



Pike Place Market Preservation and Development Authority (PDA)

ASSET MANAGEMENT COMMITTEE
Meeting Minutes

Monday February 11th, 2013
4:30 p.m. to 6:00 p.m.
Elliott Bay Room

Committee Members Present: Patrick Kerr, John Finke, David Ghoddousi, Bruce Lorig, Gerry Kumata, Betty Halfon, Joshua Anderson

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, John Turnbull, Jennifer Maietta, Tamra Nisly, Matt Holland, Brittany Farrow, Tyler Jamison, John Macklin, Steve Nelson, Bob Beckstrom, Dianna Goodsell

Others Present: Howard Aller

The meeting was called to order at 4:30 p.m. by Patrick Kerr, Chair

I. Administration

- A. Approval of the Agenda.
The agenda was approved by acclamation
- B. Approval of the January 14th, 2013 Minutes
The minutes were approved by acclamation.

II. Announcements and Community Comments

None

III. Levy Phase III Update

Ben Franz-Knight noted there was an item on the agenda regarding the Levy which was the Windows on Western update.

IV. Key Issues & Discussion Items

- A. Quarterly Security Report

Patrick Kerr made a statement prior to the presentation of the Quarterly Security Report. He added that he had great comments for the Security Department and their hard work. He noted that he and other merchants would like to see more of a presence of the security staff though.

John Macklin, Pike Place Market PDA Security Manger presented the Quarterly Security Report to the Committee. A copy of the presentation was included with the meeting minute's record. The Quarterly Security Report noted that the Goal was to ensure that the Market was a Safe and Secure Environment. Report Assumptions from the presentation included: contacts/assists, car prowls and removals shows level of community engagement and responsiveness and/or identifies areas of concern. The Quarterly

Security Report included a three month report on Liquor Violations, Restroom Checks, Medic I/First Aid Responses, Drug Activity, Garage Detox, Commercial Detox and Residential Detox.

There was a discussion that followed the presentation.

Ben Franz-Knight noted that we have seen the impact of legislation of alcohol and broader usage in the Market Security incidents.

John Finke noted that it would have more useful to have the security data presented spread out over a longer period of time, possibly spread out the data over a year.

There was a brief discussion of the Detex System.

John Finke inquired if there is any data that shows that over time any impacts that have to do with the Detex usage.

Bruce Lorig inquired about specific incidents in the Market including car prowling, shop lifts, assaults and such. He would like the incident data include in the report.

John Macklin briefly discussed about training completed with the security staff.

Betty Halfon inquired about the Emergency Response Program for the Market and the progress on that front. John Macklin noted there is a consultant coming in to help assist with development of a Emergency Response Program for the Market. He also noted that Homeland Security would help with the evaluation of the Market and its security vulnerabilities.

Ben Franz-Knight noted two important questions to ask in addressing the Security Staffing concern:

1. What would you do with more security or less of security?
2. What do you see with the security needs as with PCIN and what types of controls would help?

B. Windows on Western Update

Ben Franz-Knight presented the Windows on Western Update which included a list of possibly options to pursue with the next steps for the Windows. The chart distributed regarding Western Avenue Window Options was included with the minutes. The Western Avenue Windows Options Chart included the following options:

Option 1: Start the entire process over and look at all window replacement options

Option 2: Resubmit previous proposal for aluminum-clad wood windows to the Market Historical Commission (MHC)

Option 3: Do light plans and specifications restoration project where the Contractor is responsible for more field verification, as well as replication of existing work.

Option 4: Do full plans and specifications restoration project where the Architect field measures, as well as documents as many existing conditions as possible and has contract administration responsibilities.

Option 5: Other Options?

There was a brief discussion that followed.

John noted that we have public money and we have the need to repair/restore the windows. We are the custodian of public dollars. He added that he would like to see in writing that "You do not have to use the energy code" from the City.

C. Pike Place Uses

Ben Franz-Knight noted that we need to advance this overall discussion regarding Pike Place Uses since the site is deteriorating. There was an attachment with the timeline/schedule of the project which was also included with the minutes. The Pike Place Uses Timeline summarized as follows:

1. Engage Designer/Architect - March
2. Engage in Public Process - April
 - a. PPM Community and Stakeholders
 - i. Schedule public meetings
 - ii. Post information on Market Website
 - iii. Pass out Tenant Alerts
 - iv. Provide option for emailing ideas, concerns, etc...if unable to attend public meetings
 - b. PDA Council
 - i. Discuss at April Asset Management meeting with Designer/Architect
3. Work with Designer/ Architect to come up with Options based on Public Input - April/May
4. Present Options to Community and Council - May/June
 - a. Design
 - b. Budget
 - c. Goals
5. Solicit Bids - June
6. Start Construction in Fall

There was a discussion that followed

John Finke noted that the process that was part of the Pike Place Uses Timeline sounds appropriate.

Betty Halfon noted she was opposed to the plan due to the traffic, especially in the Summer. She does like the idea of going to the MHC to see what we can or cannot do regarding Pike Place Uses.

Patrick noted that the wall on Pike Place needs to be replaced. He commented about previous drawings from SRG Architects regarding design options for Pike Place Uses.

The committee agreed to have Presentation on the work that has been done regarding Pike Place Uses to date and an outline of work to consider for the next meeting.

Ben Franz-Knight noted that we should be underway by a project by the middle of September if possible.

V. **Action Item(s)**

- A. **Action Item:** Proposed Resolution **13-09:** Authorization for Contract Authority - Garage Replace Fire Panel

Bob Beckstrom introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PPMFDA has determined the Garage fire panel is now obsolete, parts are not available, and the fire panel malfunctions frequently requiring service. The PPMFDA has executed a competitive bid process to replace the fire panel, and all of the detection and control functions. It be requested that the PPMFDA Council authorizes the PPMFDA Executive Director or his designee to enter into a contract with Simplex-Grinnell in an amount not to exceed \$25,125.87 for the execution of installing a new fire panel and associated devices. The funds for this project will be drawn from the Capital Projects Budget, Accounting Code 163732-00

David Ghoddousi moved, Gerry Kumata seconded

There was a brief discussion that followed

For: John Finke, David Ghoddousi, Betty Halfon, Gerry Kumata, Bruce Lorig

Against: 0

Abstain: Patrick Kerr

Resolution 13-09 passed with a vote 5-0-1

- B. **Action Item:** Proposed Resolution **13-10:** Authorization for Contract Authority - Refurbish Upper Economy Restrooms - Economy Building

Tyler Jamison introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PMPDA has determined that the restrooms located on the top floor of the Economy Building need to be refurbished for potential event space clients located in the Economy Building. The PMPDA has executed a competitive bid process to renovate the restrooms. It be requested that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with Experienced Construction, Inc. in an amount not to exceed \$22,295.30 for the execution of refurbishing the restrooms. The funds for this project will be drawn from the Capital Projects Budget, Refurbish Upper Economy Restrooms, Accounting Code 163729-00

David Ghoddousi moved, Betty Halfon seconded

There was a discussion that followed

Bruce Lorig asked if this was part of renovation budget.

For: John Finke, David Ghoddousi, Betty Halfon, Gerry Kumata, Bruce Lorig,

Against: 0

Abstain: Patrick Kerr

Proposed Resolution 13-10 passed with a vote 5-0-1

VI. Property Management

A. Residential Property Management Report

John Turnbull gave a brief update on the Residential Property Management Report. He noted that vacancies are very low. He added that the Residential Department has been through a couple of audits, which more are to come. He lastly noted that we are looking for additional residential staffing as well.

Closed Session started at 5:42p.m.

B. Closed Session (RCW 42.30.110 [c])

I. Review of Lease Proposals

II. New Lease - BEHR Water Color Paintings - 1516 Western Ave

Lease Renewal - Alibi Room - 85 Pike Street #410

Lease Renewal - Falafel King - 97B Pike Street

Lease Renewal - Jasmine Thai - 1530 Post Alley #6

Lease Renewal - Made in Washington - 1530 Post Alley #12

Lease Renewal - Old Seattle Paperworks - 1501 Pike Place #424

Lease Renewal - Pike Place Parcels & Wanderer's Mail - 1916 Pike Place #12

III. Review of Delinquency Report

a. Vacancy Report

b. Current Lease Negotiations

IV. Real Property Negotiations - 1501 Western Avenue

Closed Session ended at 6:33p.m.

C. Open Session: Approval of Lease Proposals

Open Session started at 6:34p.m

D. Action Item: Proposed Resolution 13-11: Lease Proposals - February 2013

Jennifer Maietta introduced the resolution which states the Lease Proposals for February 2013 below:

BEHR Water Color Paintings Behrooz & Hami Bahadori	One (1) Year	February 15, 2013
---	--------------	-------------------

Alibi Room RJM Post Alley Corporation	Five (5) Years	July 1, 2012
--	----------------	--------------

Falafel King Yacob Gazaee	Five (5) Years	March 1, 2013
Jasmine Thai Mohsen Borhani	Five (5) Years	February 1, 2013
Made in Washington Seabear, Inc.	Three (3) Years	March 1, 2013
Old Seattle Paperworks John & Amy Hanawalt	Five (5) Years	February 1, 2013
Pike Place Parcels & Wanderer's Mail Service Steve & Robie Main	Five (5) Years	February 1, 2013

Betty Halfon moved, David Ghoddousi seconded

For: John Finke, David Ghoddousi, Betty Halfon, Gerry Kumata, Bruce Lorig
Against: 0
Abstain: Patrick Kerr

Resolution 13-11 passed with a vote 5-0-1

VII. Items for the Consent Agenda

Resolutions 13-09, 13-10 and 13-11 were moved to the Consent Agenda.

VIII. Public Comment

None

IX. Concerns of Committee Members

None

X. Adjournment

The meeting was adjourned at 6:36 p.m. by Patrick Kerr, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator