



**Pike Place Market Preservation and Development Authority (PDA)**

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**WATERFRONT REDEVELOPMENT COMMITTEE (WRC)  
Meeting Minutes**

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**Thursday January 17<sup>th</sup>, 2013  
5:00 p.m. to 6:00 p.m.  
Elliott Bay Room**

**Committee Members Present: Jackson Schmidt, Gloria Skouge, Bruce Lorig, John Finke**

**Other Council Members Present: James Savitt, David Ghoddousi**

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

**Others Present: Gerry Johnson, Bob Messina, Howard Aller, Haley Land, Lauren Rudeck, Greg Knutson**

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

**I. Administrative**

- A. Approval of the Agenda  
Section V, Closed Session was stricken from the agenda.  
The agenda, as amended, was approved by acclamation.
- B. Approval of the January 3<sup>rd</sup>, 2013 Minutes  
The minutes were approved by acclamation.

**II. Announcements and Community Comments**

None

**III. Key Issues and Discussion Items**

**A. MOU Document Review**

Ben Franz-Knight briefly reviewed the Memorandum of Understanding concerning redevelopment of the PC-I North site within the Pike Place Market Historical District as well as the full Legislative Packet that was distributed at the meeting. The documents have been included with the minutes. He noted that the MOU has been introduced as legislation to the City Council; they will see it for referral on January 28<sup>th</sup> and will refer it immediately that afternoon to their Waterfront Committee. He had Gerry Johnson from the Central Waterfront Committee review the updated changes to the MOU document.

Gerry Johnson reviewed the highlighted changes in the MOU between the Pike Place Market PDA and the City of Seattle. A copy of the highlighted changes in the MOU document has been included with the minutes. He answered questions pertaining to the MOU document between the City of Seattle and the Pike Place Market PDA with the Committee and public.

There was a discussion the followed.

Ben Franz-Knight presented a quick overview of the process with the City Council and the MOU; he noted that the MOU would be introduced on January 28<sup>th</sup> to City Council, followed by a Waterfront Committee that afternoon at 2:30pm. He also noted that there would be an evening public hearing on February 4<sup>th</sup> at 5:30pm at City Hall, a second Waterfront City Council meeting on February 19<sup>th</sup> at 2:30pm, lastly going forward to City Council on February 25<sup>th</sup>, 2013.

**B. Project Review Next Steps for New Municipal Market (PCIN)**

Ben Franz-Knight reviewed the next steps for the New Municipal Market (PCIN). He noted that there were a number of next steps for the committee to consider. The next immediate steps would include seeking outside consulting services for financial analysis of the New Municipal Market; he added that a resolution could be available by the end of the month for the Full Council meeting.

Jackson Schmidt noted that we need to have a type of baseline assessment to test the pro-forma of the PCI-North site.

Joe Paar discussed the Pike Place Market PC-I North Site Development Project Schedule with the Committee. He discussed key tasks for the PC-I North Site Construction along with the process and duration of those key tasks. A copy of the Pike Place Market PC-I North Site Development Project Schedule document has been included with the minutes.

There was a discussion that followed regarding the New Municipal Market Timeline and the Pike Place Market PC-I North Site Development Project Schedule.

Joe Paar noted that Schematic design with Miller Hull would cost approximately \$400,000 and would take roughly four months to complete. He added that this process would include architectural work and various consulting work including traffic, environmental, landscape and engineering proficiencies.

Bruce Lorig noted that there is a gap prior to going into schematic design; he noted the need to complete the financial feasibility work as soon as possible.

Jackson Schmidt requested to include the following information in the project schedule: LID, LID objection period, sources of funding, development agreement and any related political issues that could impact the schedule.

John Finke noted that we would need to figure the remaining sources of funding for the project, assuming if the LID passes. He noted that the feasibility work would need to include income and expense analysis and that would be completed by a third-party consultant.

James Savitt noted that we should have a pro-forma that the Council agrees is appropriately done and ensure that the operational costs pencil in; it seems to make sense to have this task completed before starting schematic design. He noted that with alignment of the project schedule, the financial analysis work will need to be completed and approved by the Council at the end of February; this would mean getting the results of financial analysis for considerable review before the WRC and the Full Council.

There was consensus from the committee to direct staff in engaging in a financial analysis consultant as soon as possible. Ben Franz-Knight noted that could get several proposals for the committee to look by the end of the month regarding financial analysis of the PCI-North project.

Joe Paar briefly discussed the GC/CM selection process, which is part of the PPM PC-I Site development project schedule. He noted that there are a lot of interested parties. The package is expected to go out near the beginning of April with a 2-3 month procurement process.

**IV. Reports and Action Items**

**A. Report from Stakeholders Group**

Haley Land gave a brief report from the Stakeholder's Group. He noted that at the last meeting there were discussions regarding the LID and the concerns over the potential impacts of the LID with the PCI-North project. The Stakeholders group also reviewed the tentative schedule for the City Council meetings regarding the MOU. Lastly, Haley noted that the group held a discussion regarding design and programming of the PCI-North space, including a bulk of the discussion surrounding possibilities with food. Haley lastly noted that the referred name to PCI-North as the "New Municipal Market" was not very well supported by the group; there is opportunity for a more appropriate name for the PCI-North project.

**B. Action Item: Proposed Resolution 13-01: Authorization for Added Contract Authority - Davidson-Macri - PCI-N Potholing**

Ben Franz-Knight introduced the resolution which states that in order to maintain the viability of the Pike Place Market the PMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-IN that may directly affect the future of the Market. The PMPDA has determined that Potholing services are necessary for Design and Development of plans for PC-IN and integration with the Central Waterfront Design framework; and, the PMPDA has utilized its small works contractor roster in accordance with its Purchasing Guidelines and identified Davidson-Macri Sweeping as the best and only firm in the area qualified to perform this potholing work; and, the PMPDA entered into contract with Davidson-Macri Sweeping in an amount not to exceed \$50,000 for potholing work that was approved by resolution 12-52 and was increased by an amount not to exceed \$40,000 that was approved by resolution 12-74; and, due to difficult soils conditions with regards to debris contained on the site and having to confirm the correct centerline of the tunnel because it differed from the archived survey data that was obtained for the PC I – N site an additional \$7,542 is needed for potholing work; and, NOW THEREFORE, BE IT RESOLVED that the PDA Council authorizes the PDA Executive Director or his designee, to enter into an amendment with Davidson-Macri Sweeping for additional Potholing for PC-IN, for an additional amount not to exceed \$7,542 for total not to exceed \$97,542 (this \$97,542 includes the original \$50,000 approved by resolution 12-52 and the additional \$40,000 approved by resolution 12-74); The funds for this project will be drawn from the PDA CRRF – Capital Reserve and Replacement Funds.

John Finke moved, Bruce Lorig seconded

There was a brief discussion that followed.

Approve: John Finke, Bruce Lorig, Gloria Skouge, Jackson Schmidt

Against: 0

Abstain: 0

Resolution 13-01 passed unanimously

**V. Closed Session**

**A. PCI-N MOA/MOU (Closed Session Per ( RCW 42.30.110(l)(b))**

This item was stricken from the agenda.

**VI. Resolution(s) to be Added to Consent Agenda**

Resolution 13-01 was moved to the consent agenda.

**VII. Public Comment**

Bob Messina commented regarding the reconfiguration of interior spaces in the concept design for PCI-North; he noted that there is a need for interior eating spaces. He also noted the opportunity of creating the spaces designated in PCI-North to be interchangeable or movable for future uses.

Haley Land presented several questions regarding the MOU to the committee including questions that relate to factors that would affect the PCI-North project development and funding.

**VIII. Concerns of Committee Members**

**IX. Adjournment**

The meeting was adjourned at 6:09 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator