



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES – April 2009

Thursday, April 30th, 2009
4:00 p.m. to 6:00 p.m.
PDA Conference Room

Council Members: Jackson Schmidt, Jim Savitt, Ann Magnano, Gloria Skouge, Patrick Kerr, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Bruce Lorig

Staff Present: Carol Binder, Anita Neill, Sabina Proto, Matt Holland, Scott Davies, John Turnbull, Brittney Farrow, Cecilia Hall

Others Present: Ernie Sherman, Paul Dunn, Marlys Erickson, Lara Clause, Theresa Greco

The meeting was called to order at 4:02 p.m. by Jackson Schmidt, Chair.

I. Administration

- A. Adoption of Agenda
The agenda was approved by acclamation.
- B. Review and Approval of Minutes of March 26th, 2009
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

Paul Dunn noted that he felt it was a bad idea to rent the information booth out to the Washington State Convention and Visitors Bureau and it should be utilized by persons who are associated with the Market. Carol noted that their lease was on a month to month and that they also distributed Market information including the Foundation GPS tours. Jackson noted that this topic should be added to the next OPSCOM agenda.

Bruce Burger joined at 4:04 p.m.

Ann and Jim joined at 4:07 p.m.

III. **Viaduct Update Presentation from WASHDOT**

Jackson introduced Theresa Greco from WASHDOT. She handed out two newsletters about the Alaskan Way Viaduct and Seawall Replacement Program then proceeded with a PowerPoint presentation and talked about what led up to the decision of the bored tunnel option. Some of the guiding principle factors in the decision included, improving safety and efficiently moving people to and from downtown and the waterfront, improve Downtown Seattle and enhance the waterfront while remaining fiscally responsible. At this time Steve Pierce from WASHDOT took over the presentation.

Bruce Lorig joined at 4:13 p.m.

Steve reviewed the features and benefits of the tunnel. John F questioned if there would be surface vents from the tunnel. Theresa replied that the details of the plan were still a work in progress and nothing has been finalized. Steve continued to describe in detail the improvements that would be made to the streets and several major intersections in the downtown area and the importance to the success of these projects and how it would enhance transit services. Jackson questioned if there were any plans to replace the hundreds of lost parking spaces. Steve replied that plans were being worked on but nothing had been decided yet. Steve concluded his presentation by reviewing the total cost of the project, proposed project implementation, fiscal responsibility and the expected timeline. Some projects have already begun and completion of all projects was expected to be sometime in 2017.

IV. **Consent Agenda**

Jackson Schmidt moved and John Finke seconded.

Two items on the Consent Agenda included Proposed Resolution 09-30, Bank Accounts and Signature Authority – Pike Place Market PDA – Pike Place Market PDA Levy Funds – Bank of America Account and Proposed Resolution 09-34, Lease Proposals.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, Gloria Skouge, Patrick Kerr, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Bruce Lorig

Against:

Abstain:

The Consent Agenda passed unanimously.

V. **Staff and Committee Reports**

Carol reported that she would be a member of the Central Waterfront stakeholder committee for WASHDOT and the Alaskan Way project and would keep Council members updated with information. Last week she, John Turnbull and James Haydu attended the International Publics Market Conference in San Francisco. While there, they had the opportunity talk with various groups of people and get ideas for the Market as well as share the activities of Pike Place. Both Carol and John presented at the conference.

A. **STRAP**

Bruce Burger reported that at the last STRAP committee meeting in March, members were asked to talk with random shoppers in the Market and ask them questions on what would make them want to spend more money in the Market. Due to time constraints on today's meeting he asked that the discussion be moved to next month.

B. **Other Committees**

Patrick noted that the Flower Festival, Cheese Festival and Street Festival were all coming up in the month of May.

VI. **Review of Action Items**

A. **Action Item:** Proposed Resolution **09-27:** Authorization for Contract Authority – SRG Partnership, Inc. – Non-Levy Services.

Bruce Lorig reviewed the resolution. He noted that Resolution 08-37 provided an allocation of \$50,000 from the PDA Capital Budget for feasibility studies of specific improvements to the Pike Place Market in addition to Levy funded renovations. These improvements identified several geographic zones and functions. Approval of the resolution would allow work to proceed. The goal

was to reach specific conclusions and recommendations on the scope and timing of improvements of Non-Levy Projects that would be coordinated with Levy funded renovations. The proposed contract with SRG allows for incremental analysis and study by phases.

Bruce Lorig moved and Bruce Burger seconded.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, Gloria Skouge, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Bruce Lorig

Against: Patrick Kerr

Abstain:

Proposed resolution **09-27** passed.

- B. **Action Item:** Proposed Resolution **09-29:** A Resolution of the Pike Place Market Preservation and Development Authority Authorizing the Acceptance of Membership Interest in Market Housing and Executing the Purchase of the Livingston Baker Building.

Jim Savitt reviewed the proposed resolution. The purpose of the resolution was to authorize the acceptance of membership interest in Market Housing and execute the purchase of the Livingston Baker Building. It additionally authorized the Executive Director and other appropriate officers of the PDA to take any actions and execute documents as in their judgment may be necessary or desirable in order to complete the transaction.

Jim Savitt moved and Ann Magnano seconded.

Carol handed out the articles of amendment to the articles of incorporation of Market Housing. She explained the purpose of this amendment and the purpose of having the PDA as the sole member. Matt noted concern that this action may have residual liabilities to the PDA. Carol noted that she would follow up on the issue and get back to Matt,

For: Jackson Schmidt, Jim Savitt, Ann Magnano, Gloria Skouge, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Bruce Lorig

Against:

Abstain: Patrick Kerr

Proposed resolution **09-29** passed.

- C. **Action Item:** Proposed Resolution **09-31:** Policy Regarding General Authorization of Selected Charter Section 2 Transactions.

Jim Savitt reviewed the proposed resolution. He noted that the purpose of the proposed resolution was to clarify the process for transactions that exceeded ten thousand dollars. He proceeded to review each item a-k.

Jim Savitt moved and David Ghoddousi seconded.

There was further discussion regarding items a-k. Patrick expressed his opposition to items g and j. It was decided that on line item k, that the word 'other' would be replaced with 'specifically'.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, Gloria Skouge, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Bruce Lorig

Against: Patrick Kerr

Abstain:

Proposed resolution **09-31**, as amended, passed.

- D. **Action Item:** Proposed Resolution **09-32:** Insurance Renewal and Premium Payments.

Carol reviewed the proposed resolution; the PDA Finance Committee had been presented with the renewal package for the 2009-2010 property and liability insurance coverage for both the Pike Place Market PDA, and the properties managed by the PDA in the Market Historic District. The resolution

authorized the PDA Executive Director, or her designee, to approve policy terms and conditions and to pay the premiums and brokerage fees and the authorized the continuation of the brokerage representation and services provided by Arthur J Gallagher & Co. or Washington Inc. Carol briefly reviewed the premium schedule noting the breakout of the phase one construction.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, Gloria Skouge, Patrick Kerr, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Bruce Lorig

Against:

Abstain:

Proposed resolution **09-32** passed unanimously.

E. Action Item: Proposed Resolution 09-33: Signature Authority for HUD Section 8 Contract Renewals.

Jim reviewed the proposed resolution. The resolution stated that the PDA Council wishes to delegate the authority to sign and execute all documents related to the HUD Section 8 contract renewal and rent adjustment forms to the Executive Director of the PDA. Jim had one correction on the 'therefore be it resolved', after section 8 properties it should read, ...provided that the Executive Director promptly notify Council of such action. It was agreed and the proposed resolution was amended.

Jim Savitt moved the resolution as amended and Gloria Skouge seconded.

For: Jackson Schmidt, Jim Savitt, Ann Magnano, Gloria Skouge, Patrick Kerr, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Bruce Lorig

Against:

Abstain:

Proposed resolution **09-33**, as amended, passed unanimously.

VII. Public Comment

VIII. Concerns of Committee Members

Jackson reminded Council members to attend the mini retreat tomorrow from 11 a.m. – 2 p.m. in the Goodwin Library.

John noted his concern regarding the trademark agreement with Microsoft and Jewel Catering and the restaurant doing business with the Pike name at Pacific Place. He requested that Carol follow up on these items and address them at the next OPSCOM meeting. Carol noted that she and James were visiting the Microsoft Campus and the Café next Thursday and assured Council that trademark agreement was for use by that vendor only and was location exclusive. If Council was concerned with the expanded use of our trademark once the agreement expired the contract did not need to be renewed.

IX. Adjournment

The meeting was adjourned at 6:01 p.m. by Jackson Schmidt, chair.

Meeting minutes submitted by:
Anita Neill, Executive Assistant