



Executive Committee Meeting Agenda

Date: Wednesday, February 15th, 2017

Time: 4:30 p.m. – 5:45 p.m.

Location: Goodwin Library (Economy Building)

Committee Members: Matt Hanna (Chair), Ray Ishii, Rico Quirindongo, Betty Halfon, Gloria Skouge, and David Ghoddousi

4:30pm	I. Administrative:	Chair
	A. Approval of Agenda	
	B. Approval of the January 18 th , 2017 Executive Committee Meeting Minutes	
<hr/>		
4:35pm	II. Announcements and/or Community Comments	
<hr/>		
4:40pm	III. Council Chair Report	Chair
	PDA Council Nomination Ad Hoc Committee	
<hr/>		
5:10pm	IV. Committee Chair's Report	
	A. Finance & Asset Management	Gloria Skouge
	B. Market Programs	Betty Halfon
	C. MarketFront	Rico Quirindongo
<hr/>		
5:25pm	V. Executive Director's Report	Ben Franz-Knight
<hr/>		
5:35pm	VI. Public Comment	
<hr/>		
5:40pm	VII. Concerns of Committee Members	
<hr/>		
5:45pm	VIII. Adjournment	Chair



Executive Committee Meeting Minutes

Wednesday, January 18th, 2017
4:30 p.m. to 5:45 p.m.
Goodwin Library

Committee Members Present: Matt Hanna, Gloria Skouge, David Ghoddousi, Rico Quirindongo, Ray Ishii

Other Council Members Present:

Staff Present: Ben Franz-Knight, Aliya Lewis

Others Present: Howard Aller

The meeting was called to order at 4:31 p.m. by Matt Hanna, Chair.

I. Administration

A. Approval of the Agenda

The agenda was approved by Acclamation

- B. Approval of the October 12th, 2016 Executive Committee Meeting Minutes
David Ghoddousi asked to rephrase a section of the October 12th, 2016 minutes referring to his acceptance of a connection between Steinbrueck Park and the Market. Ghoddousi stated that while he would rather have visitors walk through the project to reach the park but if there is to be a connection it should be a secure one.

For: Matt Hanna, Rico Quirindongo, David Ghoddousi, and Ray Ishii

Against: 0

Abstained: Gloria Skouge

- C. Approval of the November 9th, 2016 Executive Committee Meeting Minutes
Ray Ishii asked to rephrase a section of the November 9th, 2016 minutes referring to women and minority owned businesses in the Market. Ishii would like the revision to read “He noted that there was a lack of women and minority owned businesses contracting with the PDA.”

The November 9th, 2016 minutes were approved by acclamation.

II. Announcements and Community Comments

Rico Quirindongo entered into the meeting at 4:40 p.m.

David Ghoddousi left the meeting at 5:01 p.m.

III. Council Chair's Report

Matt Hanna presented his Council Chair's Report. Hanna noted that at the next full council meeting there will be an update on the capital campaign and the work that the Pike Place Market Foundation has been doing. He and Ben Franz-Knight will meet with the Foundation tomorrow to learn in detail the progress they have made and to preview a presentation before it is shown to the full council. Council will also hear an update on the Neighborhood Center plans. There is an upcoming meeting with the Seattle Aquarium which will go over the waterfront connection, Building B, progress on the MarketFront, and future projects as discussed at the council retreat in December. Hanna noted that if any council and committee members had any thoughts about discussion items for the meeting with the Aquarium to pass them on to him or Ben Franz-Knight and they will address them on their behalf.

David Ghoddousi asked if the restaurant proposed for the top of Building B is definitive or not. Ghoddousi noted that there has been significant effort to preserve the view and that the restaurant will interfere with that view.

Matt Hanna noted that the City has designed, planned, and more than likely expects for there to be a restaurant on top of Building B.

There was a discussion that followed.

Matt Hanna noted that while the City has designs for a restaurant he does not see the City become a restaurant/building landlord and that there are a lot of contingencies and uncertainty surrounding the project.

David Ghoddousi stated that the City's number one priority is to connect the Market to the waterfront because the City wants a public space.

Rico Quirindongo noted that he is on the Pike Pine Renaissance committee and that the committee is currently drafting plans for Building B as it has been previously presented to the council. The design for the project is at 60% design which will be hard for the City and SDOT to make design changes. Quirindongo suggested that someone from the council speak to the Pike Pine Renaissance committee on the PDA's concerns for the project.

There was a discussion that followed.

IV. Committee Chair's Report

A. Finance and Asset Management

Gloria Skouge noted that there was no quorum for the second month in a row at the Finance & Asset Management meeting. Skouge asked for consideration of making the committee smaller. Matt Hanna asked for the names of all the committee members and who regularly attends to which Skouge answered. She stated that she was thinking about making a chart that shows each committee member and their attendance to which Matt Hanna said he would like to see the results. Ben Franz-Knight noted that Aliya Lewis, the executive administrator, would be able to assist Gloria Skouge with that project.

Matt Hanna noted that he will be setting up one-on-one meetings with committee/council members and will address the issue to each member individually during those meetings.

Ben Franz-Knight stated that if the committee went from eight to seven members there would be a difference in what constitutes a quorum.

There was a discussion that followed.

Gloria Skouge noted that Sabina Proto reported on the financial statements for December 2016 and the finalized statements will be ready next month. She also stated that John Turnbull gave his residential property management report and that Jennifer Maietta presented a sheet on the minority breakdown of commercial tenants in the Market.

Gloria Skouge noted that there will a resolution presented at full council regarding lease proposals. She stated that there should be more consideration to the staff who have a deadline to prepare the reports and materials for each meeting and then are unable to act because of the lack of quorum.

B. Market Programs

Ben Franz-Knight noted that the proposed artwork for the grand opening of the MarketFront was reviewed at the Market Programs meeting.

Gloria Skouge stated that she ran the meeting in Betty's absence although she was in attendance at the Finance & Asset Management meeting. Skouge talked about the updated given by Emily Crawford in regards to an upcoming event called Illumination as well as Crawford's presentation on the holiday campaign metrics.

Ben Franz-Knight discussed potential temporary signage that could be used for an ad campaign as well as physical neon signs to introduce the new MarketFront and provide additional visuals in the area. Gloria Skouge passed out the sheets displaying the signage concepts.

C. MarketFront

Rico Quirindongo went over what was discussed during the MarketFront meeting. There was a MarketFront presentation from Justine Kim at the MarketFront meeting and Proposed Resolution 17-01: Pike Place MarketFront (PC1N) Trade-Marx Corporation – Building Wayfinding Signage passed by the committee.

Matt Hanna asked for the date(s) that is in mind for the grand opening of the MarketFront and if there will be more than one opening.

Ben Franz-Knight noted that there will be some sort of community event when Sellen moves completely off-site sometime in March with June 29th being the formal grand opening with the mayor present. Franz-Knight stated that the Market is coordinating closely with the Foundation who has events around the edges of the project. The Foundation announced last night that Delta Air Lines is a sponsor for one of the events which will require careful planning to manage how that looks since a public grand opening cannot have a corporate sponsor component.

Matt Hanna asked for clarification on if the grand opening of the MarketFront is a PDA event or a Foundation event.

Ben Franz-Knight stated that there are components of both in the grand opening. Both the programming and the event itself are a coordinated effort between the PDA and the Foundation.

There was a discussion about the Delta Air Lines sponsorship presence that followed.

Ray Ishii asked if there was a question about the capital campaign in regards to a net goal in the meeting with the Foundation.

Matt Hanna stated that if the question was proposed to the Foundation today he thinks they would say \$9 million was their gross goal.

There was a discussion about the details of the goal and planning of the capital campaign that followed.

Matt Hanna noted that in the presentation he and Ben Franz-Knight will see before the full council will address many of the concerns/questions of council members.

Ben Franz-Knight stated several items on MarketFront progress; appliances arrived today for the residential units, flooring is in on most levels, carpeting is in the hallways and painting is completed. Pavers are going in on the residential plaza level and yesterday there was a significant sign-off for elevator operability. Sellen is working six days a week in most areas and seven days a week in others. There will be a partial TCO for the units inside because two safe egress paths cannot be identified to reach the units. An issue was identified relating to wire mesh on the railings of which Miller Hull has taken full responsibility for the error and will be corrected at their cost.

There was a discussion about punch listing that followed

Ben Franz-Knight also discussed the effort made to make sure all the proper permits have been obtained.

Rico Quirindongo asked for calendar invites to be sent out to committee members for the grand opening of the MarketFront and the January 26th Illumination event.

V. Reports and Actions Items

None

VI. Executive Director's Report

Ben Franz-Knight talked about his meeting with SDOT and the discussion had regarding delivery access on 1st Avenue. He noted that he hopes to have some solutions within the next two weeks and plans on holding a community meeting. There are number of tenant improvement projects currently underway in the Market including Pure Food Fish, the Pink Door, and Michou among others.

There was a discussion about the Pink Door's renovation that followed.

Franz-Knight noted that holiday sales were outstanding especially for some new mercantile tenants, Eighth Generation being one of them. He stated that he is starting to have conversation with the leadership group around preparations for 2017 and 2018 in advance of a changing landscape on the federal level. He reported that Lillian Sherman is making preparation in case funding is cut for the Foundation. Franz-Knight noted that projects are starting to be identified as shovel ready in 2018 that could qualify for grants under the new administration. On the other hand, preparations to address any shortfalls in case the economy starts to contract in a dramatic fashion.

VII. Public Comment

Howard Aller stated that he had been told there would be an effort made to make the Pink Door handicap accessible.

Ben Franz-Knight noted that it has been addressed and it being worked on.

Aller talked about Building B and that it will block the view that has been fought for to maintain. He suggested trying to convince the City to eliminate the restaurant level and put a playground on the garage level to make a semi-plaza, stating that the restaurant will not be a money maker and will be troublesome. Aller readdressed his comment from the Market Programs meeting about the loss of pedestrian space on 1st Avenue and that will the addition of the trolley the space will become more difficult to navigate. He would like the trolley but would like to see less sidewalk cafes.

VIII. Concerns of Committee Members

Rico Quirindongo noted that he is on the One Center City Advisory Group and that one of the tasks of the group is to look at the construction impacts as they relate to public right-of-way and 1st Avenue is under that consideration. Quirindongo volunteered himself to be the point of contact between the PDA and the One Center City Advisory Group.

There was a discussion that followed.

Ray Ishii asked the timing of the nomination process for council members.

Matt Hanna stated that in the spring a nominating committee will meet to identify potential nominees.

Howard Aller noted that cutting a garland of peppers or garlic would be more Market like than cutting a ribbon at the opening ceremony for the MarketFront.

IX. Adjournment

The meeting was adjourned at 5:35 p.m. by Matt Hanna, Chair

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator