



Pike Place Market Preservation and Development Authority (PDA)

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**COUNCIL MEETING MINUTES – October 27<sup>th</sup>, 2011  
DRAFT**

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**Council Members: Patrick Kerr, Matt Hanna, Gloria Skouge, Jill Andrews, David Ghoddousi, Ann Magnano, Jim Savitt, Bruce Burger, Bruce Lorig, Gerry Kumata, Jackson Schmidt**

**Staff Present: Ben Franz-Knight, Ryan Yale, Teri Wheeler, Erica Bates, Ryan Hostetler, Matthew Holland, Jay Shallow, Scott Davies, Tamra Nisly, John Turnbull, Jennifer Maietta**

**Others Present: Sharon Mukai, Carol Binder**

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

**I. Administration**

**A. Adoption of Agenda**

The agenda was amended and the Parking presentation item was switched with the Waterfront discussion item. In addition, the times were altered in order to complete the meeting by 5:50pm. The amended agenda was approved by acclamation.

**B. Review and Approval of Minutes of September 22<sup>nd</sup>, 2011**

The minutes were approved by acclamation.

**II. Public Comment Including the Market Community**

Sharon Mukai commented on the Daystall Budget for Arcade Lights and she inquired about the expenditure of \$10,000 being under the Daystall revenue instead of the Market Foundation. She also inquired about the \$8,000 line item for an off-season Daystall tenant staff.

Ben commented on the seasonal labor for Daystall and noted the funds will be used during peak season for an individual to assist Daystall staff and to work in the information booth.

Sabina noted that the Arcade Lights was an event that the PDA was sponsoring. She noted that the revenue was offset by the expenses incurred to put the event on.

Carol Binder addressed the Council on the 2010 pension contribution. She stated that in January 2010 she submitted her retirement plan originally to be effective June 30<sup>th</sup>. She added that due to the lack of a replacement ED at that time she was asked to continue as acting ED by Council. She stated that she if she was going to continue into the second half of the year she requested to be included in the 2010 pension contribution, which she discussed with HR. She noted that in May of 2011 she did not receive the allocation from 2010 because she was not an employee on the last day of 2010. She noted that she has made two suggestions which include a reallocating of funds or a voluntary contribution be made to her account by the PDA. She stated that the voluntary contribution is allowable and not deemed a gift of public funds. She noted other public organizations where this has happened with other public officials and requested the Council to reconsider their current stance.

Jim stated that he has received the information from Carol and is in discussion with legal counsel and will readdress the issue at the Council meeting in November.

**III. Reports and Information Items**

A. Council Chair Report

Jim reported on the Council Retreat and thanked the other Council members for their involvement in the Retreat and for making it a success. He stated there will be three resolutions that came from the retreat to be presented in November which will include strategic issues, a timeline, and the restructuring of the committees. He added that the 2012 budget approval will also take place at the November meeting and encouraged the Council members to review the budget prior to address any questions they may have. Jim noted that the ED evaluation and compensation review has taken place. He stated that the EXEC committee will need to reconvene in order have a public vote on the recommendation for compensation. Jim commented on the agenda items for this month including Capital Projects, Waterfront, and Parking are the key issues. Jim discussed the upcoming meetings and agenda items for November which include the 2012 budget, Retreat resolutions, PC-I N, Trademark Policy. In December, there will be discussions concerning the Waterfront/PC-I integration and Annual Plan for 2012. He added that the January meeting will include a discussion of the Metrics for Success.

B. Executive Director's Report

Ben gave his report and stated it has been a very busy month with meetings such as the Council retreat, waterfront, and multiple budget reviews. The Today Show provided great national coverage during the morning of October 20<sup>th</sup>. He added that the Budget planning process has been going very well and an update for Council approval will be submitted in December. He commented on the great success of Arcade Lights and feels it will be an event that will continue in the future. Ben gave a report on Phase III and noted we are well into the work in the Economy and Stewart House. He discussed the elevator and the current construction schedule in the Economy including the electronic shutdown from November 7-11, but there will be a generator to ensure that key business such as DeLaurenti's can remain open. He stated that Soames Dunn has also begun renovation and construction on the restrooms will begin shortly. He added that there will be two additional electronic shutdowns in early 2012. Ben also discussed the complex issue of relocating tenants from the Stewart House and noted the great amount of coordination involved to keep the schedule going according to plan.

C. Committee Chair Reports

D. Other Reports

**IV. Key Issues:**

A. Capital Projects

Jim gave a brief overview of the process to-date on the prioritization of Capital Projects and the involving the CapRen committee.

Ben discussed the lengthy process that has been undertaken in order to distinguish between high, medium, and low priority that was detailed in the spreadsheet that was distributed.

Bruce Lorig gave an overview of the process going forward and discussed how the CapRen committee will address the high priority projects first by getting detailed analysis, staff help, design concepts, and funding in order to submit to Council for full approval. He noted that all the projects on the prioritized list will eventually be addressed even if they are currently medium or low level priorities.

**Action Item:** Proposed Resolution **11-84:** Prioritization of the PDA Other Funds Capital Projects

The resolution proposed that the PPMPDA Council resolves that the PDA Staff, the Capital Renovation Committee and/or any appropriate successor to that committee, and consultants and/or professionals retained by the PDA under the direction of the Executive Director shall, in appropriate consultation with the Council:

- (a) Undertake detailed analysis, including design and/or engineering work, business planning and other appropriate analysis and planning, with regard to the projects designated as "HIGH" priority on the attached chart entitled "Pike Place Market – Other PDA Funds – Capital Projects ("the Capital Projects Chart"), with the goal to pursue and to complete at the earliest feasible time and in the most efficient and cost-effective manner those HIGH priority projects, except that projects in the "Projects Involving Leasing" section may or may not be pursued until appropriate tenants are identified and may involve funding by tenants or other non-PDA sources;
- (b) Ensure that appropriate resolutions are brought to Council for the consideration and possible approval of construction or capital funding for those projects designated as "HIGH" priority on the

Capital Projects Chart at such time as the detailed analysis referenced above has progressed to a stage such that such resolution and funding is warranted;

(c) As funds permit and as time is available, undertake analysis, including design work, business planning and other appropriate analysis and planning, with regard to the projects designated as “MEDIUM” priority on the Capital Projects Chart, with the goal toward revisiting these projects with the Council at an appropriate time as and when time and funds permit;

(d) Not devote further time, cost or resources at this time, or until further action of the Council, on those projects designated as “Currently Not a Priority” on the Capital Projects Chart.

Bruce Burger motioned, Gerry seconded  
A discussion of resolution 11-84 followed

The resolution was amended to address social services and that sub section (a) to read as;

(a) Undertake detailed analysis, including design and/or engineering work, business planning and other appropriate analysis and planning, with regard to the projects designated as “HIGH” priority on the attached chart entitled “Pike Place Market – Other PDA Funds – Capital Projects (‘the Capital Projects Chart’) **as well as additional analysis and planning with respect to possible additional social service related projects**, with the goal to pursue and to complete at the earliest feasible time and in the most efficient and cost-effective manner those HIGH priority projects **as well as any such additional social service related projects that Council may subsequently like to add to the “HIGH” priority projects**, except that projects in the “Projects Involving Leasing” section may or may not be pursued until appropriate tenants are identified and may involve funding by tenants or other non-PDA sources;

For: Matt Hanna, Jill Andrews, Jim Savitt, Bruce Burger, Bruce Lorig, Gerry Kumata, Jackson Schmidt  
Against: Patrick Kerr, Gloria Skouge, David Ghoddousi, Ann Magnano  
Abstain: 0  
Passed 7-4

The amended Resolution 11-84 passed by a vote of 7-4

**Action Item:** Proposed Resolution 11-85: Authorization for Contract Authority – SRG Partnership PDA Other Funds Design Work

The resolution proposed that the PMPDA Council authorizes the PMPDA Executive Director or his designee to amend the contract with the SRG Partnership, Inc. for PDA Other Funds Work in an amount not to exceed \$100,000 for a total contract amount of \$172,360. The funds for this project will be drawn from PDA Phase One Other Funds.

Gerry motioned, Bruce Burger  
A discussion of resolution 11-85 followed

For: Matt Hanna, Jim Savitt, Bruce Burger, Bruce Lorig, Gerry Kumata, Jackson Schmidt  
Against: Patrick Kerr, Gloria Skouge, David Ghoddousi, Ann Magnano  
Abstain: Jill Andrews  
Passed 6-4

Resolution 11-85 passed by a vote of 6-4

Ben introduced resolution 11-87 to discuss the RFQ for design process and stated that it was recommended that SRG Partnership be the design team. He stated that there were proposals for six different agencies and all were very qualified teams. There was a great deal of time that was spent discussing the interviews to find which one was the best fit. The WRC had a chance to review the presentation and SRG was chosen. Ben noted the Pat Kerr’s submission as well and he stated it was very much appreciated and his assistance was vital to the final decision.

Pat added that the first meeting with SRG took place yesterday and they will be putting together a program, which is the initial step. He noted that SRG is very familiar with the Market and they

understand what our needs are. There will be another meeting within 7-10 days with monthly reports to the Council in the future.

Matt added, as a member of the WRC, it was important to be able to convey to SRG is our interests in a Market centric program for the connection to the Waterfront. He noted that the WRC is firmly committed to the program goal.

**Action Item:** Proposed Resolution **11-87:** Authorization for Contract Authority – Design Consulting Services with SRG Partnership

The resolution proposed that the PDA Council authorizes the PDA Executive Director or his designee, to enter into contract with SRG Partnership for design consulting services for PC-IN, Central Waterfront Design and Development and the Alaskan Way Viaduct Replacement Project for an initial amount not to exceed \$25,000.

Jackson moved, Matt seconded  
A discussion of resolution 11-87 followed

For: Matt Hanna, Gloria Skouge, Jill Andrews, David Ghoddousi, Ann Magnano, Jim Savitt, Bruce Burger, Bruce Lorig, Gerry Kumata, Jackson Schmidt

Against 0

Abstain: Pat Kerr

Passed 10-0

Resolution 11-87 passed unanimously

**Action Item:** Proposed Resolution **11-88:** Waterfront Redevelopment Committee - Adoption of the Integrated Street Function and Design Objectives for the Market and Central Waterfront – Elliot/Western Connector

The resolution proposed the PDA Council adopts the following Integrated Street Function and Design Objectives for the Market and Central Waterfront should include the following;

- The new arterial corridor (E-W Connector) west of Pike Place Market extending from Union Street to Lenora should be designed to fully integrate transportation goals with land uses.
- The E-W Connector should be designed to promote safe and inviting ease of passage at the surface level for pedestrians between the Market and central waterfront at each of east –west street crossings.
- The intersection at the E-W Connector and Alaskan Way should be located to balance and distribute north/south vehicular traffic volumes equally between the E-W Corridor and Alaskan Way north of Pine Street.
- The design of the E-W corridor should service as a new front entry point to the market and facilitate entry to the Market Garage at street level in accordance with the proposed grade.

Jackson moved, Matt seconded  
A discussion of resolution 11-88 followed

The Resolution 11-88 was amended to alter the third point to instead read as;

•The E-W Connector and Alaskan Way should be **designed and located so as to distribute the majority of north/south vehicular traffic onto** Alaskan Way north of Pine Street.

For: Patrick Kerr, Matt Hanna, Gloria Skouge, Jill Andrews, David Ghoddousi, Ann Magnano, Jim Savitt, Bruce Burger, Bruce Lorig, Gerry Kumata, Jackson Schmidt

Against 0

Abstain: 0

Passed 11-0

Resolution 11-88 passed unanimously

#### **IV. Resolutions and Other Action Items (Old and New Business)**

A. Consent Agenda

**Action Item:** Proposed Resolution **11-82:** Authorization for Contract Authority – Repair and Paint SW Garage Outside Stairs

**Action Item:** Proposed Resolution **11-83:** Lease Proposals – October 2011 – Michou, Mr. D's, and Three Girls Bakery

Motion to approve the Consent Agenda  
Ann moved, Pat seconded.

Approve: Patrick Kerr, Matt Hanna, Gloria Skouge, Jill Andrews, David Ghoddousi, Ann Magnano, Jim Savitt, Bruce Burger, Bruce Lorig, Gerry Kumata, Jackson Schmidt  
Against: 0  
Abstain: 0

The Consent Agenda passed by acclamation

B. Blia Xiong's Daystall appeal of Executive Director's ruling and formation of an Ad-Hoc committee to review the findings per the Daystall Rules and Regulations

Ben gave a summary of the Blia Xiong's appeal. He noted that there was a violation by Daystall tenant, Blia Xiong, that was discovered by the Market Master. After the second violation it was brought to the ED for review. The ED felt the Daystall rules were violated and conducted a site visit/review. Upon the review the ED ruled that the tenant could no longer operate as a Daystall tenant and instead provided the tenant with the option of a retail space. The tenant felt this was unjust and is now appealing the ruling. She then submitted a formal statement of appeal to an 'ad hoc' appeals committee.

Jim stated that the appeal needs to be heard within 30 days. It was suggested that the ad hoc committee be made up of the current OPSCOM committee in place. Jim stated that the appeal will take place prior to the next OPSCOM meeting on November 3<sup>rd</sup>.

Gerry motioned to have the OPSCOM committee members meet separately as the ad hoc appeals committee, Pat seconded November 3<sup>rd</sup> at 4pm.

Approve: Patrick Kerr, Matt Hanna, Gloria Skouge, Jill Andrews, David Ghoddousi, Ann Magnano, Jim Savitt, Bruce Burger, Bruce Lorig, Gerry Kumata, Jackson Schmidt  
Against: 0  
Abstain: 0

The motion to hold the ad hoc appeal process for Blia Xiong on November 3<sup>rd</sup>, at 4pm passed by acclamation.

**VI. Further Public Comment**

Sharon Mukai inquired if the ad hoc committee can be formed by a sub-committee.

Jim stated that the ad hoc committee is formed by the same members of OPSCOM, but it is a completely separate committee to hear the Blia Xiong's appeal.

**VII. Concerns of Council Members**

**VIII. Adjournment**

The meeting was adjourned at 5:42 p.m. by James Savitt, Chair

Meeting minutes submitted by:  
Ryan Yale, Executive Assistant