



Pike Place Market Preservation and Development Authority (PDA)

ASSET MANAGEMENT COMMITTEE
Meeting Minutes

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

Committee Members Present: Patrick Kerr, David Ghoddousi, Bruce Lorig, Betty Halfon, Joshua Anderson

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, John Turnbull, Jennifer Maietta, Tamra Nisly, John Macklin, Matt Holland, Teri Wheeler, Dianna Goodsell

Others Present: Howard Aller, Rod Mick

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

I. Administration

- A. Approval of the Agenda.
David Ghoddousi proposed adding a discussion regarding the free motorcycle parking situation in the Market under Section IV after item C.
The agenda was approved by acclamation
- B. Approval of the February 11th, 2013 Minutes
The minutes were approved by acclamation.

II. Announcements and Community Comments

Rod Mick from the Market Grille commented on his business expansion onto the street and parking area. He wanted to clarify that he did not give up on the concept but had run into some issues with the City. He noted that he was only able to operate on the street on the weekends. He commented that he would like to see the Fairley Wall rebuilt on a straight line. He brought a proposal in which he is going to have reviewed from the Market Historical Commission.

III. Levy Phase III Update

- A. Update on Windows in Western and Permit Requirements
Ben Franz-Knight provided a brief update on the Windows on Western and the permit requirements. He noted that he would be meeting with Dianne in the near future to discuss the permit requirements for the windows. He lastly noted that work has begun with the Constituency Windows as well.

IV. Key Issues & Discussion Items

- A. Comprehensive Security Report

Ben Franz-Knight gave a brief review on the process for this month's Security Report presentation and the report for this meeting from January to February 2013. John Macklin presented the Comprehensive Security Report. A copy of the presentation was included with the meeting minute's record.

There was a discussion that followed

Ben Franz-Knight asked for feedback regarding the new format on the security report and if we want to see this type of report format next quarter.

Bruce Lorig noted that he would like to see a year in comparison since various months in the year could have different data and number of incidents.

Patrick Kerr noted that he would like to see more of a presence of security in the Market. He would like the Market to be as best protected as possible.

Patrick Kerr asked Ben to have an independent person to come in to do a comprehensive report on our security efforts and needs.

Ben Franz-Knight noted that we can come back with a scope and estimate on the costs of getting a consultant. He noted that it will probably take 2 months to come back with the information.

B. Pike Place Street Uses and Wall Replacement Project

Tamra Nisly gave a presentation on Pike Place Uses and the Wall Replacement Project. A copy of the presentation was included with the meeting minute's record. The presentation overviewed the current conditions of the Fairley Wall as well as current programming of the space and drawing options from 2007. Tamra discussed questions and recommendations in addressing Pike Place Street Uses and the wall replacement project. Recommendations included the following:

- Determining what Design Options Council would like to pursue and hiring an Architect to design
- Hold Community meetings and outreach to Market Stakeholders
- Meet with SDOT
- Brief the Market Historical Commission
- Bring back to Council in June/July
- Construction start – September 2013

There was a discussion that followed

Bruce Lorig noted that the fundamental decision is if the City is going to let us use Pike Place in a way we are not using it now.

Betty Halfon noted the problems with the street. She mentioned that if there was an access point on Western for deliveries that would be helpful.

Gloria Skouge noted that the Fairley Wall needs to be replaced.

Patrick Kerr noted that it is important to look at all the options before making a decision.

David Ghoddousi motioned to replace and rebuild the Fairly Wall as is with a straight wall design. Betty Halfon seconded the motion.

Ben Franz-Knight wanted to remind the committee that we would have to do the work by September regarding the wall.

Betty Halfon motioned an amendment to David's motion. She agreed with David that the wall needs to be replaced, but would like to look at other design options for the wall. She withdrew her motion.

Patrick Kerr noted that he would like to know all the options for Pike Place Uses and the Wall Replacement before making a decision.

The committee voted on David's motion.

For: David Ghoddousi
Against: Patrick Kerr, Bruce Lorig
Abstained: Betty Halfon

The motion failed with a vote 1-2-1

C. Atrium Kitchen Progress Update

John Turnbull gave a brief update on the Atrium Kitchen Progress. He noted that there was a resolution for the kitchen that would authorize an Advisory Board in the field of Culinary Arts and kitchen and events. He noted that we would use that Advisory Board to confirm our plans based upon the input from our experts.

Bruce Lorig noted that he was not a big fan of advisory boards. He noted two options which included finding an operator to run the kitchen to lease out the space.

Bruce Lorig would like to see an operator who is strong with food service in staff and come back with next month on how it is going to be staff and managed.

Ben Franz-Knight noted that next month there would be a presentation on how the kitchen is going to be staffed and recommendations on construction and how we are going to build it.

David Ghoddousi commented regarding several motorcycles that are parked for free at the Market on a daily basis. He distributed out an image showing where the motorcycles were parked. He motioned that the designated area will not be used for free parking and to direct staff to enforce no motorcycle parking in that designated area. Betty Halfon Seconded the motion.

For: David Ghoddousi, Betty Halfon
Against: Patrick Kerr
Abstained: Bruce Lorig

The motion passed with a vote 2-1-1

Patrick Kerr directed staff to draft a resolution regarding the Motorcycle Parking for Full Council this month.

David Ghoddousi gave a second motion to include a bicycle rack in the location where the motorcycles are currently parking for free. He would like to relocate the current bicycle rack in front of Pike Place and return that area to parking and public use. Betty seconded the motion.

David Ghoddousi withdrew his motion.

V. **Action Item(s)**

A. **Action Item:** Proposed Resolution **13-16** Authorization for Contract Authority - Depew, Inc. - Commissioning Services

Ben Franz-Knight introduced the resolution which states in order to maintain the viability of the Pike Place Market buildings the PPMPDA has undertaken a major renovation of the Pike Place Market buildings, and many of the building systems have now reached the end of their useful life and are in need of major repair; and, the PPMPDA contracted with Depew, Inc. for Levy Commissioning work in April 2009 as originally authorized by the PDA Council in Resolutions 09-09 and 10-61 in the amount of 215,000 and now wishes to amend that contract to include additional commissioning services to close out the Levy work in an amount not to exceed \$10,000. It be requested that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to execute an amendment to the existing Depew, Inc. contract in an amount not to exceed \$10,000. Funding for this work will be drawn from Levy Proceeds.

Bruce Lorig moved, Betty Halfon seconded

There was a brief discussion that followed

For: Betty Halfon, David Ghoddousi, Bruce Lorig

Against:

Abstain: Patrick Kerr

Resolution 13-16 passed with a vote 3-0-1

B. Action Item: Proposed Resolution 13-19: Authorization to Proceed with Atrium Operational Plan

John Turnbull introduced the resolution which states that the PPMDA by Resolution 12-103 authorized the Executive Director to proceed with the business plan model for the Atrium Kitchen, solicit bids for construction and report to the Council in February, 2013, the Executive Director has engaged in discussions and review of the proposed business with local professionals in the culinary and meeting facility business and through these discussions been advised of changes to the proposed business and operating model that would increase the success of the venture as a community educational resource focused on culinary topics; and, the recommendations of local experts include the formation of an Advisory Board (aka Kitchen Cabinet) of local professionals in the food and education sectors to provide ongoing advice for the design, operation, sources of sponsorship funding and programming of the proposed facility; and, the PPMDA has revised design plans for the proposed kitchen to reflect this added guidance; and, the PPMDA has identified several local and regional experts in culinary instruction, community programming, event hosting, facility operations, nutritional education and culinary media programs who are supportive of the public kitchen proposal, willing to serve as members of the Advisory Board and who offer community and professional expertise that will ensure ongoing programming; and, The Advisory Board will provide ongoing guidance to the PDA Event Management staff on how to best operate the Kitchen and related facilities to ensure professional standards are met, community programming is featured and operating income is sufficient to defray expenses, **THEREFORE BE IT RESOLVED** that the PPMDA Council authorizes the PPMDA Executive Director to proceed with the implementation of the Atrium Kitchen, convening an Advisory Board to work with the PDA special event management staff and to proceed with completion of the design and pricing of the build-out of the facility in an expeditious manner.

Bruce Lorig moved, seconded Patrick Kerr

There was a discussion that followed

For: 0

Against: David Ghoddousi, Betty Halfon, Bruce Lorig

Abstain: Patrick Kerr

Proposed Resolution 13-19 failed with a vote 0-3-1

C. Action Item: Proposed Resolution 13-18: Proposed Additional Funds for Contract with RMB Vivid for Manufacturing of Prototypes for the Wayfinding Signage Project

Jennifer Maietta introduced the resolution which states that the PDA Council approved RMB Vivid, Inc. to proceed with completion of design work and installation of prototypes; and the total approved contract for services was in an amount not to exceed \$61,000 to to be paid form the Capital Projects Budget to include design work by RMB Vivid in the amount of 46,000, an estimate of \$13,000 for manufacturing of three prototypes and an additional \$2,000 contingency for additional variable project related expenses; and the estimate of \$13,000 for fabrication was based on preliminary designs (October 2012), which were subsequently modified at the request of the PDA Council and Market Historical Commission resulting in increased production costs; and the revised prototype design and manufacturing cost are now \$17,049.15 of which the \$13,000 original estimate and \$2,000 contingency will be applied for a remaining balance of \$2,049.15 plus additional variable project related expenses to include, but not limited to fax, courier, color copies, laser prints, disks, film and presentations materials, etc. It be requested that he Pike

Place Market PDA Council authorizes the PDA to increase the RMB Vivid for design services and prototypes from \$61,000 to \$64,000 due to required design changes, the additional \$3,000 to be paid from the 2013 Commercial Operating Budget.

Bruce Lorig moved, Betty Halfon seconded

There was a discussion that followed

For: Betty Halfon, Bruce Lorig,

Against:

Abstain: Patrick Kerr, David Ghoddousi

Proposed Resolution 13-18 passes unanimously

VI. Property Management

A. Residential Property Management Report

John Turnbull handed out the Residential Property Management Report. A copy of the Residential Management Report was included with the meeting minute's records. He noted that operations are doing great and that we are doing well in the budget.

Closed Session started at 6:37p.m.

B. Closed Session (RCW 42.30.110 [c])

- I. Review of Lease Proposals
- II. New Lease - Indi Chocolate - 1501 Pike Place # 527
Lease Renewal - Le Pichet - 1933 First Ave
Lease Renewal - Unexpected Productions - 1428 Post Alley
- III. Review of Delinquency Report
 - a. Vacancy Report
 - b. Current Lease Negotiations
- IV. Real Property Negotiations - 1501 Western Avenue

Closed Session ended at 6:43p.m.

C. Open Session: Approval of Lease Proposals

Open Session started at 6:44p.m

D. Action Item: Proposed Resolution 13-17: Lease Proposals - March 2013

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

Indi Chocolate Erin Andrews	One (1) Year	April 1, 2013
Le Pichet James Drohman & Joanne Herron	Five (5) Years	January 1, 2012
Unexpected Productions Randall Dixon	Five (5) Years	March 1, 2013

John Finke moved, Gerry Kumata seconded

For: David Ghoddousi, Bruce Lorig, Betty Halfon

Against: 0

Abstain: Patrick Kerr

Resolution 13-17 passed with a vote 3-0-1

Betty Halfon abstained from voting for the Indie Chocolate item from the Lease Proposals for March 2013.

VII. Items for the Consent Agenda

Resolutions 13-6, 13-17 and 13-18 were moved to the consent agenda.

VIII. Public Comment

This section was moved prior to Closed Session under Section VI.

Howard Aller commented on Resolution 13-19 and the concept of an advisory board for the Kitchen. He noted that the idea to have an advisory board from experts was an excellent choice. He urged the committee to revisit the idea of the advisory committee.

IX. Concerns of Committee Members

Patrick Kerr noted his concern regarding not approving resolution 13-19. Patrick requested that the resolution be brought to full council for further review and discussion.

X. Adjournment

The meeting was adjourned at 7:03p.m. by Patrick Kerr, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator