



Pike Place Market Preservation and Development Authority (PDA)

WATERFRONT REDEVELOPMENT COMMITTEE (WRC)
Meeting Minutes

Thursday January 3rd, 2013
5:00 p.m. to 6:00 p.m.
Elliott Bay Conference Room

Committee Members Present: Jackson Schmidt, Gloria Skouge, Patrick Kerr, Matt Hanna

Other Council Members Present:

Staff Present: Ben Franz-Knight, Dianna Goodsell, Lillian Hochstein

Others Present: Bob Messina, Howard Aller, Greg Knutson, Bob Messina

The meeting was called to order at 5:00pm by Jackson Schmidt, Chair.

I. Administrative

A. Approval of the Agenda

Sections V and VI were moved prior to Section IV Closed Session.
The agenda, as amended, was approved by acclamation.

B. Approval of the November 6th, 2012 Minutes

The minutes were approved by acclamation.

II. Announcements and Community Comments

Haley Land inquired regarding the status of the MOU/MOA and making the document available to the public.

Matt Hanna entered at 5:02pm

Bob Messina commented on the PCI-North Project. His comment was in regards to the south border of PCI-North in relation to building B. He would like to see future acknowledgement if the building B lot remains to be blank.

III. Key Issues and Discussion Items

A. Review of Project Timeline and Cash Flow

Ben Franz-Knight reviewed the Project Timeline and Cash Flow of the PCI-North Project. He noted that this month we plan to approve the MOU with the city and PDA Council, initiate the GCCM selection process for PCIN and authorize additional work with Miller Hull. He noted that there was a shift in the timeline regarding WSDOT; the agreement would take longer than anticipated which would delay the state mitigation funds and affect the cash flow of the project. He lastly discussed state housing funds in relation to the project. He noted that he has received input from Lillian Hochstein from the Market Foundation regarding assistance from Common Grounds. He stated that with the conversations from the committee, stakeholders group and public, there is an obvious need for two things in PCI-North: low-income senior housing and a desire to provide some type of low-income artist housing. Ben added that we are in the first

phase of the Housing Trust application stage; we would like to include some sort of mixed housing option in the application to test the viability of potential funding for housing in PCI-North.

There was a discussion regarding the Housing Trust Stage application that followed.

Matt Hanna inquired about the timeline of the Housing Trust Stage I application and what would be required in terms of materials submitted.

Ben Franz-Knight briefly discussed the potential funding amounts regarding the Housing Trust program. He noted that there are a few things we are doing in preparing the application; scoring to qualify for Low-income tax credits, which would also get us aligned with King County and Seattle funds as well.

There was a brief discussion regarding the WSDOT Contract and the execution of the parking mitigation contract.

Ben Franz-Knight noted that the delay in WSDOT contract would affect the cash flow of the project; we would need to initiate PDA funds sooner to keep the project on track. He noted that he could look into having some type of formalized assurance from WSDOT in terms of their commitment intent with the parking mitigation funds.

Reports and Action Items

A. Report from Stakeholders Group

Haley noted that the Stakeholder's group met in early December. They discussed different visions about what could go on the PCI-North Plaza. The next Stakeholder's meeting will take place next Tuesday.

V. Public Comment

Haley Land commented on the notion of programming for PCI-North; he would like the public to be involved during all the phases of planning for programming of the space.

Jackson Schmidt noted that we would be referring to the PCI-North project as the New Municipal Market instead.

Ben Franz-Knight noted that the MOU will be posted online as soon as it is introduced to the City which should be sometime next week.

VI. Concerns of Committee Members

Jackson Schmidt noted that if the Council authorizes Miller Hull design work; they need to be ready to design the project in which they need more details on the programming of the space. He asked Patrick Kerr to work with John Finke and Bruce Lorig and anyone else interested regarding programming of the space.

IV. Closed Session

A. PCI-N MOA/MOU (Closed Session Per (RCW 42.30.110(l)(b))) This item was moved after Sections V and VI.

Closed Session started at 5:33pm

Closed Session ended at 5:54pm

Open Session started at 5:55pm

VII. Adjournment

The meeting was adjourned at 5:56 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator