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**Pike Place Market Preservation and Development Authority (PDA)**

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**Executive Committee  
MEETING MINUTES**

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**Wednesday, May 18<sup>th</sup>, 2011  
7:30 a.m. to 9:00 a.m.  
Goodwin Library**

**Committee Members Present: James Savitt – Chair, Ann Magnano – 2<sup>nd</sup> Vice Chair, Gloria Skouge, John Finke, Pat Kerr**

**Staff Present: Ben Franz-Knight, Ryan Yale**

**Others: Ernie Sherman**

This meeting was called to order at 7:33 a.m. by John Finke, Chair.

**I. Administrative**

**A. Approval of Agenda**

Agenda was approved by acclamation

**B. Approval of April 20<sup>th</sup>, 2011 Minutes.**

Ann stated she was having trouble tracking the minutes and would like the minutes to reflect specific comments she made at the meeting. In addition to her request for clarification of the minutes, Ann requested that her comments on the gate closing at the North end of the Parking Garage as well as the stairs at the Desimone Bridge.

John inquired if the Minutes, upon being adjusted, could be approved.

The amended minutes passed by acclamation.

*James Savitt arrived at 7:36pm*

**C. Announcements and Community Concerns**

**II. Council Chair's Report – Jim Savitt**

Jim discussed the agenda items for the upcoming PDA Council Meeting. He stated the second round of the commercial leasing presentation will be on the agenda and he requested the Council focus on two options moving forward. The two options consisted of allowing the commercial leasing process with their current way of leasing or should Council adopt a policy that directs staff to be more intentional in pursuing outside tenants. Jim also discussed the staff presentation of possible uses of the remaining New Market funds from Phase I & II. Jim noted that staff will present its recommendations and alternative options to the Council. Jim stated that it will be up to the Council to give Staff the direction on what the priorities of the PDA should be. Jim noted he will be working with Ben to produce a plan over the next 6 – 9 months to address these priorities.

Bruce Burger inquired about Staff involvement and their how intentional they currently in recruitment. Bruce suggested it would be good for the Council to know the level of Staff involvement as well as their current way of filling the vacancies.

Ben noted Staff will be presenting what has been done to date and how Staff would like to revamp the application process, be more intentional about specific mixed uses, and the possibility of bringing in a commercial broker.

Jim commented that there are current ideas in place for recruiting certain kinds of business and suggested this would be good for Council to hear as well.

Bruce inquired about the status of the FARM discussions.

Jim stated the FARM discussions would come back on the agenda after more preliminary work is done funding land acquisitions in addition to addressing the concerns some Council members have on if land acquisition are even a viable option.

Ann inquired about the proposed nominating committee and if it will be addressed soon.

Jim stated it will be addressed at the next PDA Council Meeting.

### III. Executive Director's Report – Ben Franz-Knight

#### A. Renovation/Levy Update

Ben reported on the Phase II renovation and he stated we are making great progress and should have most tenants back in place by the first week of June. Ben commented on the progress of the meetings with Jack's Fish and the leasing process to date. Ben stated the Phase III work is also in progress, but will not be visible to the visitors to the Market and the summer months should be business as usual. However, there will be work in the Economy building, Stewart House courtyard, and possibly the Soames/Dunn basement. Ben updated the committee on the relocation of the Market Theater to the Intiman over the next 6- 7 months. Ben stated that beginning September 6<sup>th</sup>, we will see the full breadth of the Phase III work begin. Ben also noted that at this time is when they will begin the scaffolding and construction on the exterior of the Stewart House. Ben acknowledged the extensive work that has been done by PDA staff to relocate the residents that will be displaced during the Stewart House renovation. He commented on the relocation process for the tenants and state

#### B. NMTC Update

Ben reported that we hope to finally draw down initial reimbursement/distribution should be approved this week. He stated the project itself is moving rather quickly and we are close to draw down the total amount of \$5.8m and it should be distributed by November of 2011.

Ann inquired as to why it has taken so long for the draw down process to be completed.

Ben noted that LIFF has been very thorough in reviewing the draw down documents.

#### C. Waterfront Planning

Ben updated the committee on the upcoming Waterfront design and development meeting to be held on May 19<sup>th</sup>. Ben then briefly discussed the background of the designer/presenter, James Corner of field operations. Ben noted that he anticipates James Corner would be unveiling more of his design approach and ideas for the Waterfront at this meeting, which will be presented to the PDA Full Council meeting. Ben also discussed his involvement and correspondence with Peter Steinbrueck, City Staff, Corner field operations, Constituency, MHC, and City Planners Marshal Foster and Steve Pearce. Ben also noted he was also appointed to an advisory role on the Waterfront Partnership and Finance Committee.

- D. City of Seattle Food Truck Legislation  
Ben discussed the Seattle Food Truck legislation and pointed out a few points that could have a direct impact. Ben pointed out a number of concerns the PDA has with the legislation including the process of notifying violations, issues of permits not requiring consent, and the lack of acknowledgement of Pike Place Market PDA. Pike Place Market PDA was originally addressed, but has since been struck from the legislation and Ben would like to see the City reinstate the previous language. Ben recommends the PDA suggest the City should put into the legislation a 150 buffer zone surrounding the Market Historic area in relation to "Food Trucks".
- E. Other Issues
- F. Personnel Issues (*Closed Session Per (RCW 42.30.110)(l)(b)*)

*The meeting went into closed session at 8:02a.m.*

*Closed session ended at 8:26a.m.*

**IV. Other Reports and Action Items**

**V. Items for the Consent Agenda**

None.

**VI. Public Comment**

**VII. Concerns of Committee Members**

Gloria commented on the Constituency meeting and the individuals who attended from the Stewart House raised concern about the window replacement. She stated the residents voiced their opinion and they felt the majority of the windows do not leak and should not be replaced with windows that offer

Ben commented on the extensive discussion he has had with Stewart House residents and explained to them it is not a viable option with all the studies done to replace the windows in a way that some of the Stewart House residents would like.

Ann inquired about the success of the Cheese Festival.

Ben commented it went really well even with some tent trouble early on Saturday morning.

**VIII. Adjournment**

Meeting was adjourned at 8:31 a.m. by Jim Savitt, Chair.

Meeting minutes submitted by:  
Ryan Yale, Executive Assistant