



Pike Place Market Preservation and Development Authority (PDA)

**COUNCIL MEETING MINUTES – September 22, 2011
DRAFT**

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

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

Others Present: Ernie Sherman, Sharon Mukai, Colleen Donovan

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

I. Administration

- A. Adoption of Agenda
The amended agenda was approved by acclamation
- B. Review and Approval of Minutes of August 25th, 2011
The minutes were approved by acclamation

II. Public Comment Including the Market Community

None

III. Reports and Information Items

- A. Council Chair Report
Jim reported on two key items on the agenda including the discussion of Farmland and PDA Other Funds projects and uses. He added that Colleen Donovan will be giving a presentation during the meeting to discuss the WSU study. Jim discussed the use of the remaining uses for the PDA Other Funds. He noted that the CapRen committee will analyze them in depth and he distributed the summary of the results from other Councilmembers. He stated that there will be a Council retreat on October 21st in order to discuss strategic items and organizational issues, including PDA committees and PDA staff management structure. Jim stated that there may be a possible special Council meeting regarding Waterfront issues and Pat Kerr will be updating the Council on the Waterfront Redevelopment Committee meetings.
- B. Executive Director's Report
Ben reported on Phase III economy basement atrium demolition is mostly complete and invited Councilmembers to take a tour of the latest renovation work. He noted that PDA staff has been maintaining the proposed schedule with Stewart House and it has taken a great undertaking and use of the Livingston Baker units in order to maintain a tight construction schedule. He noted that there has been a great effort of coordination with PDA contractors and tenants in order to keep Piroshky Piroshky open and operable; however there will be a closure of Chocolate & Ice Cream Delight. Ben added that there have been a great number of moves of lockers and storage within the Soames Dunn building relating to Daystall. Ben noted that the Stewart House scaffolding will begin shortly to repair the windows. He commented on extending the length of operation of the satellite market at city hall, possibly through the end of October, per their request and due to the continued success. Ben commented on the PDA's research on mobile applications and mobile access in order to enhance wayfinding throughout the Market. In addition, he noted that PDA staff has also been in contact with an

outside organization, Move It Online, to discuss the possibility of providing the Daystall and crafts people online access and assistance while working with students. This will also allow for the opportunity to enhance their presence and provide an increase in ecommerce. Ben discussed the new artisan event, Arcade lights, which is on October 7th and will be an event to support the Market Foundation.

C. Committee Chair Reports

I. Update on PC-I/Waterfront – WRC Committee Chairs

Pat Kerr reported on the WRC and the Elliot Way/Western connector. Pat stated that the WRC has met three times thus far to discuss the development/design of the PC-I North site and to meet with the SDOT. He noted that SDOT was very responsive to the concerns of the PDA and he felt the meeting was very productive. Pat was concerned that SDOT's stance on the Elliot/Western Connector should be addressed due to the high probability that the roadway is inevitable. Pat felt that the roadway would inhibit east/west connection for pedestrians and would use up valuable land while, at the same time, use resources that could be better used elsewhere. Pat discussed the proposed plans related to PC-I North and the potential area that could be developed. Pat distributed a handout for the Council and described his design process of the site and how it will integrate with the Waterfront development.

Jim inquired about a definitive timeline associated with the design and development process.

Ben stated that an RFQ for design consultants has been submitted and the next target date for the city to reveal a more comprehensive design concept is in October and February 2012. He stated that the PDA's timeline will coincide with the city and Waterfront design team in order to align the Market's interests with their planning process.

Matt added that the WRC has engaged in the cooperative design process with the city. He noted that we currently should make a definitive statement to the city because we currently know that there are other stakeholders in the design process. Matt added that the connector road is essentially to accommodate the local traffic that will utilize it in place of the Viaduct. He stated that the road is going to be the reality for the Market and he felt that if it is not a done deal then the PDA should make an effort to oppose it and try to generate community support to serve the best interest of the Market.

A discussion of the Elliot/Western connector and the Council's recommendation on how to proceed followed.

D. Other Reports

Matt commented on the budget process and cycle and welcomed any input from Councilmembers.

Jim commented on the executive director review committee and invited the Councilmembers to attend the Executive Committee meeting to discuss in further detail. He noted the ED evaluation will not be discussed during the full Council meeting in October.

IV. Key Issues: PDA Capital Projects/Use of NMTC-Generated Funds

A. Farmland: Needs Analysis Study

Update – PDA Staff

Ben commented on the needs analysis study requested by Council and stated the PDA staff has reached out to PCC land trust and Skagit Valley. He noted that the PDA staff has also discussed the Farm study with WSU in order to complete a thorough analysis.

Presentation of WSU Farmer Survey – Colleen Donavan

Colleen gave a presentation on the current WSU Farmer Survey. An overview of the presentation has been included with the minutes.

A discussion of Colleen's presentation followed.

B. Other Funds/Capital Projects Update & Review

I. Discussion of Council Input and Prioritization of Projects

Jim discussed the prioritization of the capital projects and stated that the Council should decide on three separate issues which include the use of PDA other funds, prioritization of the projects, and the timeline for the PDA staff and CapRen report back to the full council with there. Jim distributed a project list that displayed the level of prioritization that was submitted by individual Councilmembers.

The project list and direction to the PDA staff and CapRen were discussed by Council.

2. **Action Item:** Direction to Staff/Capital Renovation Committee as to projects to pursue and analyze.

Bruce Burger made a motion to have CapRen work with PDA staff to complete a study of the top 19 priority projects in addition to Wi-Fi and signage and return to full council in October with the recommendation and/or resolution for the intended completion of projects, including any additions and/or deletions to the entire project list. Bruce requested that the minutes for CapRen and meetings reflect the public comment

Bruce Burger moved, Gerry Kumata seconded.

Approve: Patrick Kerr, Jill Andrews, David Ghoddousi, Ann Magnano, Jim Savitt, Bruce Burger, Bruce Lorig, Gerry Kumata

Against: Skouge, Hanna

Abstain: 0

The motion passed by a vote of 8-2

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

A. Consent Agenda

Action Item: Proposed Resolution **11-80:** Lease Proposals – August 2011 for Oriental Mart, Pike Place Bar & Grill, Tenzing Momo, and JP Morgan Chase (ATMs)

Action Item: Proposed Resolution **11-81:** Authorization for Contract Authority – Exclusive Lease Listing Agreement – Ewing & Clark Incorporated – Specific lease spaces within the Leland & Fairley Building

Motion to approve the Consent Agenda

David moved, Jill seconded.

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

Against: 0

Abstain: 0

The Consent Agenda passed by acclamation

B. New Business

Action Item: Proposed Resolution **11-79:** Authorization for Contract Authority NMTC2 Floor, Plumbing, and Electrical Work – BN Builders Amendment

Joe Paar introduced the resolution and stated that the PMPDA now wishes to amend the contract with BNB a final time in the amount not to exceed \$7,000 due to additional flooring scope changes to Frank's Produce for a total not to exceed contract of \$157,000. It was requested that the PMPDA Council authorize the PMPDA Executive Director or his designee to amend the previous contract with BN Builders in an amount not to exceed \$7,000 for a not to exceed total amount of \$157,000 for the code compliance work necessary for Shy Giant, Frank's Produce, and Quality Cheese. This work is to be funded with monies obtained from NMTC2.

Gerry moved, Bruce Burger seconded.

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

Proposed resolution 11-79 passed by acclamation

C. Other

VI. Further Public Comment

Ernie Sherman commented on the Farmland presentation and stated the PDA should review what action should be taken to see where we'll in relation to farmers in 10, 20 and 30 years in order to see what action should be taken now

VII. Concerns of Council Members

Gloria notified the Council that the Budget review meeting was scheduled for 3:00pm on October 18th.

Ann commented on the Farmland presentation and stated that this is a farmers market and our focus should be on how we can ensure we still have far this is to ensure we still have farmers here in 10 and 25 years.

VIII. Adjournment

The meeting was adjourned at 5:58 p.m. by James Savitt, Chair

Meeting minutes submitted by:
Ryan Yale, Executive Assistant