Executive Committee Meeting Agenda

DUE TO THE EXTRAORDINARY PUBLIC HEALTH CIRCUMSTANCES RELATED TO THE ONGOING COVID-19 (CORONAVIRUS) OUTBREAK, PARTICIPATION IN THIS MEETING WILL BE TELEPHONIC OR VIRTUAL. ALL PDA COUNCILMEMBERS WILL PARTICIPATE REMOTELY.

Date: Wednesday, August 19, 2020  
Time: 5:00 p.m. – 6:15 p.m.  
Location: Join Zoom Meeting:  
https://us02web.zoom.us/j/89646085564?pwd=c1ppVDVJU0phN09WbkVaWDg3SnhYQT09  
OR Dial +1 253 215 8782 US (Tacoma), Meeting ID 896 4608 5564, Passcode 359985

Committee Members:  Rico Quirindongo (Chair), Devin McComb, Patrice Barrentine, David Ghoddousi and Mark Brady

<table>
<thead>
<tr>
<th>Time</th>
<th>Section</th>
<th>Description</th>
<th>Chair</th>
</tr>
</thead>
<tbody>
<tr>
<td>4:30pm</td>
<td>I.</td>
<td>Administrative</td>
<td>Chair</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A. Approval of Agenda</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>B. Approval of the July 22, 2020 Executive Committee Meeting Minutes</td>
<td></td>
</tr>
<tr>
<td>4:35pm</td>
<td>II.</td>
<td>Announcements and/or Community Comments</td>
<td>Chair</td>
</tr>
<tr>
<td>4:40pm</td>
<td>III.</td>
<td>Council Chair Report</td>
<td>Chair</td>
</tr>
<tr>
<td>4:55pm</td>
<td>IV.</td>
<td>Committee Chair’s Report</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>A. Market Programs</td>
<td>Patrice Barrentine</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B. Finance &amp; Asset Management</td>
<td>Devin McComb</td>
</tr>
<tr>
<td>5:15pm</td>
<td>V.</td>
<td>Executive Director’s Report</td>
<td>Mary Bacarella</td>
</tr>
<tr>
<td>5:25pm</td>
<td>VI.</td>
<td>Discussion Items</td>
<td>Chair</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A. Nomination Committee Update</td>
<td></td>
</tr>
<tr>
<td>5:35pm</td>
<td>VII.</td>
<td>Public Comment</td>
<td>Chair</td>
</tr>
<tr>
<td>5:40pm</td>
<td>VIII.</td>
<td>Concerns of Committee Members</td>
<td>Chair</td>
</tr>
<tr>
<td>5:45pm</td>
<td>IX.</td>
<td>Adjournment</td>
<td>Chair</td>
</tr>
</tbody>
</table>
Executive Committee Meeting Minutes

Wednesday, July 22, 2020
4:30 p.m. to 5:45 p.m.

Location: Join Zoom Meeting:

DUE TO THE EXTRAORDINARY PUBLIC HEALTH CIRCUMSTANCES RELATED TO THE ONGOING COVID-19 (CORONAVIRUS) OUTBREAK, PARTICIPATION IN THIS MEETING WILL BE TELEPHONIC OR VIRUTUAL. ALL PDA COUNCILMEMBERS WILL PARTICIPATE REMOTELY.

Committee Members Present: Rico Quirindongo, David Ghoddousi, Devin McComb, Patrice Barrentine, Mark Brady

Other Council Members Present: Betty Halfon, Colleen Bowman, JJ McKay

Staff Present: Mary Bacarella, Karin Moughamer

Others Present: Joan Paulson, Haley Land

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

I. Administration
A. Approval of the Agenda

The agenda was approved by acclamation.

Approval of the June 17, 2020 Executive Committee Meeting Minutes

The June 17, 2020 Executive Committee Meeting Minutes were approved by acclamation.

II. Announcements and/or Community Comments

Joan Paulson asked for an update on the status of the revised nomination committee process. Joan, in reference to resolution 20-17, asked why the PDA is paying for elevator design services if the PDA doesn’t even own that land which is outside the Market Historical District and not consistent with Charter. She believes this is an example of the Market continuing to implement changes incrementally on the central waterfront project. She asked if what the PDA is doing is hurtful or harmful. She believes these are harmful and undermine the PDA Charter and Market Historical Commission.

III. Council Chair Report

Rico Quirindongo noted he will opt to forgo his report in order to allow for more time for discussion of topics on the agenda.

IV. Committee Chair’s Report
A. Market Programs

Patrice Barrentine noted that there have been on average 18 crafters attending Thursday – Friday and the farm program is working well. The bulk of the programs meeting focused on the revised marketing plan. She noted there is a multimedia roll out associated with how to bring people to the Market and in addition there is a postcard mailer that she is excited about. She mentioned that pictures were shown of
people walking around downtown and the Market during lunch time in early July. Those pictures show that of the people who are walking around downtown and visiting businesses, the Market is fortunate that most of those people are at the Market. Patrice thanked the marketing team for making it a priority to increase marketing efforts for the Market during this pandemic.

B. Finance & Asset Management
Devin McComb noted that the 2019 audit was reviewed and presented by BDO. This year it’s a clean audit with no issues. The auditors reviewed some of the impacts of the audit process due to COVID-19. They identified cybersecurity as an area of interest and suggested the Market look into a risk assessment. Devin agrees it’s something to look into. The June financial statements were reviewed and it was almost a break even month for revenue and expenses but soon the Committee and Council will probably need to address use of reserves for operation expenses. There are no major capital projects but maintenance is working to turnover residential units as quickly as possible given they need to work independently to reduce COVID risks. There was a conversation on financial lending by the City during the pandemic. The City has offered the Market access to their ability to obtain loans at low interest rates and has offered to split the interest 50/50 up to $250,000. The first step if for Mary to write a letter expressing interest by August 15th and the Council will continue to work through that process with legal counsel and the City. The last topic was an overview of the completion of the year 15 transition of the LaSalle housing back to the PDA. Once the 15 years has lapsed, the PDA will pay the investors $1 for all interest in the LaSalle apartments. Further discussion and a resolution on this will be presented at the August FAM meeting.

Betty Halfon suggested splitting up the FAM meeting into two meetings, like it used to be. To her, it was a lot of information presented in that one meeting. Devin McComb agrees that it was a long meeting and he will continue to talk with Mary and the Council on how to ensure there is enough time to discuss the topics, both in open and closed session, at FAM.

V. Executive Director’s Report
Mary Bacarella provided the following updates:

- While the Busker program got started again a couple weeks ago with a few buskers, including pianist Johnny Hahn, the Market has had to stop this program due to a recent state ruling that no live music is allowed. This has to do with reducing people gathering in public spaces. She noted that she’s had conversations with the County and DSA on this ruling. She knows it’s important to have the Buskers at the Market but with the numbers going up this is related to keeping people safe at the Market.
- DownUnder hours were changed to seven days a week and that seems to be going well so far.
- Design work on the PC-1S garage elevator continues with Ron Wright.
- Sellen has currently finished their work on the MarketFront but they will be back at the end of October to hopefully finish the entire Market.
- Satellite Markets are officially canceled for the summer due to a lack of customers in the downtown core.
- Starting outdoor dining on sidewalk and streets as a result of the county’s ruling on outdoor dining, Barque Brontes and Jarr Bar have started down on Western Avenue. Each business is responsible for cleaning the tables and chairs after every customer. The commercial team is starting to work with businesses without outside dining to set up tables on Pike Place. She hopes that will start soon.
- The new marketing ads have started running on NPR. Mary will share the final video at the Council meeting. Video ads are running on King 5 and during Mariner’s games. This marketing plan will evolve, as will the messaging, throughout the year. There is also a digtal campaign that will feature all of the businesses in the Market.
Mary noted the Council has great concerns and ideas, but asked council members to come directly to her with those ideas and concerns. Staff are constantly working on the changing landscape related to COVID and other issues in the City, including protests and demonstrations. As a result, staff are taxed. She noted that staff are constantly responding to all of the stakeholders and having to prioritize the work. Two of the main goals are 1) make everything as safe as possible and 2) allow businesses to stay open as much as possible.

Staff are putting together data on the diversity of our tenants and staffing and how we market commercial spaces to diverse audiences.

David Ghoddousi commented that he appreciates the PDA staff and they are working at 150% to support all of the businesses at the Market in the hopes they can make some money during this time. David asked how the PDA can initiate a conversation with the state regarding busking at the Market. He hopes some middle ground can be found in order to make everyone happy. He suggested reaching out to the King County Health Director, Jeff Duchin, who is a customer at the Market, to see if he could come down to the Market to identify a way to make this work. David would also like to see a breakdown by diversity of the vacant commercial spaces at the Market over the last five years.

Mark Brady suggested a Tenant Alert listing out all of the hour’s buildings and restrooms are being opened throughout the Market. Mary Bacarella responded that all of this information has already been shared in a Tenant Alert however, things change rapidly due to the changing rules and guidelines and staff have to pivot in order to respond. She can have another Tenant Alert listing all of the hours. Mark Brady clarified that it would be helpful to have signs with hours on each of the buildings. Mary Bacarella noted all of that information is on the website and will consider finding a way to communicate this to the community.

David Ghoddousi noted he investigated why merchants are handing out their tenant restroom keys to customers. He noted all the bathrooms now open at 10 am and the north tenants have been sending customers to the porta potties in Victor Steinbrueck Park. He believes if there are businesses open at 9 am then restrooms should be available.

Patrice Barrentine noted that it took six weeks for the farmers markets to reopen and 10 weeks to get clarification from the Governor’s office to sell flowers at farmers markets as being essential. That was a multiparty project with frequent meetings to use all the connections they had. She encouraged the buskers to set up a collaborative group to pursue that. She is wary to add anything more to the PDA’s list. She believes everyone is doing a remarkable job given how quickly things are changing. We need to be patient and thoughtful in what we do ask.

JJ McKay noted that Dr. Duchin is in charge of COVID response for all of King County. Reopening the farmers markets involved hundreds of people and it was an intense process and not sure the staff have the capacity to manage this conversation.

Mary Bacarella added she is in constant communication with the King County person responsible for music and entertainment. They are making it a priority to get music venues open throughout the county. She understands this is difficult and she wants buskers back at the Market too. Things change constantly so she hopes we can have them back soon.

Mark Brady suggested finding a way to feature buskers through the website or social media. Mary Bacarella will take that into consideration. She added that staff have constantly been trying to find ways to support the community and noted we don’t forget about people here at the Market.
VI. Discussion Topics
A. Nomination Committee Update
Rico Quirindongo noted Ed Bridge removed his name from mayoral consideration as his nomination was not supported by the Constituency. He noted the process needs to start anew. Rico has been reaching out to committee members who support reopening the process.

Administratively, two members of each appointing organization will remain on the committee with equal voice and representation by all parties. Last time a number of months were spent putting together a robust list that was shortened to a small group for interviews. A recommendation was then put forth to council. That process will start again. He understands that council members have recommendations for people to consider. The committee has a responsibility to put people forth and for council members to provide personal recommendations. The committee then can champion the person that makes the most sense to fill this vacancy.

Rico Quirindongo asked Karin Moughamer to send the current nomination committee the following:
- Council roster showing term expiration
- Document created this year with the issues important to consider during the nomination process
- Spreadsheet with all candidates originally considered by the committee
- Resumes for the short list of candidates interviewed

Rico Quirindongo noted the nomination committee members include David Ghoddousi, Mark Brady, Ray Ishii, Colleen Bowman, JJ McKay and himself. He is concerned about the timeline. He would like to get a meeting on the calendar given that it takes the mayor’s office 3-4 months to process. He will coordinate with Karin Moughamer how to collect nomination suggestions. Mary will continue to be a part of the conversation as her time allows but the burden is on the committee to put forth a recommendation. This conversation will also take place at the council meeting.

Ali Mowry entered the meeting at 5:24 pm.

JJ McKay commented that he would like to address what happened before the committee can move on. He understands the committee was following the process and David Ghoddousi and Mark Brady were not happy with the process or that it didn’t go well. He suggested the committee start fresh with new committee members and believes this was a black eye for the Market and doesn’t want to rush forward with the process.

Rico Quirindongo asked for clarification on what JJ meant by starting over. JJ McKay responded that he thinks everyone who was on the committee last time and allow the other council members to be on the committee this time around. Rico Quirindongo asked for clarification that the chair of the council should not be on the nomination committee. JJ McKay responded Rico, as chair, has the right to nominate a chair for the nomination committee. Rico Quirindongo noted that in the past the chair has been a member of the nomination committee.

David Ghoddousi noted the chair has always been the chair of the nomination committee and thought the process went smoothly until the last meeting.

Colleen Bowman agrees with JJ McKay but feels the chair should be on the committee. She thinks it would be interesting to allow those who wanted to be part of the process but weren’t a member of the committee, have first right of refusal to be on the committee this time around. She offered up her seat and fully trusts fellow council members to make this decision.
Rico Quirindongo suggested having the discussion on committee make-up at full council and allowing people not involved last time be a part this time. If council consensus is to provide as many new spaces at the table as possible, they will work through it.

Mark Brady commented that from the constituency, one seat is up for reelection and another seat is iffy, so really it’s only him and David that could sit on the nomination committee. He wants to ensure that this time any conflict of interests are identified at the beginning of the process so that they can’t make it far in the process. He believed that caused dissention at the end of the process as there was no choice.

Mary Bacarella clarified that during the process she had questioned why the council would want to bring on someone from another city office that is just like the Market and also this candidate has the same type of experience as Rico, which seems duplicative. She was not implying there was a conflict of interest she only asked two questions about the candidate.

Rico Quirindongo will talk with each of the five existing nomination committee members and ask if they are willing to have their seat open up to someone else or if they want to maintain on the committee.

Ali Mowry asked for clarification on how Rico Quirindongo will move forward with the process. Rico Quirindongo will talk to each of the five committee members if they wish to remain.

Ali Mowry noted she finds this process bizarre and doesn’t understand why it is happening this way. Rico Quirindongo replied this conversation will take place at full council.

Devin McComb commented that he believes the job of the original nominating committee is done as they identified a candidate that was voted on at council. He doesn’t believe the job of the committee was to handle nominations for the duration of the year.

David Ghoddousi does not believe the job of the committee is done as they chose to remove their name from the process. He still wants to retain his position on the committee and the people who are on the committee should be attending all meetings. He was not on the previous nominations committee and doesn’t believe Mark Brady was either.

Rico Quirindongo noted this conversation will be had at council next week. We will be reconvening a board nomination committee and have some reference points from the previous process. All council members have the opportunity to submit candidates. This will be an open process where everyone has a voice. He had no control over the mayor’s office.

Patrice Barrentine wants to ensure majority vote is the manner in which the council continues to do business. It’s important to have a majority vote on important issues like this and unanimous is even better. She is hearing some confusion on the process with how the final vote took place. She encouraged better information being shared about the background of people when they are introduced at the meetings. Key information about candidates is important and suggested providing five key points that are relevant to the candidates. This is really important and timely and we need to do this well. Having a clear process in place from the beginning is important and each council member gets a vote at the council level. In the end, majority vote will move this resolution forward.

Rico Quirindongo added he is personally interested in consensus but understands it’s a majority vote. Rico lost signal and had to reconnect via phone. He clarified the closer we can get to consensus will help
the council. He is hopeful all council members put forth resumes and recommendations for candidates they would support and a candidate is voted on and brought forth to council for approval.

Colleen Bowman will talk with Rico Quirindongo more about her seat vacancy but would like to talk more with Ray Ishii and Devin McComb on who that replacement may be.

*JJ McKay left the meeting at 5:47 pm.*

**VII. Public Comment**
Joan Paulson asked when constituency budget request for 2021 is due. She thanked Rico for the open process for the nomination committee and would like to see more ethnic diversity. She also suggested that there could be a Zoom meet and greet of the candidates to ensure a better match for the Market.

**VII. Concerns of Committee Members**
None.

**VIII. Adjournment**
The meeting was adjourned at 5:50 p.m. by Rico Quirindongo, Chair.

Meeting minutes submitted by:
Karin Moughamer, Executive Administrator