



Pike Place Market Preservation and Development Authority (PDA)

**EXECUTIVE COMMITTEE
Meeting Minutes**

**Wednesday May 19th, 2010
7:30 a.m. to 9:00 a.m.
Goodwin Library**

Committee Members Present: James Savitt, Ann Magnano, Gloria Skouge, Patrick Kerr, Jackson Schmidt

Other Council Members Present:

Staff Present: Carol Binder, Anita Neill, James Haydu

Others Present: Ernie Sherman

The meeting was called to order at 7:33 a.m. by James Savitt, Chair.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of April 21st, 2010 Minutes
The minutes were approved by acclamation.
- C. Public Comment
None

II. Council Chair's Report

- A. Executive Director Search Process
Jim reported that an update on the Executive Director search process would be given at the full Council meeting next week. The job profile has been completed and distributed to Council members for them to distribute to their network. June 15th was the application deadline. Patrick Kerr of the PDA Council has submitted his application for the position and thus has resigned from the Executive Director Hiring Committee and will recuse himself from any further discussion at committee meetings and not participate in closed session discussions. Jim further noted that Patrick did participate in the EDHC up until this point but did not vote on the final job profile. Ernie suggested that Patrick should be precluded from any and all Council meetings on the topic since he was a Council member and had an unfair advantage over other candidates. Jim noted that he did not have the authority to do so and since the meetings were public, it was not necessary. Jim continued to outline the next steps in the search process. They included a meeting to be held by EDHC in June and Jenson and Cooper would present their top 10-20 candidate choices with resumes. A summary of these candidates, without names would be presented at the June 29th full Council meeting. Jenson and Cooper would continue with the interview process then report back to the EDHC committee with their top finalists sometime in mid July. The EDHC would then meet to discuss, then further discuss at the July PDAC meeting. At this point the candidates names would become public. A final Council vote on a candidate would be at the August 26th full Council meeting. Prior to this meeting,

the full Council would hold a special meeting to discuss in detail. Jim continued to describe the process in detail including a tour of the Market and meet and greet with Council and staff.

Ann noted her discomfort with Patrick having an unfair edge over the other candidates in the process. She felt Patrick should remove himself from the Council entirely. Jim replied he did not have the authority to make this decision and the issue would have to be discussed and voted on by the full Council. There was some further discussion on this, and the committee was split on the issue.

Carol noted that with Patrick removed from the EDHC committee another person should be appointed in case of a tie breaker vote. Jim noted that he would consider this and made a decision next week.

B. Nominating Committee

Jim noted that the nominating committee for committees would meet today at 4 p.m. There would be a report on the committees progress in May with final nominations in June.

C. Other Items

Jim reported that there have been some concerns raised by Council members over the proposed market research. James reported that Bruce L, Bruce B, he and EMC (the market research committee that was hired for the job) met yesterday. At that meeting it was decided that an intercept survey should be completed prior to a telephone survey but would make adjustment to the survey to accommodate Bruce L concerns. Phone surveys would begin sometime in July. Jim noted that Bruce B would want to address this issue further in full Council next week. There was some discussion on the breakdown in the process and lack of communication to the full Council. It was decided that the issue needed to be further discussed at full Council.

Carol noted that the nominating committee in the past did not discuss or decide on committee restructuring, in the past therefore it was not considered a public meeting. If the committee was intending to discuss these issues and make changes to them, it may be necessary to publicly notice the meeting 24 hours prior. There was some discussion and it was decided that the meeting to be held that afternoon would not go in depth into issues that needed to be publicly noted and possibly hold another meeting at a later date to further discuss and notice publicly.

Jim commented on a recent article in the P.I. that criticized the market for being 'gritty' and 'unsafe' and that there were too many aggressive panhandlers. James noted that the view of many customers and merchants was that the Market had become too gentrified. It was generally agreed among the committee that the Market was not becoming too gritty or unsafe, but that the perception may exist and the surrounding areas were often a problem.

III. Executive Director's Report

A. NMTC Update

Carol reported that progress was being made in moving forward with the New Market Tax Credits. The charter rules for public disclosure had already begun 45 days prior to the tentative vote on the June 29th full Council meeting. Carol distributed a handout of the structure and reviewed it.

Carol reported that four CDE's had been identified as possible investors in the NMTC, for a total package of 47.5 million dollars with an amount of approximately 8 million generated for Market renovations and upgrades. The structure was similar to the NMTC structure used last year with the main difference being that only a small bridge loan would be used and paid off within a few months. A new QALICB non-profit entity and master lease created for the Corner, Sanitary, Triangle, 1st and Pine and Stewart House buildings. The Public disclosure as required by the Charter had already been started on May 10th, 45 day prior to any decision(s) made by Council. At the next Council meeting a commitment would have to be made in order to proceed with the transaction. Carol asked Council to consider and be prepared to make a decision on issues that arose from the last NMTC, for instance, how many and who would be the board members of the QALICB, the length of its existence and any indemnification issues. The funds generated by the NMTC would be useful for unexpected renovation tenant improvements, increased public spaces and the replacement of the

Steward House façade. The anticipated closed date was for June 30th with the final vote at the June 24th full Council meeting.

The Preschool has tested the playground above the vault. Measurements varied from 12-25 mg which was higher than originally anticipated 5 mg but still lower than other institutions such as Harborview Medical Center. The Preschool board has not yet decided if they would use the space or not. Jackson asked if the Preschool would be able to use their state funding at another location if they moved out. Carol responded that she did not know. There was then some discussion on what would happen to the space should the Preschool vacate. Carol noted that it could revert back to apartments, artists studios or other functions.

Carol and James would be meeting with Tom Douglas's people next week who would like to begin Salmon Days in the park (Steinbreck). Carol noted that the PDA security could not cover that type of event and SPD may need to be hired. Ann asked how often would the event occur. Carol responded that the specifics had not yet been decided but it was thought be held monthly. Generally the committee seemed to support the idea of this concept of activating the park.

B.

IV. Public Comment

None

V. Concerns of Committee Members

Gloria noted that at the constituency meeting last night there was some discussion regarding the traffic problems at the Westlake and Virginia intersection. It was becoming increasingly unsafe and constituency members felt a traffic light should be installed. James replied that the City would not help the PDA to pay for the lights and it would be a very expensive project. Carol further noted that the City had denied the in the past the PDA's request for a stoplight at that intersection.

Ernie noted that he felt it would be a good idea for the PDA to work with Tom Douglas on the Salmon Days at the Park (Steinbreck) He further noted that in the past the Market would hire off duty officers to direct traffic on busy weekends and that it might be a good idea to implement again to help alleviate the congestion at Western and Virginia. Ann was in agreement with Ernie, and felt that something would need to be done with the increasing traffic problem. Jackson noted that the traffic would get worse as construction for the viaduct began later this summer. More people would begin to take Western to bypass the construction.

VI. Adjournment

The meeting was adjourned at 8:31 a.m. by James Savitt, Chair.

Meeting minutes submitted by:
Anita Neill, Executive Assistant