



# PDA Council Meeting Minutes

**Thursday, July 30, 2015**  
**4:00 p.m. to 6:00 p.m.**  
**The Classroom**

**Committee Members Present:** Patrick Kerr, Gloria Skouge, David Ghoddousi, Ann Magnano, James Savitt, Betty Halfon, Rico Quirindongo, Bruce Burger

**Staff Present:** Ben Franz-Knight, Tamra Nisly, Emily Crawford, John Turnbull, Jennifer Maietta, Sabina Proto, David Dickinson, Molly Kirk, Brady Morrison, Bob Beckstrom, Art Kunyuki, Dianna Goodsell

**Others Present:** Joan Paulson, Chris Scott, Christine Vaughn, David Kenagy, Nancy Sherman, Murad Habibi

The meeting was called to order at 4:03p.m. by Patrick Kerr, PDA Council Vice-Chair.

## **I. Administration**

- A. Approval of the Agenda  
The agenda was approved by Acclamation
- B. Approval of the June 25, 2015 PDA Council Meeting Minutes  
The minutes were approved by Acclamation

## **II. Announcements and Community Comments**

Bob Messina commented on the MarketFront project and various timelines with the Viaduct and the rehabilitation of Steinbrueck Park that could impact the Market. His original comment was intended for the MarketFront Committee, which happened to be canceled this month. He mentioned that with the completion of the MarketFront project, the Viaduct would still be standing, closing off the whole Westside. The proposed rehabilitation of Steinbrueck Park would be planned to start in 2017, concluding in the summer in 2017, exactly when the MarketFront is scheduled to be finished. He noted that Victor Steinbrueck park currently provides a lot of public seating, which will be removed during rehabilitation. He highlighted the significance of providing public seating when the MarketFront is open due to the various construction projects that impact the availability of seating. He pointed out the advantages of the current seating configuration at Steinbrueck Park and possibly considering this type of seating configuration for the MarketFront.

*Rico Quirindongo entered into the meeting at 4:12p.m.*

Joan Paulson noted that the James Corner group was told by the State to stop work on the Central Waterfront project. She said that there was a move in the direction of not going

further with Bertha and the removal of the Viaduct; the cost of 4.8 billion dollars is something the state cannot afford. She stated that 15 years ago, what was intended with those projects would not be successful in today's environment in improving traffic.

Christine Vaughn had submitted an email to the PDA Council on July 27<sup>th</sup> regarding the recent parking impacts to the Market businesses and the PDA Charter mandate to promote the survival of small businesses; her email was included as a public record for the PDA Council. She had noted that she was in favor of the Orca transit incentive as proposed in Resolution 15-48.

### **III. Reports and Information Items**

#### **A. Council Chair Report**

The Pike Place Market PDA Council Chair was not in attendance for the meeting. A Council Chair Report was not provided for the month of July.

#### **B. Executive Director's Report**

Ben Franz-Knight presented his report for the month of July. He had noted that there was a detailed written ED Report included in the PDA Council packet. He had highlighted a few items in this month's ED Report including an update on the NMTC and LITEC funding status for the MarketFront. He separately reported that Kelly Lindsay had left her position as the Programs & Marketing Director for the PDA; Emily Crawford would be the Acting Director of Programs & Marketing with the Daystall and Farm program reporting to John Turnbull. He lastly reported on the continued impacts of the drought this year including water shortages to several of Washington State farmers. There would be an update from our Farm Development Coordinator, Leigh Newman-Bell on the drought impacts at the August Market Programs Committee meeting.

#### **C. Committee Chair Report**

None

#### **D. Other Reports**

None

### **IV. Key Issues and Presentations**

#### **A. WISerg Harvester Update**

Tamra Nisly and John Turnbull presented on the WISerg Harvester; a copy of the presentation was included with the meeting minute's record. Tamra Nisly reported that we have an opportunity to collaborate with WISerg in a pilot food waste processing program. The pilot program would include a temporary installation of the Harvester machine in Market, initially on the street for accessibility. Seattle Public Utilities would provide a grant for the Market in use of the data collected by the Harvester. The Harvester machine would process food waste on site that could potentially reduce waste costs for the Market. Tamra presented a video clip to the Council and public providing an introduction to how the Harvester machine operates.

There was a discussion that followed.

David Ghoddousi and Betty Halfon expressed their concerns in placement of the Harvester on the Street including the blockage of entrances while also potentially eliminating parking spaces.

Ann Magnano noted that the installation of the Harvester at the Market would be fabulous, especially since we are behind in our conservation efforts.

The next steps included exploration of additional locations for the Harvester as well as updated imagery of the location viewpoints of the machine.

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

A. Consent Agenda

There were no action items to present on the Consent Agenda.

B. New Business

Proposed Resolution **15-45**: Authorization for New Bank Accounts - US Bank Corporate Trust

Sabina Proto introduced the resolution which states that the Pike Place Market PDA has opened two new debt service accounts with US Bank Corporate Trust to serve 2015 Series A and 2015 Series B Bonds; PDA will make monthly contributions of principal and interest to these accounts, and from each account US Bank Corporate Trust will make semiannual payments of interests and annual payments of principal to the bondholders Let it be resolved, that the following bank be, and hereby is authorized to honor and pay checks or other appropriate orders for the payment or withdrawal of money drawn in the name of Pike Place Market Preservation and Development Authority (PPMPDA) in the new accounts:

US Bank Corporate Trust:  
2015 Series A Bonds (new)  
2015 Series B Bonds (new)

Be it further resolved, that the following persons are duly designated to authorize deposits and withdrawals of funds for the above listed account:

(a) Checks up to \$250.00: Any one of the following: Ben Franz-Knight (Executive Director) alone; Sabina Proto (Director of Finance) alone, John Turnbull (Director of Asset Management) alone.

(b) Checks over \$250.00:  
Ben Franz-Knight, Sabina Proto, John Turnbull

Whereas, all signatories are reminded, especially those who are co-signing checks, to verify that the check is completely filled out and the purpose of the check is clearly known before signing, including, and not limited to:

- Against what invoice is the check being drawn?
- To satisfy what obligation is the check being written?
- Is the amount of the check appropriate to its purpose?
- For what reason are monies being transferred between accounts?

The Market relies on the diligence of its check signatories. These public funds are deposited in accordance with laws of the State of Washington. This authority revokes all previous authorities for these accounts, and shall continue in force until notice in writing of its revocation shall have been received by said bank.

David Ghoddousi moved, Ann Magnano seconded

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, James Savitt, Ann Magnano, Betty Halfon, Rico Quirindongo

Against:

Abstained:

Resolution **15-45**: Authorization for New Bank Accounts - US Bank Corporate Trust was passed unanimously by the PDA Council by a vote of 8-0-0

Proposed Resolution **15-48**: Pike Place Market Transit Incentive Plan

Ben Franz-Knight introduced the resolution which states that 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, to ensure that the traditional character of the Public Market is preserved...to promote the survival and predominance of small shops, marginal businesses, thrift shops, arts and crafts, and other enterprises, activities and services essential to the functioning of the Public Market, 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 parking and transportation including affordability for vendors, employees and customers, and;

Whereas, the PDA places a high priority on easily accessible short-term parking further supported by agreements with the City of Seattle approved by Resolution 15-10 Development Agreement, Resolution 15-15 Development Agreement Exhibits, WSDOT approved with Resolution 12-41 AWV Parking Mitigation Agreement, Resolution 13-33 Cooperative Agreement with WSDOT – Parking Mitigation, Resolution 14 – 62 Approval of First Amendment to Cooperative Agreement with WSDOT, Resolution 15 – 47 Approval of Second Amendment to Cooperative Agreement with WSDOT which provide a low parking rate of \$3/hr for up to four hours and funds to help construct a new 300 space parking garage, and;

Whereas, the current agreements and the loss of parking availability in downtown Seattle required the elimination of affordable parking options for Market employees and vendors to preserve customer parking many of whom require cost effective transportation options to maintain the viability of their businesses, and;

Whereas, the PDA, in partnership with Commute Seattle and King County Metro has developed a program that will provide access to low-cost transit passes for PDA employees and eligible Market employees defined as employees of businesses and vendors in the Market with less than 5 employees that work in PDA owned buildings or on PDA managed property within the Pike Place Market Historic District, and;

Whereas, the PDA is committed to sustainable and environmentally sound business practices consistent with Resolution 14-68 Approval of Pike Place Market PDA Environmental Policy which states, "It is the policy of the Pike Place Market PDA to reduce the use of resources...to lead by example, and to work in coordination with and provide assistance to PDA tenants to ensure Market-wide business practices are conducted in an environmentally responsible and sustainable manner," and;

Whereas, the encouragement of additional transit use by PDA employees, vendors and vendor employees is important to the continuity of PDA and vendor operations, and;

Whereas, this transit incentive plan is consistent with the PDA Environmental Policy and the Charter mandated obligation to support small business, arts and crafts, and;

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with King County Metro for annual Orca Passports in an initial amount not to exceed \$95,229.00 with the PDA providing a program required subsidy of \$47,614.50 with the balance paid by individual PDA and eligible Market employees. The funds for this project will be drawn from account 484212-00 Transit Subsidy and a budget adjustment recognizing year-to-date savings in operational expenses.

Ann Magnano moved, Bruce Burger seconded

Ben Franz-Knight discussed the complexity with the current parking challenges in the Market. He provided an overview of how the proposed Orca Passport transit program would be subsidized, implemented and supported by the PDA.

There was a discussion that followed by the committee on the proposed transit incentive.

Patrick Kerr noted his concerns regarding the limitability of the Orca program. He noted that there would be people at the Market who would not be able utilize or have access to public transit.

Ann Magnano commented on the need for parking for the farmer's trucks. She stated that we need to continue supporting future farming efforts after the MarketFront parking garage is built.

Jim Savitt inquired about the contract details with King County Metro and the PPM PDA on the proposed transit program. He had mentioned that his own firm had participated in similar program with King County Metro. He noted that the program became too costly to subsidize after the incentive rebates from Metro had discontinued.

For: Patrick Kerr, Gloria Skouge, James Savitt, Bruce Burger, Ann Magnano, Betty Halfon, Rico Quirindongo

Against: 0

Abstained: 0

David Ghoddousi noted that he would be recusing himself from voting on Proposed Resolution **15-48**.

Resolution **15-48**: Pike Place Market Transit Incentive Plan was passed unanimously by the PDA Council by a vote of 7-0-0.

Proposed Resolution **15-49**: Authorization for Contract Authority - Connect Stewart House Fire System to Soames Dunn Fire System

Bob Beckstrom introduced the resolution which states that 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, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the Stewart House Fire System is out dated, and non-addressable; and, whereas, the PPMPDA has executed a bid with Simplex-Grinnell, since the fire system is proprietary; and,

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Simplex-Grinnell in an amount not to exceed \$39,820.97 for updating the Stewart House Fire System, and connecting the system to the Soames-Dunn Fire Panel. The funds for this project will be drawn from the Capital Projects Budget, 2015 COMSTE – CC Combine Stewart House Fire panel on Soames-Dunn Fire Panel : 163780--00

Rico Quirindongo moved, David Ghoddosui seconded

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, James Savitt, Bruce Burger, Ann Magnano, Betty Halfon, Rico Quirindongo

Against: 0

Abstained: 0

Resolution **15-49**: Authorization for Contract Authority - Connect Stewart House Fire System to Soames Dunn Fire System was passed unanimously by the PDA Council by a vote of 8-0-0.

*Bruce Burger left the meeting at 4:57 p.m.*

Proposed Resolution **15-50**: Authorization for Contract Authority - Engineer the Addition of Two ClimaCool Heat Pumps

Brady Morrison introduced the resolution which states that 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, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the current heating and cooling system must be expanded to meet Market needs; and, Whereas, the PPMPDA has executed a bid process for ClimaCool Engineering; and,

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Rushing in an amount not to exceed \$71,733.20 for engineering the ClimaCool system for additional heat pumps. The funds for this project will be drawn from the 2015 PDA – CC Engineer ClimaCool System: 160780--00.

David Ghoddousi moved, Rico Quirindongo seconded

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, James Savitt, Bruce Burger, Ann Magnano, Betty Halfon, Rico Quirindongo

Against: 0

Abstained: 0

Resolution **15-50**: Authorization for Contract Authority - Engineer the Addition of Two ClimaCool Heat Pumps was passed unanimously by the PDA Council by a vote of 8-0-0.

*Bruce Burger entered into the meeting at 5:00 p.m.*

Proposed Resolution **15-52**: Authorization for Contract Authority - Restore Economy 1<sup>st</sup> Avenue and Post Alley Windows

Bob Beckstrom introduced the resolution which states that 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, in order to maintain the viability of the Pike Place Market buildings the PMPDA has determined that the Economy Windows on 1<sup>st</sup> Avenue, and Post Alley, are in need of restoration; and, whereas, the PMPDA has executed a bid process to restore the windows and storefronts; and,

Now, therefore be it resolved that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with NOVO Paint Company in an amount not to exceed \$19,111.17 for restoring the windows on 1<sup>st</sup> Avenue and Post Alley. The funds for this project will be drawn from 2015 COMECO – CC Storefront/Windows: 163771--00.

Rico Quirindongo moved, Betty Halfon seconded

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, James Savitt, Bruce Burger, Ann Magnano, Betty Halfon, Rico Quirindongo

Against: 0

Abstained: 0

Resolution **15-52**: Authorization for Contract Authority - Restore Economy 1<sup>st</sup> Avenue and Post Alley Windows was passed unanimously by the PDA Council by a vote of 8-0-0.

Ben Franz-Knight briefly clarified that the funding source for Resolution **15-50**: Authorization for Contract Authority - Engineer the Addition of Two ClimaCool Heat Pumps and Resolution **15-52**: Authorization for Contract Authority - Restore Economy 1<sup>st</sup> Avenue and Post Alley Windows would come from remaining levy dollars.

#### C. Other

#### VI. Further Public Comment

Bob Messina commented the WISerg Harvester presentation noting the potential for the machine to serve as an educational tool for the Market and tourists. He mentioned that the original recycling station was unappealing. He thought that the presentation visuals of the Harvester could include additional viewpoints from various directions in the Market. He lastly noted that safety factors such as protection from vehicles should be considered with potential placement of the Harvester.

Joan Paulson noted a couple of issues in relation to the Harvester. She believed that there would be a problem with the weight of the heavy machine on the Street. She separately commented on the parking issue in the Market, noting that the Orca transit incentive plan was a good first step. She mentioned that there is maximum development happening in all directions of the Market and the needs of parking will only intensify with use. She stated that we need to do a survey of use and mitigation efforts related to parking in the Market.

Nancy Sherman commented on additional subsidized programs available for public transit including Orca Lift and Disabled passes.

Howard Aller stated that we should make sure that we receive all the details we can regarding the Harvester machine, including potential costs; he added that we would need approval from the MHC as well.

## VII. Closed Session

*The Council entered into Closed Session at 5:48p.m.*

- I. Property Management Report - RCW 42.30.110 [c]
- II. Review of Lease Proposals
  - Lease Renewal - BLMF Books - 1501 Pike Place #322
  - Lease Renewal - Crepe De France - 93 Pike Street
  - Lease Renewal - Farvahar - 1530 Post Alley #3A
  - Lease Renewal - Market Grill - 1509 Pike Place #3
  - Lease Renewal - Pike Place Fish - Unit E1/Economy
- III. Review of Delinquency Report
  - a. Vacancy Report
  - b. Current Lease Negotiations

*The Council entered into Open Session at 6:08p.m.*

## VIII. Open Session

### A. Action Item: Proposed Resolution 15-51: Lease Proposals - July 2015

Jennifer Maietta introduced the resolution which states the lease proposals for July 2015 as follows:

<u>Tenant</u>	<u>Term</u>	<u>Start Date</u>
BLMF Books James B. Johnson	Five (5) Years	June 1, 2015
Crepe De France Nany Price	Five (5) Years	July 1, 2015
Farvahar Café	Two (2) + Three (3)	August 1, 2015
Market Grill	Five (5) Years	June 1, 2015

Pike Place Fish

Five (5) Years

August 1, 2015

David Ghoddousi moved, Ann Magnano seconded

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, James Savitt, Bruce Burger, Ann Magnano, Betty Halfon, Rico Quirindongo

Against: 0

Abstained: 0

Resolution **15-51**: Lease Proposals for July 2015 was passed unanimously by the PDA Council by a vote of 8-0-0.

**IX. Concerns of Committee Members**

Ann Magnano inquired about the eligibility requirements for the subsidized Orca Transit pass. She was curious about eligibility for those daysall agents who work for multiple vendors.

Bruce Burger acknowledged Kelly Lindsay's accomplishments as Marketing Director and her valuable service to the Market. He noted that Kelly has done a great job with the growth of the farm program as well as building a great Marketing team.

**X. Adjournment**

The meeting was adjourned at 6:13pm. Patrick Kerr, PDA Council Vice-Chair

Meeting minutes submitted by:  
Dianna Goodsell, Executive Administrator