



Pike Place Market Preservation and Development Authority (PDA)

**CAPITAL RENOVATION COMMITTEE
Draft Meeting Minutes**

**Monday February 14th, 2011
4:30 p.m. to 6:00 p.m.
PDA Conference Room**

Committee Members Present: John Finke, Bruce Burger, Bruce Lorig, Gerry Kumata, David Ghoddousi, Patrick Kerr,

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, Ryan Yale, Joe Paar, Marlys, John Turnbull, Ken Jackson

Others Present: Paul Dunn, Sid Kitchens, Matt Wells

The meeting was called to order at 4:30 p.m. by Bruce Lorig.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of December 10th, 2010 Minutes
Gloria requested her name be removed from the resolution vote on December 10th Meeting Minutes due to her not being on the Committee and not able to vote
The minutes were altered and approved by acclamation.
- C. Announcements and Community Comments
Announcements – None
Community Comments
Sid Kitchens (PPM Preschool) – Updated the Committee on the design and permit process with Lion Heart construction.
Matt Wells (PPM Preschool) – Updated the Committee on the Capital budget and the re-appropriation of funds. He is currently in negotiations with the city regarding the permit process and bid/invoice submittals to secure the funding for next year. The pressing issue is figuring out what is needed to spend currently and submitting all invoices/bids to the city to ensure the PPM preschool does use the \$975,000 grant awarded to them.

II. Renovation Update - Joe Paar Committee Operation

Joe reported; Renovation of Phase II is proceeding according to plan. Pike Place Fish is currently open and flooring will be done by end of February. Pure Food Fish will be completed by end of February. Corner Market and Sanitary Market interior work is progressing according to plan. The Corner Market roof is now complete. Found two additional slabs in the Corner Market where work needed to be adjusted for the trenches, but this did not impede the renovation process.

Bruce Lorig inquired about the current tenant schedule to return.

Joe stated that a significant majority would be able to return in the summer (June 30th). He requested that March's CapRen meeting be postponed until March 21st.

Bruce Burger inquired about how the current tenant schedule is compared to what was initially planned.

Joe replied that in large the schedule is being met with the exception of a few tenants that are associated mainly with the tenant lease issues and not due to construction.

III. NMTC I Update – Ben Franz-Knight

Ben reported; a summary memo of NMTC I will be submitted to the Committee similar to the Phase II submittal. He added that the Hillclimb and signage was an issue raised by tenants during the OPSCOM meeting.

Recommend delay of steward house due to it not aligning with NMTC and the fact that bids are higher than anticipated and the PDA will look for better bid packages.

IV. NMTC II Update – Ben Franz-Knight / Joe Paar

Ben reported; the closing, as it stands currently, is nearly finalized. The outstanding issue deals with the tenant estoppels required by the CDEs prior to closing. All major points of the transaction have been addressed and agreed upon. The transaction will provide \$5.7 million in net equity towards projects within the Market. This transaction has been in process for many months and the projects have been mapped out into roughly four different categories. These include MEP (Mechanical, Electrical, and Plumbing), venting/ductwork, physical space improvements/layouts, and equipment upgrades such as heating/cooling/refrigeration systems. There is a commitment of \$2.67 million for the Stewart House reclad which is a requirement from the CDEs. This does leave \$1.2 million that needs to be supplemented by levy funds. In addition, because of the preconstruction and planning we have spent \$570,000 to date.

Joe gave an overview on NMTC 2 as described in the Pike Place Market Proposal for Use of New Markets Tax Credit 2 Funds worksheet.

Bruce B. inquired about which funds may be used from the levy if some were not included on the Market Proposal for Use.

Ben replied that the percentage of public space work and private space work is involved in the equation of the levy funds and bond issues. Ben also discussed the Market Theater and the potential issues that could be faced during renovation.

John Turnbull described various scenarios for the Market Theater including the length of time they would have to be removed from the location, the lack of relocation potential, the possibility based on finances may not be able to return, and the alternative use of the space after renovation.

Bruce B. inquired about the Economy Atrium and potential usage.

Joe replied that the Economy Atrium space is in the Levy scope and the detailed description of work will be in the next CapRen meeting in March. A discussion of space usage can be discussed then in terms of usage.

Bruce B. inquired on if and when we will know if there is any levy funds leftover after all construction is finished.

Joe was confident that there will be some funds leftover, but cannot confirm until after work is substantially done. He also stated that by the end of June he would have a better idea on the amount.

**V. Action Item: Proposed Resolution II-08: Authorization for Contract Authority
Phase II – Turner Special Projects – Tenant Projects**

Ben presented the resolution and stated that the PDA has determined that due to impacts from Phase II Renovation work several Tenant Improvement projects will be necessary. This resolution includes:

- Oriental Market's kitchen exhaust hood shaft and duct
- Tenant Restoration for Pike Place Bar & Grill
- Mr. D's plumbing rough-in, internal staircase, and envelope work
- Crumpet Shop Sink work

The PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include the aforementioned projects for an amount not to exceed \$600,000.

Gerry moved and John seconded,

For: Bruce Lorig, Gerry Kumata, David Ghoddousi, Patrick Kerr, Bruce Burger, John Finke,
Against: 0
Abstain:

Proposed resolution II-08 passed unanimously.

**Action Item: Proposed Resolution II-09: Authorization for Contract Authority – SHKS Architects
Architectural Services**

Ben presented the resolution and stated that in order to maintain the viability of the Pike Place Market buildings the PMPDA has undertaken a major renovation of the Pike Place Market buildings, and many of the building systems have now reached the end of their useful life and are in need of major repair. The PMPDA contracted with SHKS Architects as authorized by the PDA Council in Resolution 10-54 and now wishes to amend that contract to include Permit Design costs for Phase II T.I. work in an amount not to exceed \$60,000.

David Ghoddousi moved and Gerry Kumata seconded,

For: Bruce Lorig, Gerry Kumata, David Ghoddousi, Patrick Kerr, Bruce Burger, John Finke,
Against: 0
Abstain:

Proposed resolution II-09 passed unanimously.

V. Items for Consent Agenda
Resolutions II-08 and II-09 were moved to the consent agenda

VI. Public Comment
None

VII. Adjournment
The meeting was adjourned at 5:21 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Ryan Yale, Executive Assistant