



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES – April 25th, 2013

Elliott Bay Room

Council Members: James Savitt, Ann Magnano, Bruce Lorig, Gloria Skouge, Betty Halfon, David Ghoddousi, Bruce Burger, John Finke, Patrick Kerr, Matt Hanna, Gerry Kumata

Staff Present: Ben Franz-Knight, Tamra Nisly, Kelly Lindsay, Matt Holland, John Turnbull, Lillian Hochstein, Jennifer Maietta, Dianna Goodsell

Others Present: Mike: Howard Aller, Haley Land, Bob Messina, Joan Paulson, Rod Micke, Pearl Vera, Carl Anderson, Richard, Michelle Bennett

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

I. Administration

- A. Adoption of Agenda
The agenda was approved by acclamation
- B. Review and Approval of the March 28th, 2013 Meeting Minutes
The meeting minutes were approved by acclamation

II. Public Comment Including the Market Community

Pearl Vera a business owner in the Market noted her concerns in the timeliness of the Market tenant alerts. She noted she would like have adequate notice of the various PDA meetings and tenant alerts so the community can receive more time to prepare.

Robert Houser and Architect noted his recommendation for including outdoor seating for the Market Grille; he added that it would be an improvement for the market to have this addition.

Rod Micke, the Market Grille owner, distributed a drawing proposal of a scaled down version of what passed through the MHC last year. He noted that that the PDA owns the space where the restaurant outdoor seating would extend to, which is no longer is SDOT's purview from last year's design.

Haley Land commented on the PC-I North Community Open House from the previous evening. He noted that there were about 150 attendees at the event. He noted that many questions from the open house were housing related questions. He stressed the importance of public art for PC-I North; this could help draw people from the Waterfront to the Market.

There were several comments from the surrounding market community businesses including employees from Pure Food and Uli's Sausage regarding support for proposal of activation of the outdoor seating space layout for the Market Grille.

Gerry Kumata entered at 4:18pm

III. Reports and Information Items

A. Council Chair Report

Jim Savitt presented the Council Chair Report for the month of April. He noted that the evening's agenda would include a presentation on Pike Place Uses, with a resolution including recommendation of repair to the Fairley wall. He noted that the Pike Place Uses Wall Replacement topic was discussed in depth at the previous Asset Management meeting. He stated that PC-I North would not be on the evening's agenda, but there are ongoing evaluations in process regarding Project Management and Low Income Housing Financial consulting services for PC-I North. He briefly noted upcoming items for the PDA Council meetings including an update on Schematic design for PC-I North, WSDOT Parking Agreement, Farmland Preservation and the Atrium Kitchen. He lastly reported on future Committee meeting items including a report on operations and maintenance in Asset Management, Farmland Preservation options and Trademark Policy in Market Programs and PC-I North Consulting services and WSDOT parking Contract with the Waterfront Redevelopment Committee.

B. Executive Director's Report

Ben Franz-Knight presented the Executive Director's Report for the month of April. He noted that there was a written report included in the packet. He highlighted a few exciting activities on the Market including the sold out 4th iteration of Arcade Lights Event, creation of a Market Community garden with a visit from the Seattle Mayor and an AGC award for Phase III of the renovation with Turner Construction. Ben reviewed the Charter and Statutory Process Notice and Board Meeting Timeline regarding PC-I North and provided an update on the PC-I North Community Open House. He noted that the Request for Qualifications for both the PCI- North Project Management and Low Income Housing Finance Consulting services were out on the street; there would be recommendation in May for the chosen candidates of each RFQ. He lastly noted that there were several attendees at the PC-I North Community Open House in which several public comment sheets were received; the public comments would be available to by the May 7th WRC meeting.

Matt Hanna asked about organizing comments from the PCI-North Community Open House meeting and analyzing those comments.

Jim Savitt would like to have the Request for Qualifications (RFQ's) for PCI-North circulated to the Council members and posted on the website.

There was a brief discussion regarding the RFQ's sent out and the clear understanding of the scope of work for the PCI-North Project Management Services and the Low Income Housing Finance Consultant for PC-I North.

John Finke noted that the project manager would have a huge scope; it would be good to have council involvement in the process. He added that the committee needs to be choosing the people to sit for the interviews. He extended his comments to the Low Income housing consultant as well.

C. Committee Chair Report

None

D. Other Reports

IV. Key Issues Presentation

- #### A. Pike Place Uses - Committee Deliberations and Recommendations: Wall Replacement Project
- Tamra Nisly gave a presentation on Pike Place Uses; Wall Replacement Project which previously reviewed through the Asset Management Committee. A copy of the presentation was included with the meeting minute's record. Tamra reviewed current conditions and programming wall replacement options with the Committee. She briefly reviewed the narrowed options to pursue with the wall replacement, which were previously presented at March's Asset Management Committee. The options for the Council meeting were presented as following:

Option 1: Repair-Kind, Draft Resolution 13-25A

- Received 6 bids in 2011 for repair of Fairley siding/windows
- Average bid - 198k
- 2013 Wall Replacement Estimate - 280k

- SHKS Survey Update
- Rebid
- Construction start in September

Option 3: Pursue Commercial Redesign on west side of Pike Place, Draft Resolution 13-25B

- Determine if Council would like to pursue Commercial Activation on the west side of Pike Place
- Hire Architect to design
- Provide Community Outreach & hold Community Meetings fir Market Stakeholders
- Met with SDOT
- Brief MHC
- Bring back to Council in July
- Construction start - September 2013

Option 4: Repair/Enhance/Activate, Draft Resolution 13-25C

- Move forward with repair in-kind of Fairley Building
- Implement plan for improvements to enhance streetscape of Pike Place including activation:
 - Market Grill café seating on Pike Place
 - Bicycle parking
 - Consumer based recycling/compost/trash bins
 - Loading/Unloading recycling stations for tenants

There was a discussion that followed.

- I. **Action Item:** Proposed Amended Resolution **13-25C:** Authorization for Repair of the West Side of the Fairley Building and Implementation of Improvements to Entrance Streetscape of Pike Place.

Ben Franz-Knight introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PMPDA has determined that the wood windows and wood siding on the west side of the Fairley Building have severely deteriorated and must be repaired in 2013; and, the PMPDA Council approved Resolution 12-106 - Adoption of the Strategic Planning Objectives for 2013, one of which identified that a plan of action for Pike Place Uses shall be decided upon in 2013 and PMPDA Staff presented design, use, and repair options for the west side of Pike Place in March, 2013; and, upon reviewing said options for Pike Place Street Uses the PMPDA Council authorized the repair of the west side of the Fairley Building and the implementation of a plan for improvements to the Pike Place streetscape; and, in order to move forward with this repair the PMPDA will need to update the 2011 Fairley Building Window and Siding Survey and re-execute a public bid process, in accordance with its Purchasing Guidelines, for the repair of the wood windows and wood siding; and, the PMPDA Council has also directed PMPDA Staff to move forward with the implementation of a plan for the activation of the west side of Pike Place.

THEREFORE BE IT RESOLVED that the PMPDA Council authorizes the PMPDA Executive Director or his designee to move forward with the Repair In-kind of the Fairley Building Window and Siding, as well as, the implementation of a plan for improvements to the Pike Place streetscape

Jackson Schmidt moved, John Finke seconded

Betty Halfon noted that she did not have a problem with phasing the project. She would like more specific measurable items in the resolution in regards to the enhancing and activating the space.

Jim Savitt noted some corrections to resolution language. He noted to include the following amendments to the resolution in which Betty Halfon moved to proposed:

“the PMPDA Council authorized the repair of the west side of the Fairley Building and the implementation of a plan for improvements to the Pike Place streetscape, including”:

- A) Creation of area for café seating and the leasing of the area in compliance of existing property management guidelines
- B) Creation of a location for bicycle parking

- C) Removal and replacement of existing waste, composting, and recycling materials

David Ghoddousi seconded Betty's motion.

The PDA Council voted on the amendments for Proposed Resolution 13-25C which included:

- A) Creation of area for café seating and the leasing of the area in compliance of existing property management guidelines
- B) Creation of a location for bicycle parking
- C) Removal and replacement of existing waste, composting, and recycling materials

For: John Finke, Gerry Kumata, Betty Halfon, David Ghoddousi, Gloria Skouge, Bruce Lorig, Ann Magnano

Against: Matt Hanna, Bruce Burger

Abstained: Patrick Kerr, Jim Savitt

The amendments for Proposed Resolution 13-25 passed with a vote of 7-2-2

The PDA Council voted on Amended Proposed Resolution 13-25C.

For: John Finke, Gerry Kumata, Betty Halfon, David Ghoddousi, Gloria Skouge, Bruce Lorig, Ann Magnano, Matt Hanna, Bruce Burger

Against: 0

Abstained: Patrick Kerr, Jim Savitt

Amended Resolution 13-25 passed with a vote of 9-0-2

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

A. Consent Agenda

Action Item: Proposed Resolution **13-22:** Lease Proposals - April 2013

Action Item: Proposed Resolution **13-24:** Authorization for Contract Authority - Install Stewart House Exterior Awnings on South and West Elevations - Stewart House

Action Item: Proposed Resolution **13-26:** Authorization for Contract Authority - Add Floor texture to Fish Markets

Motion to approve the consent agenda

Gerry Kumata moved, John Finke seconded

For: John Finke, Gerry Kumata, Betty Halfon, David Ghoddousi, Gloria Skouge, Bruce Lorig, Ann Magnano, Matt Hanna, Bruce Burger, Patrick Kerr

Against: 0

Abstain: James Savitt

Consent agenda passed with a vote 10-0-1

B. New Business

Action Item: Proposed Resolution **13-27:** New Bank Account for reimbursements from city of Seattle for the PC-I North Project Costs

Ben Franz-Knight introduced the resolution which states that the Pike Place Market PDA has opened a new account for the PC-I North Project with Bank of America and Merrill Lynch; LET IT BE RESOLVED, that the following bank be, and hereby is authorized to honor and pay checks or other appropriate orders for the payment or withdrawal of money drawn in the name of Pike Place Market Preservation and Development Authority (PPMPDA) in this new account: Bank of America and Merrill Lynch; Waterfront Project (new). BE IT FURTHER RESOLVED, that the following persons are duly designated to authorize deposits and withdrawals of funds for the above listed account:

- (a) Checks up to \$250.00: Any one of the following: Ben Franz-Knight (Executive Director) alone; Sabina Proto (Director of Finance) alone, John Turnbull (Director of Asset Management) alone.

(b) Checks over \$250.00:

- Ben Franz-Knight , Sabina Proto, John Turnbull

All signatories are reminded, especially those who are co-signing checks, to verify that the check is completely filled out and the purpose of the check is clearly known before signing, including, and not limited to:

- Against what invoice is the check being drawn?
- To satisfy what obligation is the check being written?
- Is the amount of the check appropriate to its purpose?
- For what reason are monies being transferred between accounts?

The Market relies on the diligence of its check signatories. These public funds are deposited in accordance with laws of the State of Washington. This authority revokes all previous authorities for these accounts, and shall continue in force until notice in writing of its revocation shall have been received by said bank.

John Finke moved, Gerry Kumata seconded

For: John Finke, Gerry Kumata, Betty Halfon, David Ghoddousi, Gloria Skouge, Bruce Lorig, Ann Magnano, Matt Hanna, Bruce Burger, Patrick Kerr

Against: 0

Abstain: Jim Savitt

Resolution 13-27 passed with a vote 10-0-1

Action Item: Proposed Resolution **13-28:** Insurance Renewal and Premium Payments

Ben Franz-Knight introduced the resolution which states that 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. WHEREAS, the PDA Finance Committee has been presented the renewal package for the 2013-2014 property and liability insurance coverage for both the Pike Place Market PDA, and the property managed by the PDA in the Market Historic District. NOW, THEREFORE BE IT RESOLVED, 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 \$530,000 for the coverage period May 1, 2013 through April 30, 2014. AND BE IT FURTHER RESOLVED, that the PDA Council hereby authorizes the continuation of the brokerage representation and services provided by Arthur J. Gallagher Risk Management Services, Inc.

Gloria Skouge moved, Gerry Kumata seconded

For: John Finke, Gerry Kumata, Betty Halfon, David Ghoddousi, Gloria Skouge, Bruce Lorig, Ann Magnano, Matt Hanna, Bruce Burger, Patrick Kerr

Against: 0

Abstain: Jim Savitt

Proposed Resolution 13-28 passed with a vote 10-0-1

- C. Other
None

VI. Further Public Comment

Joan Paulson commented on resolution 13-25C in regards to Pike Place Street uses proposal. She noted that we do not need to have the recycling center outside in Pike place; the space should be returned to parking. She also noted that we need to be looking at the parking policy, objective of operations and the mixing of needs of summer and winter operations in the Market.

VII. Concerns of Council Members

David Ghoddousi noted that recently there was a fire in the Market. He added that we do not have a full safety program at the market and would like to have the appropriate preparations in case of events emergency events in the future.

Patrick Kerr noted his concerns with the amount of security in the Market and the recent tragic Boston Marathon events.

Betty Halfon added that she would like to see a complete Emergency plan for the Market as a whole.

VIII. Closed Session

Closed Session started at 5:44pm

- A. Midore Building Discussion - 1501 Western Avenue (*Closed Session Per (RCW 42.30.110(l)(b))*)
- B. Heritage House Discussion - 1533 Western Avenue (*Closed Session Per (RCW 42.30.110(l)(b))*)
- C. WSDOT Parking Mitigation (*Closed Session Per (RCW 42.30.110(l)(b))*)

Ann Magnano, Gerry Kumata and Matt Hanna left during closed session.

Closed Session ended at 6:32pm

Open Session started at 6:33pm

John Finke made a motion to direct PDA Staff with working the PDA Council to make an offer not to succeed price as discussed in closed session on the Midore Building. Bruce Lorig seconded the motion.

For: John Finke, Bruce Lorig, Bruce Burger

Against: Betty Halfon, David Ghoddousi, Patrick Kerr, Gloria Skouge

Abstained: Jim Savitt

The motion failed with a vote 3-4-1

David Ghoddousi proposed a motion to direct staff to ask the City attorney for legal opinion about whether the PDA can purchase property outside the historic district. Patrick Kerr seconded the motion.

Patrick Kerr asked to make a friendly amendment to first ask our council for opinion about purchasing property outside the historic district.

Bruce Burger made an unfriendly amendment to David's motion to approach our PDA Council rather than approaching our City Attorney for opinion about purchasing property outside the historic district. John Finke seconded Bruce Burger's motion.

For: John Finke, Bruce Lorig, Bruce Burger, Betty Halfon, David Ghoddousi, Patrick Kerr, Gloria Skouge

Against: 0

Abstained: Jim Savitt

The motion passed with a vote 7-0-1

IX. Adjournment

The meeting was adjourned at 6:35 p.m. by James Savitt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator