



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES – August 29th, 2013

Elliott Bay Room

Council Members: Matt Hanna, Gloria Skouge, Betty Halfon, David Ghoddousi, Bruce Burger, Jackson Schmidt, Patrick Kerr, Patrice Barrentine, Rico Quirindongo, Ann Magnano

Staff Present: Ben Franz-Knight, Tamra Nisly, John Turnbull, Scott Davies, Lillian Hochstein, Matt Holland, Jennifer Maietta, Kelly Lindsay, Dianna Goodsell

Others Present: Gerry Kumata, Bruce Lorig, Justine Kim, Kate Gill de la Garza, Howard Aller, Haley Land, Bob Messina, Joan Paulson, Mirel Gutarra, JoAnne Jordan, Jill Andrews

The meeting was called to order at 4:03 p.m. by Matt Hanna - Chair

I. Administration

- A. Adoption of Agenda
The agenda was approved by acclamation
- B. Review and Approval of the July 25th, 2013 Meeting Minutes
The meeting minutes were approved by acclamation

II. Public Comment Including the Market Community

Mirel Gutarra introduced herself and noted her affiliation with Downtown Seattle Families. She distributed a letter to the PDA Council regarding the Pike Place Market Waterfront Entrance project and her support in incorporating children's play space areas in the PPM-WE design; a copy of the letter was included with the meeting minute's record.

Rico Quirindongo entered in at 4:04p.m

Bob Messina commented about the Market wayfinding and signage. He noted that the base of the Pike Place Hillclimb is devoid of any signage that would lead you to the Market. He noted the possibility of expanding the Market wayfinding to the Pike Place Market kiosk from the elevators.

Haley Land thanked prior PDA Councilmembers Bruce Lorig and Gerry Kumata for their years of service. He separately noted that he met Mirel Gutarra at the recent WRC meeting and mentioned that she was interested in being part of the Pike Place Market Waterfront Entrance stakeholders meeting. He noted that a longtime Craftsperson at the Market, Dave Shively passed away today. He noted that Dave had a positive impact on this community and Market.

III. Reports and Information Items

- A. Council Chair Report

Matt Hanna presented the Council Chair Report for the Month of August. Matt first acknowledged Gerry Kumata's and Bruce Lorig's service to the Market and the PDA Council. Matt discussed Gerry Kumata's accomplishments from his service between 1996 to 2013 and further discussed Bruce Lorig's accomplishments from his service between 2002- 2013. He presented a gift to Gerry and Bruce for their many years of service to the Market. There was a separate discussion on the consideration of combining the Asset Management and Finance Committees. He briefly discussed the reasoning and logistics for possible joining of the two committees including addressing Council attendance issues. He reviewed the agenda items for the evenings meeting and reported that there would be final considerations for Schematic Design for the Pike Place Market Waterfront Entrance Project at the September Full Council meeting.

Matt Hanna formally welcomed the new PDA Councilmember Rico Quirindongo to the Council and public. Rico Quirindongo provided a brief background on his work and expertise.

B. Executive Director's Report

Ben Franz-Knight presented the Executive Director's Report for the month of August. He noted that there was a written report that was included in the Full Council packet. He noted that commercial sales were roughly up from 7% last year in the Market. He added that there have been a number of activities at the PDA office including review of applicants for the Security Manager position. He briefly commented on the Ellenos Yogurt status and the process with the PDA Staff and the MHC; after almost a two hour hearing, the MHC decided to approve a way for Ellenos Yogurt to reside in the Market. He lastly reported that there was a unanimously decision to deny the application for the aluminum clad windows for the Windows on Western; he added that we will need to move forward as expeditiously with repair as in kind with the windows.

There was a brief discussion regarding the windows decision from the Market Historic Commission and the next steps for the windows.

Jackson Schmidt and Patrick Kerr noted their disappointed in the decision from the MHC and inquired about further options for the windows.

Ben Franz-Knight briefly discussed about the appeal process for the MHC decision regarding the windows and the chances of winning an appeal.

Matt Hanna requested if Ben could consult with Gerry Johnson to discuss the costs for moving forward with the windows and the options available.

Ben Franz-Knight lastly noted that we have received confirmation from the City of Seattle that due to savings in financing they will be reducing the Levy rate in 2014 consistent with levy agreement; this would amount to \$2 per household

C. Committee Chair Report

Bruce Burger provided a brief update on Market Programs Committee. He noted that the committee reviewed and discussed options for aggregation. He added that there was direction for Kelly Lindsay and PDA staff to analyze at least two options for aggregation; one option being in a form of Community Support Agriculture (CSA) program.

D. Other Reports
None

IV. Key Issues Presentation

A. Emergency Response and Preparedness Planning

JoAnn Jordan, Public Educator at the Office of Emergency Management discussed the role of the City of Seattle Office of Emergency Management in regards to emergency response and preparedness. She reported that the City of Seattle has a comprehensive Disaster Readiness and Response Plan which is a public resource accessible on their website. She noted that the Disaster Readiness and Response Plan allows the City to coordinate resources to assist the needs of the community as quickly and efficiently as possible. She discussed about emergency and disaster preparedness and the partnership of the City between its citizens. She congratulated Ben Franz-Knight and Staff for their work on the formation of the Emergency Response and Preparedness Plan for the Market.

There was a brief discussion that followed.

Bruce Burger inquired about prevention in regards to emergency and preparedness planning and how it is being looked at by the staff and the City as well.

Betty Halfon inquired about the training in the fall for the building security drills in the Market.

- B. Review of Pike Place Market Waterfront Entrance Flow of Funds
Ben Franz-Knight and Justine Kim presented a review of the Pike Place Market Waterfront Entrance Flow of Funds. A copy of the PC-I North Project Flow of Funds Chart was included with the meeting minute's record.

V. Resolutions and Other Action Items (Old and New Business)

- A. Consent Agenda
David Ghoddousi requested to remove Proposed Amended Resolution 13-54: Lease Proposals - August 2013 off the consent agenda.

Ben Franz-Knight noted that it was staff's request to pull the business tenant Langu Gifts & Antiques off the original resolution.

David Ghoddousi noted he was concerned of why the tenant was pulled from the original resolution.

Patrick Kerr requested to table Proposed Amended Resolution 13-54: Lease Proposals for August since he had a concern with one of the lease proposals.

Patrick Kerr motioned to table the Proposed Amended Resolution 13-54: Lease Proposals - August 2013, the motion was seconded by David Ghoddousi.

The committee voted on tabling Proposed Resolution 13-54 - Lease Proposals - August 2013

For: David Ghoddousi, Patrick Kerr

Against: Gloria Skouge, Jackson Schmidt, Ann Magnano, Bruce Burger, Betty Halfon,

Abstained: Matt Hanna, Patrice Barrentine, Rico Quirindongo

The motion to table Proposed Resolution 13-54 - Lease Proposals - August 2013 failed with a vote of 2-5-3

Matt Hanna requested to move the Council into Closed Session to discuss the Lease Proposals for August 2013.

The Committee went into Closed Session at 5:26p.m.

Closed Session ended at 5:42p.m.

Open Session started at 5:43p.m.

Matt Hanna noted that the discussion in Closed Session was centered on Lease Proposals for August 2013.

There was a vote on Amended Proposed Resolution 13-54: Lease Proposals - August 2013

Betty Halfon motioned, David Ghoddousi seconded

For: Matt Hanna, Gloria Skouge, Jackson Schmidt, Ann Magnano, Bruce Burger, Betty Halfon, David Ghoddousi, Patrice Barrentine, Rico Quirindongo

Against: Patrick Kerr

Abstained: 0

Amended Resolution 13-54 passed with a vote 9-1-0

David Ghoddousi motioned to approve the original resolution 13-54: Lease Proposals - August 2013 which included the lease renewal of Langu Gifts & Antiques. Patrick Kerr seconded the motion.

For: David Ghoddousi, Betty Halfon, Patrick Kerr

Against: Matt Hanna, Gloria Skouge, Jackson Schmidt, Ann Magnano, Bruce Burger

Abstained: Rico Quirindongo, Patrice Barrentine

The motion to approve the original Resolution 13-54: Lease Proposals - August 2013 which included the lease renewal of Langu Gifts & Antiques failed with a vote of 3-5-2

The Council voted on the Consent Agenda Items.

Action Item: Proposed Resolution **12-84:** Authorization for Non-Exclusive Trademark Licensing Agreement with Paisley and Parsley Designs

Action Item: Proposed Resolution **13-52:** Authorization for Contract Authority - North Arcade Repair Gutters and Downspouts

Action Item: Proposed Resolution **13-53:** Authorization for Contract Authority - Triangle Market Replace Marquee Gutters and Downspouts

Motion to approve the consent agenda

David Ghoddousi moved, Bruce Burger seconded

For: Matt Hanna, Gloria Skouge, Jackson Schmidt, Ann Magnano, Bruce Burger, Patrick Kerr, Betty Halfon, David Ghoddousi, Patrice Barrentine, Rico Quirindongo

Against: 0

Abstain: 0

The Consent agenda passed unanimously

B. New Business

Action Item: Proposed Resolution **13-56:** Pike Place Market Waterfront Entrance (PCIN) GC/CM Selection

Ben Franz-Knight introduced the resolution which states that the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 *et. seq* with the mission of, among other things, preservation and rehabilitation of the

structures and open spaces in the Market Historic District, and: WHEREAS in order to maintain the viability of the Pike Place Market and the PMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-IN that may directly affect the future of the Market. WHEREAS, the PMPDA has identified the GC/CM Pre-Construction Services as the next segment of work that is critical to the successful design and construction; and, WHEREAS, the PMPDA executed a public procurement process for the GC/CM Services for the Waterfront Entrance project with Sellen as the selected firm; and, WHEREAS, the PMPDA has successfully reviewed the proposal for completeness and is now ready to enter into a contract for pre-construction services. BE IT RESOLVED that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with Sellen in an amount not to exceed \$240,000 for the execution of the GC/CM Pre-Construction Services for the Waterfront Entrance project. The funds for this project will be drawn from I10630-01 – PCI-N State Funds.

Jackson Schmidt moved, Ann Magnano seconded

For: Matt Hanna, Gloria Skouge, Jackson Schmidt, Ann Magnano, Bruce Burger, Patrick Kerr, Betty Halfon, David Ghoddousi, Patrice Barrentine, Rico Quirindongo
Against: 0
Abstained: 0

Resolution 13-56 passed unanimously

Action Item: Proposed Amended Resolution 13-57:

Ben Franz-Knight introduced the resolution which states that the PDA Council authorizes the PDA Executive Director or his designee, to enter into contracts with Regence BlueShield for employee medical coverage, SunLife Insurance for employee life insurance and Washington Dental Service for employee dental coverage for 2013-2014 policy year in the amount not to exceed \$720,000.

Medical Coverage	\$623,517
Life Insurance	\$ 35,747
<u>Dental</u>	<u>\$ 58,560</u>
	\$717,824

A cushion to account for a flux in number of employees was taken into account.

Gloria Skouge moved, Patrick Kerr seconded

For: Matt Hanna, Gloria Skouge, Jackson Schmidt, Ann Magnano, Bruce Burger, Patrick Kerr, Betty Halfon, David Ghoddousi, Patrice Barrentine, Rico Quirindongo
Against: 0
Abstained: 0

Resolution 13-57 was passed unanimously

Action Item: Proposed Resolution 13-58:

Kate De La Garza gave an introduction to the resolution which states that The Pike Place Market Preservation & Development Authority, a City of Seattle Public Development Authority (the "PDA") desires to participate in the development of 40 units of housing for low-income seniors to be located at 1901 Western Ave, Seattle, WA. 98101 (the "Project"). WHEREAS, funding for the Project will

come from a variety of public and private funding sources including but not limited to the City of Seattle (the "City") and the use of Low-Income Housing Tax Credits; WHEREAS, to utilize the Low Income Housing Tax Credits, the PDA will form a limited liability company to be known as Western Avenue Low-Income Housing LLC in which it will serve as the managing member (the "Company"). WHEREAS, the PDA desires to authorize the formation of the Company and the submittal of a funding application to the City and a Low-Income Housing Tax Credit application to the Washington State Housing Finance Commission (the "WSHFC").

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

RESOLVED that the PDA is authorized to execute and deliver such documents as may be required for the creation of the Company, including but not limited to a Certificate of Formation and initial Limited Liability Company Operating Agreement. FURTHER RESOLVED that the PDA, either in its own capacity or as the managing member of the Company, is authorized to execute and deliver such documents as may be required to submit a funding application to the City for an award of up to approximately \$2,500,000. FURTHER RESOLVED that the PDA, either in its own capacity or as the managing member of the Company, is authorized to execute and deliver such documents as may be required to submit a Low-Income Housing Tax Credit application to the WSHFC for an award of 2014 low-income housing tax credits. FURTHER RESOLVED that the Executive Director of the PDA is authorized to execute and deliver all such documents as may be required to effectuate the foregoing. Resolutions adopted this 29th day of August, 2013

Betty Halfon moved, Bruce Burger seconded

For: Matt Hanna, Gloria Skouge, Jackson Schmidt, Ann Magnano, Bruce Burger, Patrick Kerr, Betty Halfon, David Ghoddousi, Patrice Barrentine, Rico Quirindongo

Against: 0

Abstained: 0

Resolution 13-58 passed unanimously

C. Other
None

VI. Further Public Comment
None

VII. Concerns of Council Members
Patrick Kerr commented on his concerns with recombining both the Asset Management and Finance Committees.

Patrice Barrentine noted that she would like to have a microphone available at the Council meetings to be able to hear the Councilmembers and audience better.

VIII. Adjournment
The meeting was adjourned at 6:31 p.m. by Matt Hanna, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator