



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES- NOVEMBER 2008

Thursday, November 20th, 2008
4:00 p.m. to 6:00 p.m.
PDA Conference Room

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

Staff Present: Sabina Proto, Scott Davies, James Haydu, Bill Stalder, Carol Binder, Anita Neill, Brittney Farrow, Matt Holland,

Others Present: Ernie Sherman, Dale Wittner, Ellen von Wandruszka

The meeting was called to order at 4:01 p.m. by Vice Chair Jim Savitt on behalf of Jackson Schmidt, Chair.

Objective(s): To review and understand the options being considered for replacement of the Alaskan Viaduct and determine if the Market should take a position on a preferred option(s).

I. Administration

- A. Adoption of Agenda
A discussion of the strategy resolution was added to the agenda as item 4e.
Bruce moved and John seconded.
The agenda was approved, as amended, by acclamation.
- B. Review and Approval of Minutes of October 30th, 2008
Gerry moved John seconded.
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
Ernie commented that Marketing did a much better job this year in terms of effectiveness and felt that there should be consideration of increasing their budget.

III. **Consent Agenda**

Proposed resolution **08-60**: Authorization for Non-Exclusive Trademark Licensing Agreement with Micks Peppouri.

John moved and Patrick seconded.

For: Jim Savitt, Ann Magnano, Gloria Skouge, Patrick Kerr, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Gerry Kumata

Against:

Abstain:

The consent agenda passed unanimously.

IV. **Review of Action Items.**

A. **Action Item:** Proposed Resolution **08-47**: Authorization for Contract Authority – Hazardous Material Survey, Testing, and Consulting.

Gerry reviewed the proposed resolution. He noted that this work had been held off prior to the levy election. Now that the levy passed, environmental investigation was now necessary in order to continue with the renovation planning. All buildings would be inspected at the same time and would be charged against the levy budget. Carol further explained the work to be completed. Jim questioned the timing of this project and Carol responded that the work would begin immediately and be completed through spring.

Gerry moved and Ann seconded.

For: Jim Savitt, Ann Magnano, Gloria Skouge, Patrick Kerr, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Gerry Kumata

Against:

Abstain:

Proposed resolution 08-47 passed unanimously.

B. **Action Item:** Proposed Resolution **08-55**: Authorization to Purchase the Livingston Baker Building.

Jim reviewed the proposed resolution. He noted that several refinancing options had been discussed at prior committee meetings. It was decided that purchasing the building with cash from the capital reserves would provide the best alternative in reaching objectives for the building.

Ann moved and Gerry seconded.

John questioned and there was discussion regarding how the last 'whereas' read and if it was too restrictive on who the apartments could be rented to. It was decided that that the proposed resolution would be amended to read ...and the PDA Council further resolved the PDA goal was to lease the currently available and future available apartments to persons in the 30% to 80% of AMI range... Additionally the second 'whereas' should read 1976.

The motion was amended and agreed upon by Ann and Gerry who moved and seconded the original proposed resolution.

Carol further explained the process of paying off the mortgage, moving the current tenants to section 8 vouchers and moving to an opt-out agreement with HUD. Once tenants have been transferred to the vouchers, the PDA would move forward with the completion of the purchase and sales agreement. Once this was completed there would be no rental restrictions on future tenants. There was some note of concern using the capital reserves fund during an economic decline but it was decided that the return on the investment would be worth the expense today.

For: Jim Savitt, Ann Magnano, Patrick Kerr, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Gerry Kumata
Against:
Abstain: Gloria Skouge
Proposed resolution 08-55 passed.

C. **Action Item:** Proposed Resolution **08-58:** Adoption of 2009 PDA Operating and Capital Projects Budgets.

Jim reviewed the proposed resolution. He noted that the Finance committee was concerned that the budget was on the conservative side. The bottom line reflected a positive cash flow although contributions to the reserve funds were lower and there were no attempts to make cuts including to staffing.

Ann moved and Gerry seconded.

There was further discussion about the budget being too conservative and that the PDA should have a contingency plan ready to implement if necessary. There was some discussion of charging a portion of Carol's salary to the levy funds and the necessity of the number of employees with the PDA. Carol noted that the number of employees was necessary because the PDA was a service industry.

For: Jim Savitt, Ann Magnano, Gloria Skouge, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Gerry Kumata
Against:
Abstain: Patrick Kerr
Proposed resolution 08-58 passed.

D. **Action Item:** Proposed Resolution **08-59:** Authorization for Contract Authority – Construction Project Management Services.

Gerry reviewed the proposed resolution.

Gerry moved and Bruce seconded.

Patrick expressed that he felt it was too much money for a part time project manager. Gerry responded that this was a necessary scope of the project. Carol noted that his work has saved the PDA a lot of money in project expenses for the renovations through negotiations etc. Additionally, it was strongly recommended by the City that a project manager was hired for the renovation work.

Matt questioned the difference between Joe and Ken's role as project managers. Carol explained the different project management roles and their vital part in the renovations project.

For: Jim Savitt, Ann Magnano, Gloria Skouge, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Gerry Kumata
Against: Patrick Kerr
Abstain:
Proposed resolution 08-59 passed.

E. **Strategy Resolution Discussion**

Bruce B handed out and reviewed the strategy resolution. He explained that the purpose of a strategy resolution was to provide guidance and assistance when setting long term goals. This resolution stated what the long term goals were for affordable downtown workforce housing. The goal was to provide housing for half low income, below 30% AMI and half affordable workforce, 80% below AMI but would not be restricted by income.

John moved and David seconded.

For: Jim Savitt, Ann Magnano, Gloria Skouge, John Finke, Bruce Burger, David Ghoddousi, Matt Hanna, Gerry Kumata
Against:
Abstain: Patrick Kerr
Proposed strategy resolution 08-01 passed.

V. Viaduct Discussion

Jim noted that the objective of today's discussion was to obtain information on the various Viaduct options and prioritize the objectives for the Market.

Carol gave a PowerPoint presentation of eight proposed scenarios from the City. Four of the scenarios were surface options and four were elevated. The goal of each option was to improve all modes of transportation while decreasing downtown traffic. An important consideration was to keep and improve the connection of the waterfront to downtown and be easily accessible to pedestrian traffic. Some of the guiding principles considered were improving public safety, increase circulation and improve the downtown economy and environment. Tentatively the City would reach a decision by December.

After the presentation there was a round table question and discussion. Gloria questioned the cost of each scenario. Carol responded by handing out a building block concept level cost estimate sheet. Bruce questioned if the City was favoring one option over another. Carol responded that they were leaning towards one of the surface options. David commented that he did not like a few of the options that limited access to the Market parking garage from Western Avenue.

Some problems associated with the scenarios included, limited vendor access to the Market, access to and from downtown would be cut off or limited, changing Western to a one way street would also limit access. The Council came to the conclusion that their objectives and concerns were ease of access to and from the Market and if certain scenarios would require MHC approval. After further discussion Council was leading towards option b, Surface Boulevard. It was decided that Carol would collect Council members concerns regarding the scenarios, come up with a 30 day time line and compose a report to present to the Viaduct stakeholders committee meeting as the official position of the Market.

VI. Public Comment

Dale commented that the PDA staff was hard working and appreciated.

VII. Concerns of Committee Members

Ann thanked Sabina, Carol and staff for their hard work in completing the 2009 budget.

VIII. Adjournment

The meeting was adjourned at 5:59 p.m. by Vice Chair Jim Savitt on behalf of Jackson Schmidt, chair.

Meeting minutes submitted by:
Anita Neill, Executive Assistant