



Pike Place Market Preservation and Development Authority (PDA)

OPERATIONS & COMMUNICATIONS COMMITTEE
Meeting Minutes

Thursday July 15th, 2010
4:00 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: John Finke, Jackson Schmidt, Ann Magnano, David Ghoddousi, Gerry Kumata

Other Council Members Present: Gloria Skouge, Bruce Lorig

Staff Present: Anita Neill, Carol Binder, James Haydu, Kateesha Atterberry, Matt Holland, Ryan Hostetler, Scott Davies, Brittney Farrow, John Turnbull

Others Present: Christina Nguyen

The meeting was called to order at 4:01 p.m. by John Finke, Chair.

I. Administration

A. Approval of Agenda

The agenda was approved by acclamation.

B. Approval of June 10th, 2010 Minutes

Jackson Schmidt moved and Ann Magnano seconded.

For: Jackson Schmidt, Ann Magnano, David Ghoddousi

Against:

Abstain: John Finke

The minutes were approved.

C. Announcements and Community Comments

Christina Nguyen of Wonder Freeze had two complaints; one regarding the drainage problem with the floor in her shop and the other was regarding PDA employees, Matt Holland and Brady Morrison.

Gerry Kumata joined at 4:09 p.m.

Christina handed out and reviewed a detailed timeline of events that occurred regarding the floor and drainage problems in the Wonder Freeze.

Christina proceeded to explain her position and went over her documents in some detail describing various leaking into the tenant below and her proposed resolution to the problems. She noted that she felt that she was treated poorly by the PDA staff regarding these issues. She also felt that she should not be responsible for the replacement of the floor.

All the distributed documents, including emails, were submitted for the record. John F noted that the issue would be further discussed in closed session.

II. Marketing

A. Staff Reports

James gave the following marketing report; additional media attention like the article in last weeks Seattle Times was expected as Phase II of the renovations moved forward. The official Hillclimb opening was scheduled for August 17th at 10:00 a.m. A formal invitation would be sent to Council and various community groups. EMC would complete their data collection next Wednesday and present their findings at the August 10th Strategic Planning Committee meeting. Up coming events in July included the Pike Place Market Fruit Festival on July 25th, from 10 a.m. – 5 p.m.

III. Farm Program

A. Staff Reports

James gave the following farm report; as part of the PDA research efforts to contribute to farm land conservancy, James has suggested educating Council and staff regarding farming and farmland issues. During the months of October, November and December he will invite guests to come speak at Council meetings from various organizations that have land preservation programs and agricultural agencies. He felt that their information would help Council in their discussion on the best avenue to pursue in participation of farmland conservation.

Farm inspections continued over the summer months. The Saturday and Sunday farm programs on the street were doing very well. The remote markets were tracking revenues very similar to last years. The Cascade market moved to a better location this year but was still not as successful as the City Hall remote market. James noted that this may be the last year for the Cascade market unless it could be moved to a more desirable South Lake Union location. The Sculpture Park has partnered with the Seattle Art Museum (SAM) and other groups to open a farmers market. Today was their opening day and James was going to check it out and report back to Council.

IV. Property Management

A. Residential Property Management Report

Carol handed out the residential vacancy report and noted that the total vacancy figures did not include the Sanitary building. The First and Pine building has experienced some recent vacancies and the HUD requirements make it slow to lease out. All of the apartments are in “turnover” status or have an applicant on file.

B. Closed Session Closed Session (RCW 41.30.110 [c])

The meeting went into closed session at 4:36 p.m.

- i. Review of Lease Proposals
- ii. Review of Delinquency Report
- iii. Vacancy Report
- iv. Current Lease Negotiations

Closed session ended at 5:17 p.m.

John Finke moved and Gerry Kumata seconded.

C. **ACTION ITEM:** Approval of Lease Proposals

For: John Finke, Jackson Schmidt, Ann Magnano, David Ghoddousi, Gerry Kumata
Opposed:
Abstained:

The lease proposals were passed unanimously.

V. Items for Consent Agenda

John F recommended the lease proposal be placed on the Consent Agenda, it was agreed.

VI. Public Comments

John T noted that Phase II was continuing forward with the relocation of tenants into temporary spaces. Some tenants would be moved to temporary spaces located on Pike Street, affectionately dubbed 'Trailer Town' There would be a public meeting on Monday and meetings would continue to be held twice weekly. Scaffolding would be installed next week over the sidewalk and part of Pike Place in front of Jacks Fish and Three Girls Bakery where it will remain for the next year. John F asked if there would be a grand opening ceremony of Trailer Town. John T replied that that was possible after a few weeks and things had settled down.

VII. Concerns of Committee Members

None

VIII. Adjournment

The meeting was adjourned at 5:23p.m. by John Finke, Chair.

Meeting minutes submitted by:
Anita Neill, Executive Assistant