



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES – DECEMBER 2008

**Tuesday, December 23, 2008
4:00 p.m. to 6:00 p.m.
PDA Conference Room**

Council Members: Jackson Schmidt, Jim Savitt, Ann Magnano, David Ghoddousi, Matt Hanna, Gerry Kumata, Bruce Lorig

Staff Present: Carol Binder, Anita Neill

Others Present:

The meeting was called to order at 4:12 p.m. by Jackson Schmidt, Chair.

I. Administration

A. Adoption of Agenda

Due to the rescheduling of the December full Council meeting, Bruce Burger. was unable to attend, therefore this months objective discussion would deleted from today's agenda and moved to January.

Proposed resolution 08-68, PDA Independent Auditor, was added to the agenda.

Jackson moved the modified agenda, Bruce L. seconded.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, David Ghoddousi, Matt Hanna, Gerry Kumata, Bruce Lorig

Against:

Abstain:

The agenda, as amended, was approved unanimously.

B. Review and Approval of Minutes of November 20th, 2008

The Minutes were approved by acclamation.

II. Comments of the Market Community

- A. Pike Place Market Merchants Association
- B. Constituency
- C. Daystall Tenants Association
- D. United Farmers Coalition
- E. Market Area Merchants Association
- F. Pike Market Performers Guild
- G. Other Public Comment

III. Consent Agenda

Jackson moved and David seconded.

Two items on the Consent Agenda included Proposed Resolution 08-64, Annual PDA Council and Council Committee Meeting Schedule from the Executive Committee and Proposed Resolution 08-66, Lease Proposals from the OPSCOM Committee.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, David Ghoddousi, Matt Hanna, Gerry Kumata, Bruce Lorig

Against:

Abstain:

The Consent Agenda passed unanimously.

IV. Staff and Committee Reports

Carol noted that the Staff and Committee Reports had been added to the agenda in lieu of individual committee meeting reviews. This would give Council members and chance to bring up any questions from committee meetings.

Carol gave an update on the Viaduct. She noted that the letter from the Market had gone out to and had been acknowledged by several City Council members and SDOT. Carol reported that the final two scenarios selected were the Alaskan Way / Western Ave Couplet and the four lane elevated. This was despite a lack of support and was opposed from many groups that felt the subsurface, deep bore tunnel, option was optimal.

David joined at 4:15 pm.

Carol reviewed the options being considered, the Market and other groups' positions on the options. The pros, cons and possible alternatives of the options were discussed. Carol noted that she was working with SDOT to come up with solutions to make a hybrid of options work.

Jackson questioned if there was a decision timeline. Carol responded that Governor Gregoire wanted a decision from WSDOT by year end so she can bring forward the proposal to legislators, but this would probably be delayed.

There was further discussion on the impacts the various options would have on the Market. Carol noted that she would follow the progress closely and keep the Council informed.

Carol gave an update on the new markets tax credit allocation that had recently become available for 2008. The PDA was working judiciously to obtain the funding. A portion of this funding would be used to meet shortfalls in the funding budgeted for tenant relocation and the Childcare Center which was having difficulties obtaining grant funding.

Carol reported that the Market had been slow this week in sales due to the weather and expected to see poor revenues for December.

V. Review of Action Items

A. Action Item: Proposed Resolution 08-61: Authorization for Contract Authority – SRG Partnership, Inc. – Architectural Services.

Bruce L. reviewed the resolution. He noted that the resolution was necessary to enter into a contract with SRG Partnership for Design Work, including permit drawings, construction drawings, construction administration, and any remaining design development not to exceed an allotted amount. Additionally these funds would be expended only on the scope of the project that they anticipate being paid for by funds for the levy.

Bruce moved and Jackson seconded.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, David Ghoddousi, Matt Hanna, Gerry Kumata, Bruce Lorig

Against:
Abstain:
Proposed resolution 08-61 passed unanimously.

- A. Action Item:** Proposed Resolution **08-62:** Authorization for Contract Authority – Turner Construction.
Bruce L reviewed the resolution. He noted that the resolution was necessary to give Turner authority to sub-contract out the next critical segment of work to be completed for the renovations.

Bruce L. moved and Gerry seconded.

Jim questioned the budget line item the funds would be coming from. Carol responded that the funds were being advanced from the 163200-00 account, in turn that account would be credited back with levy funds. After discussion, it was decided that the last line that described the account from where the funds would be taken, be removed.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, David Ghoddousi, Matt Hanna, Gerry Kumata, Bruce Lorig
Against:
Abstain:
Proposed resolution 08-62, as amended, passed unanimously.

- A. Action Item:** Proposed Resolution **08-68:** PDA Independent Auditor.
Jim reviewed the resolution. He noted that the auditor selection committee consisted of Gerry Kumata, Gloria Skouge, Carol Binder, Sabina Proto and himself, Jim Savitt. It had been several years since the PDA requested RFQ's for Auditors. The three low bids were interviewed and they were, Peterson Sullivan LLP (the current auditor for the past five years), Jacobson Jarvis & Co. PLLC and Francis & Company PLLC (who were the PDA's auditors several years prior to Peterson Sullivan). After careful review and discussion the committee members were unanimous in their recommendation that the Council hire the firm of Francis & Company as the auditors. Their pricing and experience in working with the PDA were the best fit for the job.

Jim moved and Jackson seconded.

Carol noted that she appreciated Gloria's research on the web and creating a score sheet to use for interviewing.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, David Ghoddousi, Matt Hanna, Gerry Kumata, Bruce Lorig
Against:
Abstain:
Proposed resolution 08-68 passed unanimously.

VI. Public Comment

VII. Concerns of Committee Members

Jackson noted that it would be a good idea to invite representatives of service agencies from the Market, including Marlys from the Foundation, to come and speak at Council meetings. This would help Council members understand what their roles were. It was suggested that this be done every other month.

VIII. Adjournment

The meeting was adjourned at 5:15 p.m. by Jackson Schmidt, chair.

Meeting minutes submitted by:
Anita Neill, Executive Assistant