II. Public Comment Including the Market Community

Haley Land commented on several topics from recent activities of the PDA. In reference to Proposed Resolution 12-30, Haley stated he was very happy with the chosen finalist, Miller Hull. He added he happened to work with Robert Hull's team several years ago and was especially pleased with Robert Hull's leadership and attentiveness to community input. Haley commented on the "Thank You Seattle" event, suggesting obtainability of the event enclosures for the Daystall tenants to distribute. He had mentioned that his friend in the Leland building was having security issues with the elevator and wanted to inform Council of that matter. He lastly inquired about the status of Pike Place projects and priorities list; referring to the outside slabs of Western Ave.

Ernie Sherman had inquired if the PDA had engaged with an acoustic engineer to address sound issues in the Atrium Conference Room; he had suggested bringing someone in to improve the auidal quality of the room.

Rob Mick from Market Grille commented on the agenda regarding Pike Place Uses. He stated he was in favor of the street closure from 11-4pm. He cited advantages of closing the street including: economical favorability for his business, decreased pollution from traffic and overall cleanliness of the Market.

Jim addressed several points that were raised in the public comments. He had asked Ben to have the security issue in the Leland building elevator addressed next month. He had also requested to provide appropriate pamphlets for the Daystall staff regarding the "Thank You Seattle" event. He noted that the status of Haley's inquiry was part of a list of Strategic Capital Projects, which is on the agenda for later in the year and reviewed through the Asset Management Committee. He further added the acoustics in the meeting room certainly need to be addressed. He lastly thanked the community for their input and encouraged feedback regarding the Pike Place Uses/Street Closure presentation.

Ann briefly stated she was in full agreement with Jim. She did have a concern with the lighting in the Atrium Conference Room and the complications of viewing presentations with the projection system.

Ben apologized and concluded that he will have the issues from public comment addressed accordingly.

III. Reports and Information Items

A. Council Chair Report

Jim discussed this month's agenda and noted the key issues being addressed at tonight's meeting. He added it is that time of the year in appointing a Nomination Committee, which will be chosen within the next two weeks. He further elaborated that the Nomination Committee will provide recommendations about Committee Chairs, Council Officers and the election of the Council chosen Council member, which will take place in June's full Council meeting. He noted if there is any desire to be chosen on the Nomination Committee, please inform him within the next few days. Jim had stated we will begin discussion on Pike Place Uses today and review the appropriate strategy in the following months. He concluded there will be a presentation on Social Service Planning, the Waterfront and Review of the Marketing Strategy in June, followed by a Budget Review for the agenda in July.

B. Executive Director's Report

I. Waterfront

Ben gave a brief report and stated we have been very busy with the process of selecting an architect for PCI-N design and development and the drafting of an MOU/MOA for the City. He added that the majority of Renovation has been completed; there is still some work that is being finalized in the Soames Dunn building. He lastly wanted to acknowledge the work of the Asset Management Committee this last month and their approval of 11 leases. He stated the Commercial staff has been working tremendously hard on the renewal and additions of leases; he is looking forward in continuation of that process and fully activating the Hillclimb and the DownUnder.

C. Committee Chair Report

Matt Hanna commented on a matter brought up in Executive Committee regarding coordination with the Committees within the resolution approval process. He stated his issue has been with the reorganization of the committee structure; if a proposed resolution exceeded the budgeted amount, the only way for Finance to address that issue is moving the item off the Consent Agenda, which then would have to be discussed by the Council. In proceeding along those lines, Matt noted a suggestion from the Executive meeting; for Capital Project Items, Asset Management would still consider the merits of the project but would pass the resolution out of the committee, in which the Finance Committee could review the pricing elements. He lastly added if there was an item deemed for additional discussion/debate, it could be presented separate from the Consent Agenda to the Full Council.

Jim commented that he unfortunately was not able to attend the recent Executive Meeting. He stated the notion is the Consent Agenda would be reviewed at the Executive Committee, where all of the Committee Chairs could review each item before it is presented at Full Council.

D. Other Reports

None

IV. Key Issues Presentation and Discussion:

A. Pike Place Uses

Ben gave an introductory presentation of Pike Place Uses. The presentation overviewed the History, Opportunities, Functions and Fundamental Needs of the Market, concentrating on Market street use and access. In summary of the presentation; the current functions and uses of the Market's main street include general traffic circulation, market deliveries, parking, pedestrian overflow, emergency access. Fundamental needs for the street include maintaining street access for deliveries, maintaining access to non-PDA owned property, providing a 24 hour corridor for fire and life safety, providing varying seasonal demand and maintaining the character and identity of the street. The presentation concluded with recommendation of pursuing a Summer Pilot Program for 2012. The Pilot Program recommendation would consist of providing; consistent management of the street, delivery and local vehicle traffic access until 11am, pedestrian only street access from 11am to 4pm with designated delivery/drop-off pick up locations at Pine and Stewart, delivery and local vehicle access after 4pm. Furthermore, any required permits, staffing and costs would be determined with working with the City following direction from the Council.

There was a large discussion that followed the presentation regarding the details of the Pilot Program and Council feedback.

John stated this is a huge, interested and complicated topic. He added, generally he is not for closing the street but he is concerned about the need to close the street. He noted he would firstly like tenant feedback to get a broader view regarding this issue.

Bruce L. added he was uncertain in closing Stewart to Virginia Street. He was seeking specifics on what the needs and intentions of the Pilot Program. He stated we should describe the ultimate use of the street, making mention for going to the City in specifying uses of that Street.

Bruce B. noted we should establish criteria for measurements of the program plan. He added the need to publicize Market driving times and alternative navigation options during the Pilot Program.

Matt added he likes the idea of the Pilot Program but desired more details in how we are going to activate the street and how will the program results be measured. He added there needs to be proactive approach in engaging with the public. He stated generally he is in favor for the program.

Jackson had asked if the Pilot was Program had been addressed to the Historical Commission; he wanted the program to be addressed first with the Market Community.

Anne stated her apprehensions about closing the street. She was concerned if the street closure would increase either more customers or non-customers to the Market. She added she is worried about the Market Tenants and their impacts from the Pilot Program. She wanted to engage the tenants before going further with the program.

Patrick commented about closure of the streets. He stated as one of two members of the Council, who happens to be a tenant, when the street closes down, his business suffers.

Jill suggested in having a study of private vs. public use of the space; addressing the overflow of tenants, particularly Daystall tenants in need of space. She stated the street would be a lucrative space for the Daystall community to sell their products.

David mentioned there was previous pilot program which closed the streets on Sundays; he did not see that study in Ben's presentation. He suggested collecting information from any similar studies of the street to use as resource for the proposed Pilot Program.

Jim had asked Ben to see if he would like to pursue the Pilot Program and come back with a resolution.

After hearing feedback from the Council members, Jim stated to Ben that the Council would like to consider the idea of a Pilot Program but would necessitate a detailed plan in place. He added in order to have meaningful public input, there has to be a plan people can react to. Jim entertained a motion that Staff is directed to develop a Pilot Program with the precise parameters and particulars of that program addressing exactly: *(Not an action item.)*

- Where the street will be closed? When the street closures will be?
- What uses of the street/sidewalk will be made during the pilot program?
- How will we get tenant and public feedback?
- How will we outreach to the community to get input?
- What are we going to measure?
- How will we get various approvals?

In addition to establishing defined parameters for the Pilot Program, Jim directed Staff to develop a plan incorporating at least 2 public meetings; the 1st meeting to gather input and the 2nd meeting for revisions of the input. He also requested to have staff specify the tracking criteria of the Pilot Program and provide a detailed timeline of the plan. He concluded the revised plan will come to Full Council on June 28th.

John F added the Pilot Program plan should also include some assessment of the parking garage usage and traffic related issues. John F. suggested getting information from the parking garage in correlation of how people navigate to the garage. He noted he was concerned about the impacts of parking and the potential traffic buildup.

Jackson Schmidt moved

For: James Savitt, John Finke, Bruce Lorig, Bruce Burger, Jill Andrews, Jackson Schmidt, Matt Hanna, Gloria Skouge

Against: Patrick Kerr, David Ghoddousi

Abstain: Ann Magnano

The motion passed by a vote 8-2-1

Anne M abstained from voting for the Pilot Program. Anne stated she believes there are other issues to address before pursuing the Pilot Program and furthermore the need for engaging the tenants first about closing the street.

B. Renovations Recap and “Thanks to you Seattle” Campaign

Ben briefly presented an outline of the Renovation Recap which incorporated: The Pike Place Market Overview, Renovation Planning and Financing and Renovation Phases and Accomplishments. The presentation summarized many details and benefits from the Renovation Process and Levy including: generation of 225 new jobs, significant upgrades in safety, seismic, electrical, plumbing, amenities and Market accessibility and continued commitment and investment by contractors and Seattle Citizens. He stated that the Renovation was really a major project and gave thanks to the residents of Seattle and the partners involved. He concluded with a summary of the “Thank You Seattle” Campaign.

V. Resolutions and Other Action Items (Old and New Business)

A. Consent Agenda

Action Item: Proposed Resolution **12-18:** Authorization for Contract Authority- Fabrication of Ice Melt Station

Action Item: Proposed Resolution **12-19:** Authorization for Contract Authority- Install Condenser Lines Ice Melt Station

Action Item: Proposed Resolution **12-25:** Authorization for Contract Authority- Corner Market Window Replacement

Action Item: Proposed Resolution **12-26:** Lease Proposals – April 2012: 6H Consulting

Bella Umbrella
Los Agaves
Pike Place Taqueria Y Cantina
Britt's Pickles
Bavarian Meats
Cedar River Group
Lisa Harris Gallery
Lionheart Bookstore
Maggie's Shoes
Market Coins

Action Item: Proposed Resolution **11-101**: Further Amendment to Resolution **11-101** - Annual PDA Council and Council Committee Meeting Schedule

Motion to approve the consent agenda

John Finke moved, Gloria Skouge seconded

For: Jim Savitt, Ann Magnano, Jackson Schmidt, Jill Andrews, Bruce Burger, Bruce Lorig, John Finke, David Ghoddousi, Matt Hanna, Patrick Kerr, Gloria Skouge

Against: 0

Abstain: 0

Consent agenda passed unanimously

B. New Business

Action Item: Proposed Resolution **12-28**: Insurance Renewal for period May 1, 2012 - April 30, 2013

The resolution proposes the PDA is responsible for obtaining insurance coverage for its Pike Place Market properties, and for the property managed by the PDA in the Market Historic District, the LaSalle Senior Housing LLC. The PDA Finance Committee has been presented the renewal package for the 2012-2013 property and liability insurance coverage for both the Pike Place Market PDA, and the property managed by the PDA in the Market Historic District. It be requested that the PDA Council hereby authorizes the PDA Executive Director, or his designee, to approve policy terms and conditions and to pay the premiums and brokerage fees not to exceed **\$525,000** for the coverage period May 1, 2012 through April 30, 2013 and that the PDA Council hereby authorizes the continuation of the brokerage representation and services provided by Arthur J. Gallagher Risk Management Services, Inc.

Matt commented that the additional 5 million in coverage would be too costly. He added that the improvements from Renovation have helped offset the Market's insurance premiums.

David Ghoddousi moved, Bruce Lorig seconded

For: Jim Savitt, Ann Magnano, Jill Andrews, Bruce Burger, John Finke, David Ghoddousi, Matt Hanna, Patrick Kerr, Bruce Lorig, Jackson Schmidt, Gloria Skouge

Against: 0

Abstain: 0

Resolution 12-28 passed unanimously

VI. Other Reports and Action Items

Closed session began at 5:37 p.m.

A. PCI-N MOA/MOU (*Closed Session Per (RCW 42.30.110(I)(B))*)

B. Union Contract Negotiations – Update (*Closed Session Per (RCW 42.30.110(I)(B))*)

Closed session ended at 6:09 p.m.

Action Item: Proposed Resolution 12-31: Authorization for MOU/MOA

The resolution states the parcel known as PC I North ("PCIN") is a much studied parcel in the Market Historic District, has long been considered a core part of Market development, and was historically the site of a municipal market from 1922 to 1974. Therefore the waterfront redevelopment project currently being studied and planned by the City of Seattle presents an opportunity for the Market and for the PDA to further fulfill its mission as stated in its Charter. The Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the future redevelopment of the PC-Isite, including PCIN, as part of the Market's core and states that the PC-I site "...should provide for the development of commercial, residential, and public spaces to complement the existing market activity". The PDA Council adopted Resolution 11-77 identifying priority uses for PCIN and established a Waterfront Redevelopment Committee to review existing design proposals and prepare design proposals for PCIN and adjacent areas. The WRC working with staff and consultants has completed a comprehensive site analysis and developed a preliminary building program consisting of priority uses that support and complement the Market's mission which were adopted by the PDA Council with Resolution 11-102. It is the PDA's goal to pursue approval for development of PCIN through negotiation of an MOU/MOA with the City of Seattle that will support the timely execution of the building program goals in coordination with the demolition of the Alaskan Way Viaduct and the development and implementation of the new Central Waterfront Framework Plan. It be requested that the PDA Council hereby authorizes the PDA Executive Director to enter into preliminary negotiations with the City of Seattle for an MOU/MOA addressing development roles, timelines and funding for PCIN.

Jackson moved, Jill Andrews seconded

For: Jim Savitt, Ann Magnano, Jill Andrews, Bruce Burger, John Finke, David Ghoddousi, Matt Hanna, Patrick Kerr, Bruce Lorig, Jackson Schmidt, Gloria Skouge

Against: 0

Abstain: 0

Resolution 12-31 passed unanimously

Bruce Lorig left at 6:14 p.m.

Action Item: Proposed Resolution 12-30: Authorization for Contract Authority - Miller Hull Architectural Services - PCI-N Design and Development

Jackson presented the resolution which proposes that the PMPDA has determined that Architecture services are necessary for Design and Development of plans for PC-IN and integration with the Central Waterfront Design framework. The PMPDA conducted a public process and issued a Requests for Qualifications (RFQ) for Architectural Services in accordance with its Purchasing Guidelines and received seven (7) proposals, and conducted interviews of 4 finalists, Miller Hull was identified as the best qualified to address the needs specifically related to Design and Development of PC-IN, integration with the Central Waterfront Design effort; the PMPDA and is now ready to enter into contract with Miller Hull in an initial amount not to exceed \$350,000 for design services as specified in the contract for Development of PCIN. It be requested that the PDA Council authorizes the PDA Executive Director or his designee, to enter into contract with Miller Hull for Architectural Services for PC-IN, for an initial amount not to exceed \$350,000. The funds for this project will be drawn from the PDA CRRF – Capital Reserve and Replacement Funds.

There was a discussion that preceded the vote of Proposed Resolution 12-30.

Patrick reiterated his rationale for voting against proposed resolution 12-30, which was also presented at the April 24th WRC meeting. He was not in favor of risking 350k of Markets funds for specific reasons including: the issue of not owning the PCI Site, financing of the project, Corner's plans and designs for PCI and the SDOT Elliot Western Connector which would separate PCI from the Waterfront. He indicated he was skeptical of disbursing 350k for consulting services and suggested staging the 350k in increments, corresponding with the phases and progress of the Design and Development of PCI-N.

Patrick proposed an Amendment to Proposed Resolution 12-30 which would authorize the spending up to 50k on the consulting services for the PCI-N Design without further approval. The first action taken would then require coming back to Council with the segmented proposal.

John commented that he likes Patrick's notion of incremental payments, but thought 50k was an arbitrary figure. He would like to have Miller Hull provide the breakup their pricing costs for each design phase for PCI-N, if possible.

There was a discussion regarding the components of phases and costs for the PCI-N consulting services. Ben commented it would be helpful to hear some of the details of the scope and contract with Miller Hull, in which Joe Parr prepared in providing. He stated that the costs for consulting services would not just be spent on one drawing; this would take us substantially down the road and get us through our conceptual design phase for PCI-N. Peter elaborated that the consulting services for PCI-N is part of a prime team integrating many outstanding sub-consultants including, Swift and Company-Landscape Architects and MKS-Structural Engineers and Arup International.

The Council voted on the Amendment to Proposed Resolution 12-30.

Patrick moved, David Seconded

For: Patrick Kerr, David Ghoddousi

Against: Jim Savitt, Ann Magnano, Jill Andrews, Bruce Burger, John Finke, Matt Hanna, Jackson Schmidt, Gloria Skouge

Abstain: 0

Amendment to Resolution 12-30 did not pass by a vote of 2-8

Bruce Burger left at 6:30 p.m.

The Council voted on the original Proposed Resolution 12-30.

Jackson moved, Ann seconded

For: Jim Savitt, Ann Magnano, Jill Andrews, John Finke, David Ghoddousi, Matt Hanna, Jackson Schmidt, Gloria Skouge

Against: Patrick Kerr

Abstain: 0

Resolution 12-30 passed by a vote of 8-1

Bruce Burger returned at 6:32 p.m.

VII. Further Public Comment

Joan Paulson commented on the Pike Place Uses presentation. She recommended not removing parking on the Street. She had suggested spreading out the population which is not occupied as densely to areas such as Post Alley, Western Ave, Downtown, Economy Arcade and the Soames Dunn Courtyard. She concluded the pilot program should not be limited to just summer months but rather implemented 10 months out of the year.

Skip briefly commended Ben Franz-Knight and the Council stating they did a great job on the Renovation completion. He added the Market has kept the same old time community feeling without the dirt and grime. He added he would like a breakdown of costs and phases of Miller Hull's Architectural consulting fees

Kat Allen noted she was very pleased with the discussion that had taken place in reference to Pike Place Uses and addressing the DownUnder concerns. She stated the closure of the street would allow safe and

free flow enjoyment of the Market, especially during the summer season. She added the street should be prioritized for the Market community use.

Haley Land commented that the key question for the pilot program is would doing this help or hurt the locals; we should consider this in one of the measurements for the pilot program.

Teagan McDonald commented that PCI-N is a large expenditure of Market money with no guarantees whatsoever. She said there is not enough of necessary information to proceed. She had asked what pressure has been placed on the City to make the Market in charge.

VIII. Concerns of Council Members

Jackson commented on City ordinances and regulations of billboards in the Seattle, referencing an explicit sign near the Market. After his investigation, he noted that there has not been an update in regulating billboards, in which newer digital signs have been under regulated. He added we need to look back on the issue because he believes it affects the historic character of the Market as well as the Street.

IX. Adjournment

The meeting was adjourned at 6:41 p.m. by James Savitt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator