



Pike Place Market Preservation and Development Authority (PDA)

COUNCIL MEETING MINUTES – September 26th, 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, Lillian Hochstein, Catherine Silva, Jennifer Maietta, Brady Morrison, Dianna Goodsell

Others Present: David Miller, Justine Kim, Kate Gill de la Garza, Howard Aller, Haley Land, Bob Messina, Joan Paulson, Mike Morris, Hannah Allender, Jonathan Hartung

The meeting was called to order at 4:00 p.m. by Matt Hanna - Chair

I. Administration

- A. Adoption of Agenda
The agenda was approved by acclamation
- B. Review and Approval of the August 29th, 2013 Meeting Minutes
The meeting minutes were approved by acclamation

II. Public Comment Including the Market Community

Bob Messina commented on the Pike Place Market Waterfront Entrance Project design. He expressed similar comments to his comments expressed at the September 16th Waterfront Redevelopment Committee. He inquired about the status of the Desimone Bridge in relation to the ongoing design discussions, specifically commenting on the Desimone Bridge connection the new Waterfront Plaza.

Rico Quirindongo entered in at 4:06p.m.

III. Reports and Information Items

- A. Council Chair Report
Matt Hanna presented the Council Chair Report for the Month of September. He reported on a few items including a proposal of reorganizing the committees; specially combing the Finance and Asset Management Committees. He noted that there will be a resolution next month out of the Executive Committee regarding the PDA Council and Committee restructuring. He also discussed the preparations for the Full Council Retreat and the items to cover at the retreat in regards to the Pike Place Market Waterfront Entrance. He added that he and Ben would be working in the next few weeks on potential scenarios that could impact sources of funding for the PPM-WE project.
- B. Executive Director's Report
Ben Franz-Knight presented the Executive Director's Report for the month of September. He noted that there was a written report that was included in the Full Council packet. He reported that the PPM PDA hired a New Security Manager, Randy Stegmeier who would start in early October. He

provided a brief background on Randy's work experience and training including over 40 years of law enforcement experience and his role as Director of Public Safety & Chief of Police for Western Washington University. Ben lastly presented a brief overview on the 2014 Budget preparations; he distributed an outline of the 2014 Budget Review and Approval schedule, which was included with the meeting minute's record.

I. Windows on Western - Update on Next Steps

Ben Franz-Knight provided an update on the next steps for the Windows on Western. He presented a document that overviewed the Market Historic Commission Western Avenue Window timeline; a copy of this document was included with the meeting minute's record. The timeline reviewed actions taken, dated back from February 2013 to present. Actions included on the windows were as summarized as follows;

- February, 2013 PDA Asset Management Committee meeting
 - Given direction to get definitive answer from DPD regarding energy efficiency and City Code requirements.
- April, 2013 PDA Asset Management Committee meeting
 - Provided letter from Duane Jonlin, Energy Code and Energy Conservation Advisor stating "The Landmarks Board has significant authority in such matters."
 - Council asked PDA Staff to resubmit previous Window Application to receive official ruling from MHC to insure adherence to exemption parameters per DPD letter.
- May, 2013
 - Updated and resubmitted Window Application to MHC.
- June, 2013
 - Received response from Heather McAuliffe requesting additional information for 19 questions.
- July, 2013
 - Resubmitted revised Window Application to MHC.
- August, 2013
 - Received letter on August 22nd from Heather McAuliffe that the Committee recommended denial of the application.
 - August 29th updated PDA Full Council regarding denial of application.
 - Last day to submit appeal to City of Seattle Hearing Examiner was September 5th, 2013

There was a brief discussion that followed.

Ben Franz-Knight also reported on potential next steps to take with the windows application denial from MHC. Potential steps included; approaching the City Council to amend the Land Use Code, finding a champion for change on the Seattle City Council and advocating and tracking legislature process to secure amendment on the Land Use Code.

C. Committee Chair Report
None

D. Other Reports
None

IV. Key Issues Presentation

A. Capital Needs Assessment Presentation

There was a presentation from Jonathan Hartung and Hannah Allender from SHKS Architects on their work on the 30 Year Capital Assessment Study. A copy of the presentation was included with the meeting minute's record.

There was a discussion that followed.

There was a brief discussion regarding the escalation rate used in the 30 Year Capital Needs Assessment study; it was noted that a standard 3% escalation rate was used in the study.

Bruce Burger inquired about the costs for upgrades to the Market in the study and whether that was calculated in. Jonathan Hartung reported that the study did not include upgrades to the Market systems.

B. PPM-WE Schematic Design & Project Update

There was a presentation from Miller Hull on the Pike Place Market Schematic Design and Project Update. A copy of the presentation was included with the meeting minute's record. David Miller noted that there was a recent PPM-WE presentation given at the recent WRC meeting regarding the canopy studies for the Plaza. David Miller provided updates on the canopies and rooftop plaza studies. He outlined Goals and Principles in regards to the canopy and plaza schematic design which were as follows:

Goals:

- De-couple from the Desimone Bridge
- Create an independent space
- Activate roof deck
- Maximize flexibility

Principles:

- Maintain essential views
- Minimize view blockage
- Potential year-round coverage
- Space for special events
- Prioritize use for day stall vendors with an emphasis on food products

There was a discussion that followed.

Rico Quirindongo commented on the goals and principles David Miller discussed for the plaza design. He noted that a goal to include in the outline would be to create a destination space on the plaza; this could provide opportunities for family and children play space areas.

Ben Franz-Knight provided a review of the PPM-WE Project Flow of Funds and Project Estimate update. He separately noted that we are working with Seneca Group on updating the Financial Analysis for the PPM-WE project; there would be an update next month on the PPM-WE Financial Analysis summary.

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

A. Consent Agenda

Action Item: Proposed Resolution **13-60:** Authorization for Contract Authority - Upgrade PPM PDA's Database Server

Motion to approve the consent agenda

Bruce Burger moved, Gloria Skouge 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 **13-61:** Pike Place Market Waterfront Entrance (PCIN) Miller Hull - Architectural Services, Design Development

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 PPMPDA 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 PPMPDA has identified the Design Development phase of design as the next segment of design work that is critical to successful design and construction; and, WHEREAS, the PPMPDA executed a public process to select Miller Hull, and executed a contract for Schematic Design, which is now complete; and, WHEREAS, the PPMPDA has successfully completed negotiations with Miller Hull, and established a scope of work for the Design Development, for a fee of \$1,045,000 and is now ready to enter into a contract for services.

Now, therefore, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Miller Hull in an amount not to exceed \$1,045,000 for the execution of Design Development services for Waterfront Entrance project. The funds for this project will be drawn from 110630-01 – PCI-N State Funds and 110165-00 PCI-N City Funds.

Jackson Schmidt moved, Gloria Skouge seconded

There was a brief discussion that followed

Ben Franz-Knight gave a brief overview on the worst case scenario for the PPM-WE project. He added that the work we are doing now is identifying other early sources of funding and reassessing our debt capacity.

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

Against: 0

Abstained: Patrick Kerr, Matt Hanna

Resolution 13-61 passed with a vote of 8-0-2

C. Other

None

VI. Further Public Comment

Howard Aller commented on the prior comments from the Council regarding diverting traffic and concerns about getting to the Market. He noted that we shouldn’t worry about diverting existing people from the arcade since there should be new people to come from the Waterfront.

Joan Paulson commented on the 30 Year Capital Needs Assessment discussion. She noted that the current Capital Reserves figure was not sufficient to hold into future reserves; she added that we

should plan on increasing the amount of reserves to address future Capital project costs. She lastly commented on her concern regarding a market Evacuation plan.

VII. Closed Session

Closed Session started at 5:43p.m.

- A. Review of Lease Proposals
- B. Review of Delinquency Report
- C. Heritage House - 1533 Western Avenue (Closed Session Per (RCW 42.30.110(l)(b)))

Closed Session ended at 6:00p.m.

Open Session started at 6:01p.m.

There was a discussion during Closed Session regarding Heritage House negotiations and Lease Proposals for September 2013.

D. Open Session - Approval of Lease Proposals

I. Action Item: Proposed Resolution 13-55: Lease Proposals - September 2013

Ben Franz-Knight introduced the resolution to approve the following lease proposals noted below:

<u>Tenant</u>	<u>Term</u>	<u>Start Date</u>
Crumpet Shop Gary Lasater & Nancy McFaul	Five (5) Years	September 1, 2013
Reflecting on Seattle Scott Cahill Rude	Three (3) Years	October 1, 2013

Betty Halfon moved, Ann Magnano seconded

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

Against: 0

Abstained: Matt Hanna

Resolution 13-55 passed with a vote of 7-0-1

VIII. Concerns of Council Members

None

VIII. Adjournment

The meeting was adjourned at 6:03p.m. by Matt Hanna, Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator