



Executive Committee Meeting Agenda

Date: Wednesday, May 23rd, 2018

Time: 4:30 p.m. – 5:45 p.m.

Location: Goodwin Library (Economy Building)

Committee Members: Matt Hanna (Chair), Ray Ishii, Rico Quirindongo, Betty Halfon, Gloria Skouge, and David Ghoddousi

4:30pm	I. Administrative:	Chair
	A. Approval of Agenda	
	B. Approval of the April 18 th , 2018 Executive Committee Meeting Minutes	
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4:35pm	II. Announcements and/or Community Comments	Chair
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4:40pm	III. Council Chair Report	Chair
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5:00pm	IV. Committee Chair's Report	
	A. Market Connections	Rico Quirindongo
	B. Market Programs	Betty Halfon
	C. Finance & Asset Management	Ray Ishii
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5:20pm	V. Executive Director's Report	Mary Bacarella
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5:35pm	VI. Public Comment	Chair
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5:40pm	VII. Concerns of Committee Members	Chair
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5:45pm	VIII. Adjournment	Chair



Executive Committee Meeting Minutes

Wednesday, April 18th, 2018
4:30 p.m. to 5:45 p.m.
Goodwin Library

Committee Members Present: Matt Hanna (Chair), Ray Ishii, Rico Quirindongo, David Ghoddousi, and Gloria Skouge

Other Council Members Present:

Staff Present: Mary Bacarella, Karin Moughamer

Others Present: Howard Aller, Chris Scott

The meeting was called to order at 4:37 p.m. by Matt Hanna, Chair.

I. Administration

A. Approval of the Agenda

The agenda was approved by Acclamation.

B. Approval of the March 21st, 2018 Executive Committee Meeting Minutes

The March 21st, 2018 Executive Committee Meeting Minutes were approved by Acclamation.

II. Announcements and Community Comments

Chris Scott commented the new Food Bank manager presented at the Constituency meeting last night and she mentioned the Cherry Street Food Bank will be closing and may not be able to find a new home. This may result in additional demand on the Pike Place Food Bank. The Pike Food Bank could use an additional box truck to glean food around the city and asked if, possibly through networking, a truck could be found for the food bank.

Howard Aller noted he does not like the Pike Pine Renaissance's plan to remove the flowering plum trees along Pike Street. He wonders if there is anything that could be done to protect them.

III. Council Chair's Report

Matt Hanna began with follow-up on the presentation provided by the Market Foundation last month, there will be more follow-up in June and an opportunity for the PDA to engage with the Foundation and suggest that possibly the Food Bank should receive a greater benefit to fill a discrete need. Matt continued by noting the Overlook Walk process continues but the PDA Council may shift the approach with Friends of the Waterfront and it may take some more work for the two organizations to be in alignment over responsibilities. The PDA is perfectly aligned with the City, and the City is interested in the PDA being the master tenant, however, how Friends of the Waterfront fits into the conversation is up for discussion. It may result in the

development of the plan taking a little longer. The next step will probably be for the PDA to meet with the Office of the Waterfront to advance the termsheet and getting a City Council resolution in June. The Friends of the Waterfront connection will occur parallel to that process.

Matt continued with an update on the nomination committee, which meets next Tuesday. Mary confirmed Jim Savitt will not continue on the PDA Council. Matt suggested having a list of potential candidates available to discuss as well as brainstorm additional candidates. Matt Hanna asked the Executive Committee for suggestions on a replacement of Jim Savitt and his litigator qualities. Mary asked Jim for recommendations.

Matt added the other part of the conversation with the city will be to talk about the revised design scheme for Overlook Walk. There was some disappointment to see the connection to PC1 south was not there. As part of a conversation in the master lease, the PDA needs to underscore the importance of having input into core design elements.

Rico Quirindongo noted Office of the Waterfront is presenting the current design at full council next week and sees that as an opportunity to solicit feedback from Council to bring to a later meeting with the City.

David Ghoddousi noted the need to ensure that adequate budget and responsibilities are outlined in the agreement with the city, especially with respect to side-by-side elevators, and it needs to be in writing.

Ray Ishii asked how many open seats are on the committee. Matt Hanna responded Jim's seat, which is mayoral, is open. Constituency will have a process for their open seat. Matt noted the mayor's office usually defers to the PDA for recommendations, which the PDA will do. In past years there have been varying levels of participation from the mayor's office, but within the last 10 years the mayor's office has been more hands off. Ray added he believes it's hard to replace Jim and encourages the council to expand the criteria for possible candidates.

Rico Quirindongo noted there is a strong list of existing candidates.

David Ghoddousi hopes there is a diversity of candidates, especially candidates with architecture or development backgrounds to coincide with the emphasis of development currently happening around the Market.

Mary Bacarella noted she will be meeting with Kenny Pitman on Friday and can ask how the mayor's office would like to be involved moving forward.

IV. Committee Chair's Report

A. Market Connections

Rico Quirindongo noted there was a One Center City presentation highlighting the current plan for short term solutions during the time of maximum constraint when the viaduct comes down and buses are moved from the tunnel to the streets in a year and the viaduct coming down. An update on construction impacts was provided by Mary.

Matt Hanna added if the Convention Center does not get their MUP and permits by July 2018 then the buses will leave the tunnel in September of 2019. If they get their MUP and permits by

July 2018, then the buses will leave the tunnel in March 2019. Matt believes the closure to the bus tunnel will most likely be later in 2019.

B. Market Programs

Mary Bacarella noted the MarketFront summer activation plan was discussed and well received by the Committee. Mary will be sharing more at full council in her ED report. The summer plan will roll into a larger annual plan.

Rico Quirindongo asked who presented on the MarketFront activation plan. Mary responded Zack, David, and Justin.

C. Finance & Asset Management

Ray Ishii noted the presentation by the insurance representative and the approval needed for renewal. Ray requested a more detailed presentation so the Committee can better understand the coverage plan. One element that needs further conversation is the addition of terrorism coverage and how to evaluate the risk. Mary noted the PDA has certified terrorism coverage and the coverage discussed would be an additional policy. Ray believes the PDA should consider it and would like to hear how other organizations are evaluating the risk.

Matt Hanna noted the brokers should be able to provide insight on that. Mary responded the broker has been asked to provide more information on that.

Ray continued by noting that staff presented a report on first quarter revenue for the parking garage, which is 31% above budget. 2018 revenue and tickets pulled was compared to previous years as well as a comparison to other garages. A question that was discussed is a long term evaluation of future performance of the parking garage if driving to the city declines.

Rico Quirindongo commented the future of a parking garage shuttle could be an important factor of success of the garage.

Mary Bacarella added the city driving toll could also play a role in how the Market evaluates parking in the future.

Ray Ishii continued by noting the presentation provided by Devin McComb on low-income tax credits. The next step would be to focus on LaSalle tax credits as an example.

The proposed resolution for insurance was not moved to consent nor was the resolution for the skybridge engineering. On the consent agenda is the lease proposals and replacement of the hydro elevator service panel.

David Ghoddousi added the insurance broker would talk with their terrorism department. With regards to the skybridge removal there was a comment about it crossing the historic district boundary and does the Charter prevent the PDA from spending money outside the district. Matt responded MHC only has jurisdiction over half the bridge but the difference is the PDA is not taking an ownership of anything is providing a service to the City. He will double check that's the case.

V. Executive Director's Report

Mary Bacarella provided updates on the following topics:

- Staff is putting together an operational budget for the Overlook Walk. Mary is talking with Jessica from the city with regards to the presentation next Thursday and then they will work to schedule a follow-up meeting.
- Mary decided to pull the skybridge resolution as the PDA only received one bid that is more than what has been allocated. The contractor can't do the work until fall. Mary is going to create a budget for all associated costs to evaluate next steps. Mary reviewed the agreement with the city and she's staying in touch with them.
- A budget is being put together for additional work that needs to occur at MarketFront.
- Staff is working on signage for the parking garage and hope to have a plan in May for additional wayfinding. Matt Hanna asked if an outside organization has been engaged to help with wayfinding. Mary Bacarella responded right now the conversation is internal and staff is working with the company the PDA last worked with. Rico Quirindongo asked if there was going to be a focus on Western Avenue and the Downunder shops. Mary Bacarella responded staff is walking that area and are looking for opportunities for signage and art pieces to help with wayfinding.
- Mary has a meeting with Parks department regarding Victor Steinbrueck park connection and security.
- Staff is putting together a holistic small business incubation plan that includes farm, daystall, marketing and commercial and will present that in June.
- MarketFront activation plan will be discussed further at full council. An annual plan will be presented in August.
- Mary discussed the LID. Formal letters and appraisals will be sent in May and staff and counsel believe the City has not properly assessed the Market as it's a unique property. Matt Hanna added everyone gets taxed, including city hall. He believes the appraiser did not factor in any reduction as the Market is constrained in limited ways, even with the documentation the PDA provided. The only reduction they seemed to take into account was if it was a recorded restriction on the property. Rico Quirindongo suggested emailing Jaqueline at DSA regarding an upcoming meeting already scheduled to discuss the LID and recommended someone from the Market be present. Ray Ishii asked who at the PDA is handling this. Matt Hanna responded once the letters go out counsel will advise and it will be discussed at full council once a response plan is in place. The City Council has not taken a resolution of intent to form the LID. David Ghoddousi added the Market is a 9-acre historic district with limited funds and provides support to small businesses.

VI. Public Comment

Howard Aller commented on the organic nature of the market and encourages the PDA to not go overboard on signage trying to give people directions to every place in the Market. Mary Bacarella added staff is exploring the use of art in place of signs.

VII. Concerns of Committee Members

David Ghoddousi would like to have two field trips for councilmembers to go through the Market to provide context when making decisions. He suggested visiting an apartment in the Sanitary Market, senior center, food bank, First and Pine building, childcare, maintenance room

office, storage, and La Salle apartments. David asked if it's possible to analyze the use of the elevators, which includes usage, downtime, etc. to support the conversation around elevators associated with the Overlook Walk.

Matt Hanna asked if the south garage elevator is working. Mary Bacarella responded no but the new parts that are on order will allow for faster repair in the future.

VIII. Adjournment

The meeting was adjourned at 5:35 p.m. by Matt Hanna, Chair.

Meeting minutes submitted by:

Karin Moughamer, Executive Administrator