



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES – APRIL 28TH, 2011

Council Members: James Savitt-Chair, Ann Magnano, Gloria Skouge, Patrick Kerr, Bruce Burger, Jackson Schmidt, David Ghoddousi, Matt Hanna, Bruce Lorig, Gerry Kumata, John Finke

Staff Present: Ben Franz-Knight, Ryan Yale, James Haydu, Teri Wheeler, Jennifer Maietta, Sabina Proto, Ryan Hostetler

Others Present: Liza Couchman, Buddy Foley, Acep Hale, Ken Johnson, Haley Land, Charlie Beck, Charmaine Slatemen

The meeting was called to order at 4:02 p.m. by James Savitt - Chair.

I. Administration

- A. Adoption of Agenda
The agenda was approved by acclamation
- B. Review and Approval of Minutes of March 31, 2011
The minutes were approved by acclamation

II. Public Comment Including the Market Community

Haley Land commented on the Daystall Rules and Regulations review meetings. He stated he was in support of the proposals made by the Buskers and the support they have garnered from the PDA. He added that the more status the Buskers get within the Market the better communities we have and the things that will allow them to have a livelihood are an important thing for the PDA and Council to consider. Haley continued to discuss the idea of giving incentives to the entire community during the off season as a way to bring additional craftspeople to the Market. The incentives would allow individuals on the "B-List/Off-Season" to come down to the Market without being punished and/or leap frogged by other Daystallers. Haley stressed that he would like to see the PDA and Council consider a different and creative way to devote time and money to this idea in order to create a better Market. Haley also thanked the Daystall staff and Council for the work that they have done.

Charlie Beck wanted to thank the Daystall Rules and Regulations for enacting the latest set of Rules.

Charmaine Slatemen also wanted to vocalize her support of the changes in the Rules and stated that she would be very active in showing her support for the changes in the Rules.

III. Reports and Information Items

- A. Council Chair Report
Jim reported on Strategic Planning within the PDA and the current issues the Strategic Planning committee faces. He added that it is clear there is a wide divergence of views and opinions amongst the Council on Strategic Planning. Jim suggested the Council abandon an effort to do Strategic Planning in 2011 and instead focus on the known issues over the next 7-8 months. In addition, he stated that this will be a topic of discussion during the Council retreat to be held in the fall. Jim also added that in addition to the Strategic Planning committee, this may be the year to address all standing committees and

their current structure. Jim reported that over the next two weeks he will be appointing the nominating committee for next year's slate of officers.

B. Executive Director's Report

1. Update on Phase II Renovations

Ben referenced the ED Report and stated Phase II is on schedule and going extremely well. Ben noted a resolution for the Phase III contract is on the agenda. He added that the bidding and negotiating process went very well with Turner construction. Ben commented on the work to be done in Phase III, which will include the 2nd floor and roof of the Economy Building, the courtyard in Stewart House, and portions of the basement in Soames/Dunn. Ben did stress that this work would not be visible to the public/visitors and during the months of July and August it will be business as usual within the Market.

2. Other items

Ben reported on the returning tenants and stated that most of them will be in my May 15th with the remainder by the end of May. The return of Jack's Fish will be the only one that will not return until June. Ben discussed some of the metrics of commercial real estate sales. He noted that despite the huge disruption of renovation, we have continued to do incredibly well and we have exceeded the projections of the PDA by nearly 8%. Ben gave a report on the Garage revenue and the positive figures that have stemmed from varying price points, new signage, and the automated ticketing. Ben also wanted to encourage the feedback of any comments and/or concerns from both the Council and the Market as a whole.

C. Committee Chair Report

None

D. Other Reports

None

IV. Commercial Leasing Presentation and Discussion:

A. Presentation: Waterfront Development & Planning – Peter Steinbrueck and Ben Franz-Knight

Ben gave a brief overview of the Seattle Waterfront history, which included a review of the previous waterfront presentation. He stated that on March 31, the PDA Council heard a presentation from him and Peter Steinbrueck, which outlined the current structure and timeline of Waterfront planning and provided a general outline of the various ways the Market could and should engage with the waterfront planning effort including roles, physical spaces and history. He noted that following the presentation the Council provided feedback and requested that staff return with a recommended course of action and options for the PDA Council to consider in concert with Waterfront design and development. Ben added that there are two distinct areas of focus which are Viaduct Demolition Mitigation Measures and Waterfront Development Engagement. Ben and Peter Steinbrueck discussed both areas of focus and staff recommendations on how to proceed. The recommendation for the Viaduct Demolition Mitigation Measures suggested that the PDA Council support the active pursuit, including consultation with, the use of outside legal counsel as needed and appropriate, of all potential mitigation measures to respond fully address impacts related to Viaduct Demolition and any cumulative long-term impacts. The recommendation for the Waterfront Development Engagement suggested that the PDA Council pursue conceptual models for the following areas of emphasis and allow staff to engage with the Waterfront Design Committee, City Project team, Staff and Design Consultants to explore the breadth of possible PPM PDA roles within the roughly defined "sphere of influence" from Lenora to Union, Alaskan Way to First Ave. Ben added that the PDA staff has defined three key areas, which are as a contributor, developer, and/or manager. He added that these areas should not be gauged as mutually exclusive, but rather a cohesive, integrated extension of the Markets core principles and preservation. He stated that the Market will likely engage and interact with the waterfront in each context based on the final design of the physical space and scope of partnership agreements. He noted that over the next few months staff will return to the council with recommendations as we approach critical decision points and gain greater clarity.

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

A. Consent Agenda

Action Item: Proposed Resolution **11-34:** Authorization for Contract Authority – Cinnamon Works Cooler Construction – Phase II – Turner Special Projects

Action Item: Proposed Resolution **11-38:** Authorization for Contract Authority – Phase II – Turner Special Projects – Can Can HVAC Unit

Action Item: Proposed Resolution **11-39:** Authorization for Contract Authority – BN Builders – Corner Produce Tenant Improvement

Action Item: Proposed Resolution **11-40:** Authorization for Contract Authority – BN Builders – Can Can Tenant Improvement

Action Item: Proposed Resolution **11-42:** Annual Insurance Renewal and Premium Authorization.

Action Item: Proposed Resolution **11-45:** Lease Proposals – April 2011

The consent agenda was amended and the Proposed Resolution 11-36 was moved to New Business
Gerry Kumata moved, Pat Kerr seconded

Approve: 11

Against: 0

Abstain: 0

The amended Consent Agenda passed by acclamation

B. New Business

Action Item: Proposed Resolution **11-35:** Authorization for Contract Authority – SHKS Architects – Architectural Services

Joe Paar presented the proposed 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. He noted that 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, Ageless Acupuncture Reconfiguration, the Market Foundation Relocation, the Cedar River Group Relocation, Old Fero's Meats T.I., and miscellaneous Tenant Reconfiguration. Joe requested an amendment to the existing SHKS contract in an amount not to exceed \$31,000. Joe stated that the funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Bruce Lorig seconded

Approve: 11

Against: 0

Abstain: 0

The proposed resolution passed unanimously

Action Item: Proposed Resolution **11-36:** Authorization for Contract Authority – Phase II – Turner Special Projects – Jack's Fish Spot Tenant Improvement

Joe Paar presented the proposed resolution and stated that it has been determined that due to Phase II Construction work, T.I. work in Jack's Fish Spot is necessary. He noted 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 Jack's Fish Spot T.I. in an amount not to exceed \$190,000. Joe requested that the PDA enter into a GC/CM construction contract amendment with Turner Special Projects in an amount not to exceed \$190,000 for Jack's Fish Spot T.I. work. He stated that the funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Bruce Lorig seconded

Approve: 10
Against: 1
Abstain: 0

The proposed resolution passed 10-1

Action Item: Proposed Resolution **11-37:** Authorization for Contract Authority – Mobile Cooler Rental, Inc. – Jack’s Fish Spot

Joe Paar 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. He noted that it has been determined that due to Phase II Renovation Impacts it is necessary to replace the cooler box in Jack’s Fish Spot. Joe added that the PMPDA has executed a competitive bid process via the Small Works Contract Roster to do the aforementioned work and is ready to enter into a contract with Mobile Cooler Rental, Inc. in an amount not to exceed \$29,000. Joe requested the PMPDA to enter into a contract with Mobile Cooler Rental, Inc. in an amount not to exceed \$29,000 for the cooler box replacement in Jack’s Fish Spot. He noted that the funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Bruce Lorig seconded

Approve: 10
Against: 1
Abstain: 0

The proposed resolution passed 10-1

Action Item: Proposed Resolution **11-41:** Authorization for Contract Authority – GC/CM Construction Contract with Turner Construction for the work in the Pike Place Market for Phase III of the Levy Project

Joe Paar presented the proposed resolution and stated that the PDA has entered into a construction contract with Turner Construction that will cover the entire Levy Project, to be made up of more than one component each separately bid and approved by the PDA Council and this component package is referred to as Phase III, which includes all Levy work in the Economy, Soames/Dunn, and Stewart House Buildings. Joe requested that the PDA Council authorize the GC/CM construction contract amendment with Turner Special Projects in the form attached hereto as Exhibit A, which is not to exceed the amount of \$14,723,638 including 5% owner’s contingency and sales tax, for the work in Phase III of the Renovation Project. \$2,343,410 will be drawn from NMTC2 funds and \$12,380,228 will be drawn from Levy funds.

David Ghoddousi moved, Gerry Kumata seconded

Approve: 11
Against: 0
Abstain: 0

The proposed resolution passed unanimously

Action Item: Proposed Resolution **11-43:** Authorization for Continuation of Discussions Between the PDA, City of Seattle, and Schnitzer West (Amazon.com) - Branded Satellite Farmers Markets for Summer 2011

James Haydu presented the proposed resolution and stated that the PDA farm program staff will again operate two satellite farmers markets as an opportunity to help expand sales opportunities for local farmers while promoting the Pike Place Market brand. He added that the PDA farm program staff has established two sites for said satellite markets in 2012. These sites are City Hall Plaza at 600 4th Ave., Seattle, WA 98101 between James and Cherry Streets and the Amazon Headquarters campus at 440 Terry Ave. N. Seattle, WA 98109. In addition James stated the PDA farm program staff will coordinate 10-15 farmers for each satellite location, comprising a product mix of fresh produce, fruit, meats, dairy and value added products. James noted the PDA farm program staff will contractually stipulate to each participant satellite farmer that they are also required to continue

selling at Pike Place Market during the 2011 farm season, while they are also engaged with selling at one or both satellite locations. And as in the past two seasons, the PDA will charge participant farmers who contract to sell at the two satellite markets a day table fee of \$40 per day, at each location. Also, the PDA will collect a management fee of \$3,500 to produce and operate the satellite market at the Amazon campus, from Amazon, Inc. James requested that the PDA Council supports and affirms the production of two satellite farmers markets managed and operated by the Pike Place Market PDA farm program staff at City Hall Plaza and at the Amazon Headquarters campus and authorizes the Executive Director or his designee to develop operating agreements with such parties for said farmers markets.

The proposed resolution 11-43 was amended to reflect both entities of the proposed satellite markets

Proposed resolution for the City Hall Plaza:
Ann Magnano moved, David Ghoddousi seconded
Approve: 11
Against: 0
Abstain: 0

The proposed resolution passed unanimously

Proposed resolution for the Amazon Campus:
Approve: 7
Against: 3
Abstain: 0

The proposed resolution passed 7-3.

Action Item: Proposed Resolution 11-44: Adoption of Daystall Rules and Regulations

David Dickinson presented the resolution and stated that the PDA conducts an annual review of the Daystall Rules and Regulations and the PDA solicited and received suggestions from the Daystall community regarding rule changes. He noted the PDA staff has held Daystall community meetings regarding the potential changes and have altered the initial proposed changes to Daystall Rules and Regulations based upon those meetings; and on March 71, 2011 the Operations and Communications Committee held an open public meeting that discussed and considered said rule changes with opportunity for public comment. David requested that the Pike Place Market PDA Council approves the following 2011 changes to the Daystall Rules and Regulations as noted on Exhibit A.

Ann Magnano moved, John Finke seconded
Approve: 11
Against: 0
Abstain: 0

The proposed resolution passed unanimously

VI. Further Public Comment

VIII. Concerns of Council Members

IX. Adjournment

The meeting was adjourned at 6:09 p.m. by James Savitt, Chair

Meeting minutes submitted by:
Ryan Yale, Executive Assistant