



MarketFront Committee Agenda

Date: Monday, April 10th, 2017

Time: 4:00 p.m. – 6:00 p.m.

Location: The Classroom (Economy Building)

Committee Members: Rico Quirindongo (Chair), Colleen Bowman (Vice-Chair), Jim Savitt, Gloria Skouge, Betty Halfon, John Finke and David Ghoddousi

4:00pm	I. Administrative:	Chair
	A. Approval of Agenda	
	B. Approval of the MarketFront Committee March 13 th , 2017 Meeting Minutes	

4:05pm	II. Announcements and/or Community Comments	
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4:30pm	III. Key Issues and Discussion Items	
	A. MarketFront Construction, Schedule & Budget Update	Justine Kim
	B. Western Avenue “Welcome” Sign	Emily Crawford

5:15pm	IV. Action Items and Reports	
	A. Proposed Resolution 17-16 : Pike Place MarketFront (PC1N) GK Industrial Refuse Systems – Trash Room Equipment	Justine Kim

5:40pm	V. Items for the Consent Agenda	Chair
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5:45pm	VI. Public Comment	
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5:55pm	VII. Concerns of Committee Members	
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6:00pm	VIII. Adjournment	Chair
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MarketFront Committee Meeting Minutes

Monday, March 13th, 2017

4:00p.m. to 6:00p.m.

The Classroom

Committee Members Present: Rico Quirindongo, Colleen Bowman, Betty Halfon, David Ghoddousi, Gloria Skouge, Jim Savitt

Other Council Members Present:

Staff/Consultants Present:

Others Present:

The meeting was called to order at 4:04 p.m. by Rico Quirindongo, Chair.

I. Administration

A. Approval of the Agenda

The agenda was approved by acclamation

B. Approval of the February 13th, 2017 MarketFront Committee meeting minutes

The February 13th, 2017 meeting minutes were approved by acclamation.

II. Announcements and Community Comments

Betty Halfon entered into the meeting at 4:05 p.m.

Jim Savitt entered into the meeting at 4:06 p.m.

Chris Scott handed the Residential Insider to the committee to review.

Howard Aller spoke about the renaming of the Western Avenue Senior Housing and that it is an excellent idea to have the input of the Chief Seattle Club.

III. Key Issues and Discussion Items

A. MarketFront Construction, Schedule & Budget Update

Justine Kim gave an updated presentation of MarketFront Construction. The slides covered the commercial; sidewalk, parking garage entrance, trash room, gas alcove, storefront on Western Avenue, security office, restrooms, HVAC (heating, ventilation, and air conditioning) installation, planters and grain silos, central stairs and L2, Desimone Bridge connection.

Ben Franz-Knight noted the mezzanine level of the MarketFront adds a quirky sense of discovery to the space found in the Market and is a successful example of design by committee.

Rico Quirindongo asked when the guardrails would be installed.

Ben Franz-Knight noted that most guardrails are on site however there need to be railings that will need to be replaced.

Justine Kim stated that there was a concern on the south entrance of the Desimone Bridge because one side of the bridge settled lower than the other, however, it was discovered that there was a dip and that it can be feathered into the design. Instead of 400 tiles being replaced only about 120 tiles will be.

Ben Franz-Knight stated that Temporary Certification of Occupancy (TCO) is looking to be achieved by Friday and given the fire marshal's schedule that TCO will likely be achieved Monday the 20th. Cars will be able to park in the two lowest levels of the garage by Wednesday or Thursday of next week. The lowest level of the new garage will be geared towards monthly parkers, a topic that will be discussed at the Finance and Asset Management committee meeting this month.

Justine Kim noted that the lower two levels of the new garage will be connected to the Heritage garage, the exit stairs will be all operational, and the upper levels of the garage will be reserved for the contractors to use as a lay down area and storage until they are finished with the plaza.

There was a discussion about the MarketFront plaza and several scheduling components of the project that followed.

Ben Franz-Knight stated that there are two community meetings to discuss how the plaza will be activated, how it will be used for the daystall community for the south side of the pavilion and agreements with the Chief Seattle Club and the University of Washington on the north side.

Colleen Bowman asked who is involved with the community meetings.

Ben Franz-Knight stated that Daystall is leading the community meetings.

There was a discussion about pilot events on the calendar for the new space and security's preparedness for the garage opening.

Justine Kim handed out and presented an updated budget and estimate at completion forecast on the MarketFront project.

Ben Franz-Knight complimented Justine Kim on managing Sellen and all of the other contractors through to completion and holding lines on the budget. Some of the contingency has already been spent through; commercial TI to several tenants, increased allocations to the Pike Place Market Foundation, decreased the total contribution from the Foundation on the philanthropic side which will need to be balanced out with additional funds, and a commitment to Jarr & Co. for their HVAC. Franz-Knight that himself and Kim have had numerous meetings with Sellen and Miller Hull to address outstanding issues and notes that there is a good chance that additional funding will need to be brought in from remaining bond proceeds in the between \$500,000 and \$800,000.

Justine Kim noted that there are typically permit fees that appear after project completion and that they are expected and noted other anticipated close out fees.

Jim Savitt asked if the additional bond funds is the same thing as saying the project is over budget.

Ben Franz-Knight stated that the other way to look at it is that there are still available sources of funding for completion of this project that have not been utilized. The budget approved in December will need to be increased.

Justine Kim discussed the budget related to scope and contingency.

Jim Savitt asked what the relationship is between numbers on the budget sheet.

Colleen Bowman asked if there were any cash flow issues.

Ben Franz-Knight said there are not any cash flow issues unless some unknown events happens to disrupt the project.

Justine Kim noted that she has asked the contractors to keep a record of fees as well as negotiated a decrease additional services fee with Miller Hull due to a part mix up.

Colleen Bowman asked when the final close out meeting for the full council would be.

Ben Franz-Knight stated that the final close out meeting would be in April or May.

There was a discussion about Sellen that followed.

Rico Quirindongo how does the budget change related to tenant corrections and claims.

Ben Franz-Knight stated that there will be a better picture in the month as the project is finished out and see what if any as built conditions need to be considered.

Rico Quirindongo asked that the bond proceeds at the end of the project that the final allocation of funds that \$2 million will be committed.

Ben Franz-Knight noted that John Finke was one of the council members that believed the bonds should be issued at the maximum amount that can be prudently managed with the PDA debt service and that it was the right decision to make and shows in the position the committee is in now.

B. Western Avenue Senior Housing Naming

Ben Franz-Knight discussed the previous resolution on naming the Western Avenue Senior Housing. After discussion in the Native community it was recognized that it

would be more appropriate to have name that was more broadly representative of the Native community in Seattle and acknowledging that there needs to be a more formal naming process.

IV. Action Items and Reports

Proposed Resolution 17-08: Naming of Western Avenue Senior Housing

Ben Franz-Knight introduced the resolution which states that:

WHEREAS, the Pike Place Market Preservation and Development Authority (PPMPDA) was chartered by the City of Seattle pursuant to RCW 35.21.730 et. Seq with the mission of promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses, and the expansion of services to the public market and community; and,

WHEREAS, the parcel known as PC 1 North (“PC1N”) is a much studied parcel in the Market Historic District, has long been considered a core part of the Market development, and was historically the site of a municipal market from 1922 to 1974; and,

WHEREAS, the Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the redevelopment of the PC-1 site, including PC1N, as part of the Market’s core and states that the PC-1 site “...should provide for the development of commercial, residential, and public spaces to complement the existing market activity;” and,

WHEREAS, the MarketFront project represents the fulfillment of these goals including 40 units of low-income housing for seniors on Western Avenue; and,

WHEREAS, the Pike Place Market Neighborhood has a long history of Native Peoples living and working in and around the Market; and,

WHEREAS, the PPMPDA previously adopted Resolution 16-15 on February 25th, 2016 in Recognition of Alex G. Jackson with naming of the Western Avenue Senior Housing; and,

WHEREAS, following extensive dialog in the Native Community there is a desire for a process to identify a name for the housing that more broadly represents the Native Traditions of the Region; and,

WHEREAS, the Chief Seattle Club has been an integral partner with the Market helping develop programs and fostering robust dialog around issues of importance to the Native Community; and,

WHEREAS, the Western Avenue Senior Housing should honor the traditions of Native Peoples in Seattle, and,

NOW, THEREFORE, BE IT RESOLVED by the PPMPDA Council, that the PDA Council requests that Chief Seattle Club lead a process to solicit community input and present a recommendation to the PDA Council for naming of the MarketFront Western Avenue Senior Housing that honors and respects the Native traditions of the region and that a display be included in the lobby of the housing that shares the story of Alex Jackson along with other members of the urban native community.

Ben Franz-Knight noted that the proposed resolution is one possible avenue for the naming process that continues to recognize the importance of the Native community, which engages Colleen Echohawk and the Chief Seattle Club, in helping guide the identification process for potential housing names. The Preservation Development Authority Council (PDA) will have the authority to approve any names.

David Ghoddousi moved the proposed resolution and Colleen Bowman seconded the motion.

David Ghoddousi noted that he preferred the word “participate” to the word “lead” in the last sentence of the resolution.

Colleen Bowman expressed concerns on who will lead the process and the scheduling since there are three meetings left before the grand opening. Bowman asked when the committee would expect to hear about the process.

Rico Quirindongo noted that he personally did not think the naming has to happen in a certain timeframe but the question about how long the process will be is important.

Betty Halfon asked if there is currently a naming process, if there will be more opportunities to have more naming of things, and who all will be involved since it is a community market for various groups of people.

Ben Franz-Knight noted there is no formal naming process.

There was a discussion about the naming process that followed.

Ben Franz-Knight stated that there are several spaces with generic names and that there are possibilities and opportunities for naming those either through an organic or formal process. As far as a naming process, there are strong cultural differences between what is a process through conversation in the Native community and what the PDA would do in a formal committee process. It will at least involve conversations with regional tribal leaders, members of the Seattle community, several meetings, and a short list of options will be presented to the MarketFront committee and PDA council.

Rico Quirindongo tabled the discussion on changing the word “lead” to “participate” and the discussion on whether to set a schedule on the naming process.

Gloria Skouge suggested to include that the PDA will have the authority to accept or not accept any naming recommendations in the proposed resolution

Rico Quirindongo discussed adding a friendly amendment on changing the word “lead” to “participate” and the implications both of the words have in context with the naming process. Quirindongo noted his preference to add a sentence at the end of the proposed resolution, as Gloria Skouge suggested, that would say “the PDA reserves the right to approve, accept, or reject any naming opportunity for the building.”

Betty Halfon noted her concern that only one group participates in the naming of the property, however she agreed with the addition of the added sentence.

There was a discussion on why the potential names for the building are coming solely from the Native American community.

David Ghoddousi noted his support of the word “participate” and the added sentence of the PDA having the authority to accept or reject any proposed names.

Jim Savitt noted that the council made a decision to approve a resolution on naming the building around someone or something to do with the Native American community. Savitt noted that it was his understanding that since that decision was made, the committee now has to work towards finding a name that works for the community that the committee has decided to honor. The solution that the proposed resolution proposes is that the committee ask a key group representing that constituency provide a name that the committee can then either accept or reject. If that concept is clear then the proposed resolution as written is fine with him, although he has no problem adding that the PDA has the right to approve.

Savitt believes the word “lead” is the correct word because the Chief Seattle Club would be leading the process. He noted that the committee could vote the resolution down because of the committee no longer wants to proceed with a Native American name if they chose to do so. He also noted that if the committee does not want the Chief Seattle Club to lead the process that brings the question of who is leading the process and what the process is.

David Ghoddousi stated that he believes the word “lead” is giving responsibility to someone else.

Colleen Bowman suggested the “guide” instead of “lead”.

Rico Quirindongo discussed the reason behind the previous naming of the building and what the committee should consider going forward. A process is allowed to be engaged. Can approve or disapprove any recommendation given. “Lead” vs “participate” there is no PDA process for naming, there is no way to know what that engagement would look like, and there are other areas of focus that could be diminished if the PDA creates a naming process. Quirindongo noted that even if the proposed resolution is passed with no language changed that the committee does not have to name the building a Native

American name, it is just allowing a process to be engaged. There is no process for naming a building and does not feel qualified to establish a process for naming and is not interested in engaging the community in a process for naming the building. He believes that there are other things that will take up the committee's time and that engaging in a naming process for a building will pull resources and distract from other aspects of the project.

There was a discussion about the creation of a naming process that followed and the naming of spaces in the project and the project itself.

Rico Quirindongo noted to include a sentence to the resolution which would state that "the PDA council reserves the right to approve, accept, or reject proposed naming for the building" as a friendly amendment.

Jim Savitt noted that the friendly amendment Rico noted would state that "This recommendation is not binding upon the PDA, the PDA will consider the recommendation and either accept it, adopt it, or reject it."

David Ghoddousi and Colleen Bowman accepted Proposed Resolution 17-08 as amended.

David Ghoddousi proposed a second friendly amendment which would change the word "lead" to "guide" in the last sentence of the proposed resolution.

There was a conversation about the two friendly amendments that followed.

Gloria Skouge noted that she does not have a problem with the word "lead" in the context of the proposed resolution.

Rico Quirindongo stated that he believes the word "guide" works in place of "lead".

Gloria Skouge proposed a substitute motion to change the word "guide" back to "lead" and Jim Savitt seconded the motion.

The committee voted on Proposed Resolution 17-08 as amended with the word "guide" in the last sentence of the resolution changed back to "lead".

For: Jim Savitt, Gloria Skouge, and Rico Quirindongo

Abstained: 0

Against: David Ghoddousi, Betty Halfon, and Colleen Bowman

Proposed Resolution 17-08 failed as amended.

The committee voted on Proposed Resolution 17-08 as amended with the word "lead" in the last sentence of the resolution changed to "guide".

For: Jim Savitt, David Ghoddousi, Rico Quirindongo, Betty Halfon, and Gloria Skouge

Abstained: 0
Against: Betty Halfon

Proposed Resolution 17-08 passed as revised by the pursuant friendly amendments for the last sentence to state, “This recommendation is not binding upon the PDA, the PDA will consider the recommendation and either accept it, adopt it, or reject it” and the changing of the word “lead” to “guide”.

V. Items for the Consent Agenda

None

VI. Public Comment

Chris Scott noted that he believes that there is a role for the Pike Place PDA Constituency to play in the naming process in at least providing a public forum for people in the community to discuss the naming. The council would have the final say in the naming process.

Bob Messina would like to use locational naming for several spaces in the MarketFront. Messina noted that he believes that it is important to formally name the spaces in case of an incident, the location can be easily identified. The spaces do not necessarily have to be named after someone but they need to be named.

Howard Aller stated “can of worms”.

VII. Concerns of Committee Members

David Ghoddousi noted there should be some kind of name for the plaza by the time the mayor comes.

Ben Franz-Knight noted that the naming of spaces is part of an intersection of a discussion to be had at both MarketFront and Market Programs.

Betty Halfon noted that all of the spaces discussed, they do not have to be named after a person, as it can be a generic name.

Colleen Bowman noted that MarketFront as a working title should be formalized and that the naming of the commercial hall should happen before opening. The name can be location oriented so that the space can be explained. All the small spaces can be named at a later date.

There was a discussion about the official project name that followed.

VIII. Adjournment

The meeting was adjourned at 5:19 p.m. by Rico Quirindongo, Chair

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator



PROPOSED RESOLUTION 17-16

Pike Place MarketFront (PC1N) GK Industrial Refuse Systems – Trash Room Equipment April 2017

WHEREAS, the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 *et. seq* with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and:

WHEREAS in order to maintain the viability of the Pike Place Market and the PPMPDA 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.

WHEREAS, the PPMPDA has determined that equipment is required to complete the trash rooms in the residential and commercial trash rooms. The trash equipment is supplied and maintained by the same vendor throughout the Market and as such the MarketFront project has proposed the same supplier of equipment; and,

WHEREAS, the PPMPDA negotiated a contract direct with GK Industrial Refuse Systems for trash room equipment to include a vertical baler and three dumper totes identified as required to complete the trash rooms and is now ready to enter into a contract for equipment in an amount not to exceed \$55,000.

BE IT RESOLVED that the PPMPDA Council PPMPDA Executive Director or his designee to enter into a contract with GK Industrial Refuse Systems for trash room equipment for the Pike Place MarketFront project, for an amount not to exceed \$55,000.

The funds for this project will be drawn from MarketFront Project Funds Account I10635-00.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:

Against:

Abstained: