



Asset Management - Meeting Agenda

Date: Monday, May 13th, 2013

Time: 4:30 p.m. – 6:00 p.m.

Location: Elliott Bay Room (Top of the Economy Market)

Committee Members: Patrick Kerr (Chair), John Finke (Vice-Chair), Betty Halfon, David Ghoddousi, Gerry Kumata, Bruce Lorig, Tony Puma (Non-Voting), Joshua Anderson (Non-Voting), and Mark Ellerbrook (Non-Voting)

4:30pm	I. Administrative:	Chair
	A. Approval of the Agenda	
	B. Approval of the April 8 th , 2013 Meeting Minutes	
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4:35pm	II. Announcements and Community Comments	
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4:40pm	III. Levy Phase III Update	Ben Franz-Knight
	A. Update on Windows on Western	
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4:45pm	IV. Key Issues & Discussion Items	Ben Franz-Knight
	A. Emergency Response Planning	
	B. Annual Maintenance and Operations Report	Brady Morrison & Steve Nelson
	C. Tour Group Update	John Turnbull
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5:15pm	V. Action Item(s)	Teri Wheeler
	A. Action Item: Proposed Resolution 13-31: Authorization for Contract Authority –Atrium Loft and Elliot Bay Room Sound and Video System – Economy Atrium	
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5:20pm	VI. Public Comment	
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5:25pm	VII. Property Management	John Turnbull
	A. Residential Property Management Report	
	B. Closed Session (RCW 42.30.110 [c])	Jennifer Maietta
	I. Review of Lease Proposals	
	II. New Lease - Paintings by Ethan Jack Harrington - 1501 Pike Place #328	
	New Lease - Rachel's Ginger Beer - 1530 Post Alley	
	New Lease - Washington State Farmers Market Association - 93 Pike Street #316	
	Lease Renewal - Art Stall Gallery - 97 Pike Street	
	Lease Renewal - Earth, Wind and Fire - 1514 Pike Place #13	
	Lease Renewal - The Great Wind Up - 1506 Pike Place #15	
	Lease Renewal - Manzo Brother's Produce - 1509 Pike Place #516	
	Lease Renewal - Sisters European Café - 1525 Post Alley #2	
	Review of Delinquency Report	
	a. Vacancy Report	Jennifer Maietta
	b. Current Lease Negotiations	
	III. Heritage House – 1533 Western Avenue	Ben Franz-Knight
	C. Open Session: Approval of Lease Proposals	
	D. Action Item: Proposed Resolution 13-30: Lease Proposals - May 2013	



5:50pm VIII. Resolution(s) to be Added to Consent Agenda

Chair

5:55pm IX. Concerns of Committee Members

6:00pm X. Adjournment

Chair



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 13-30:

Lease Proposals

MAY 2013

<u>Tenant</u>	<u>Term</u>	<u>Start Date</u>
Paintings by Ethan Jack Harrington Ethan Jack Harrington	One (1) Year	June 13, 2013
Rachel's Ginger Beer RGB Market, LLC	Five (5) Years	June 1, 2012
Washington State Farmers Market Assoc. Karen Kinney	Three (3) Years	June 17, 2013
Art Stall Gallery Elizabeth McPhaden & Lauren Andrews	Three (3) Years	June 1, 2013
Earth, Wind & Fire Kathleen Devon	Three (3) Years	June 1, 2012
The Great Wind Up Alan Downhour	Five (5) Years	June 1, 2013
Manzo Brothers' Produce Mario Manzo	Five (5) Years	July 1, 2013
Sisters European Cafe Babak (Bob) Hodaie	Five (5) Years	May 1, 2012

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:

Against:

Abstained:



Pike Place Market Preservation and Development Authority (PDA)

LEASE SUMMARY

Date: 05/13/2013

Business Name/Owner: Paintings by Ethan Jack Harrington / Ethan Jack Harrington
Address/Building/Square feet: 1501 Pike Place #328 / Fairley/ 155 sf
Tenant Since: New Tenant
Primary Term: One (1) Year
Options: Two (2) Years
Use Description: Paintings and Prints produced by Ethan Jack Harrington

Business Name/Owner: Rachel's Ginger Beer / RGB Market, LLC
Address/Building/Square feet: 1530 Post Alley / First & Pine / 1,396 sf
Tenant Since: New Tenant
Primary Term: Five (5) Years
Options: Five (5) Years
Use Description: Business specializing in the on-site manufacture and sale of various fresh, all natural sodas and syrups

Business Name/Owner: Washington State Farmers Market Association / Karen Kinney
Address/Building/Square feet: 93 Pike Street #316 / Economy / 404 sf
Tenant Since: New Tenant
Primary Term: Three (3) Years
Use Description: Office Use for the promotion and support of the WA State Farmers Markets

Business Name/Owner: Art Stall Gallery / Elizabeth McPhaden & Lauren Andrews
Address/Building/Square feet: 97 Pike Street / Economy / 105 sf
Tenant Since: 1965 - 48 years
Primary Term: One (3) Years
Use Description: Art Gallery specializing in handmade locally produced art paintings, prints and photography

Business Name/Owner: Earth, Wind and Fire / Kathleen Devon
Address/Building/Square feet: 1514 Pike Place #13 / Sanitary / 838 sf
Tenant Since: 1993
Primary Term: One (3) Years
Options: Two (2) Years
Use Description: Women's clothing boutique

Business Name/Owner: The Great Wind Up / Alan Downhour
Address/Building/Square feet: 1506 Pike Place #15 / Economy / 450 sf
Tenant Since: 2002
Primary Term: Five (5) Years
Use Description: Retail business specializing in the sale of mechanical windup toys and second childhood novelties

Business Name/Owner: Manzo Brothers' Produce / Mario Manzo
Address/Building/Square feet: 1509 Pike Place #516 / Fairley / 518 sf
Tenant Since: 1997 - 35 years
Primary Term: Five (5) Years
Use Description: High stall specializing in the sale of fruit and vegetables

Business Name/Owner: Sisters European Café / Babak (Bob) Hodaie
Address/Building/Square feet: 1525 Post Alley #2 / First & Pine / 496 sf
Tenant Since: 2001
Primary Term: Five (5) Years
Use Description: Café serving European-style breakfast and lunch



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 13-31:

Authorization for Contract Authority – Atrium Loft and Elliot Bay Room Sound and Video System – Economy Atrium

May 2013

WHEREAS, the Pike Place Market Preservation and Development Authority (PPMPDA) was chartered by the City of Seattle pursuant to RCW 35.21.730 et. Seq with the mission of promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses , and the expansion of services to the public market and community; and,

WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that installation of a professional grade audio/visual system is necessary for the conference meeting rooms to effectively function as spaces for programs and events;

WHEREAS, the PPMPDA has executed a competitive bid process for installing a new sound and video system in the Atrium Loft and Elliot Bay conference rooms;

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with **Guitar Center Professional** in an amount not to exceed **\$13,370** for the execution of adding audio and visual equipment to the Atrium Loft and Elliot Bay conference rooms.

\$10,000 for this project will be drawn from the Capital Projects Budget, **Economy Atrium Event Improvements, Accounting Code 163730-00**, and the remaining **\$3,370.00** will be drawn from the **Capital Inventory, Accounting Code 160170-00**.

Gloria Skouge, Secretary/Treasurer

Date