



**Pike Place Market Preservation and Development Authority (PDA)**

**ASSET MANAGEMENT COMMITTEE  
Meeting Minutes**

**Tuesday October 8<sup>th</sup>, 2013  
4:00 p.m. to 6:00 p.m.  
Atrium Loft**

**Committee Members Present: Gloria Skouge, Jim Savitt, David Ghoddousi, Ann Magnano, Patrick Kerr, Patrice Barrentine**

**Other Council Members Present:**

**Staff Present: Ben Franz-Knight, John Turnbull, Jennifer Maietta, Tamra Nisly, Kateesha Atterberry, Kathy Silva, Randy Stegmeier, Dianna Goodsell**

**Others Present: Howard Aller, Eddie Tang**

The meeting was called to order at 4:01 p.m. by Gloria Skouge, Chair

**I. Administration**

- A. Approval of the Agenda.  
The agenda was approved by acclamation
- B. Approval of the September 10<sup>th</sup>, 2013 Minutes  
The minutes were approved by acclamation.

**II. Announcements and Community Comments**

None

**III. Key Issues and Discussion Items**

- A. Introduction of New Security Manager Randy Stegmeier  
Ben Franz-Knight gave an introduction to the PDA's New Security Manager. Ben noted that Randy recently started his employment on Monday with the PDA. Randy's work experience includes over 40 years of law enforcement experience and his role as Director of Public Safety & Chief of Police for Western Washington University. Ben noted that there are a number of security officers who would like to pursue steps towards joining the Seattle Police Department, in which Randy could be an appropriate mentor.
- B. Motorcycle Parking Update  
Tamra Nisly presented an update on the Motorcycle Parking status. She reported that the program was implemented on October 1<sup>st</sup>. She reported that there were 7 motorcycle parking spots striped with roughly half of the parking spots already filled.
- C. Commercial Department Review  
Jennifer Maietta presented the Commercial Department Review. A copy of the Commercial Department 2013 in Review presentation was included with the meeting minute's record. The Commercial

Department Review included a preview in the Department Staffing Changes, leasing Activities, Accounts Receivables, Sales and Goals. Goals for 2013 were as follows:

- To Be fully Leased
- Expand our financial base by leasing to more food based business
- Reduce overall Accounts Receivable
- Obtain Wayfinding Project Approvals
- Preliminary Tenant Sales Examinations
- Pre-Lease Pike Place Market Waterfront Entrance
- Systematic Hood Cleaning
- Paperless e-mail Statements

There was a brief discussion that followed.

**IV. Public Comment**

Eddie Tang, a local artist in the Market noted that his lease would not be renewed by the PPM PDA. He noted that he was shocked and disappointed in the decision by the PDA to not renew his lease. He noted that he would like to contribute to the Market with his Art and would like to have an opportunity to remain in Market.

**V. Property Management**

**A. Residential Property Management Report**

John Turnbull briefly discussed the Residential Property Management Report. He noted that the Market House is fully occupied and the Residential vacancy rate is at 5 percent. He added that there is a staff position open for residential.

*Closed Session started at 4:29p.m.*

**B. Closed Session (RCW 42.30.110 [c])**

- I. Review of Lease Proposals
- II. New Lease – 18<sup>th</sup> Avenue Pasta Company – 1529 Western Ave  
Lease Renewal – Don & Joe's Meats – 85 Pike Street
- III. Review of Delinquency Report
  - a. Vacancy Report
  - b. Current Lease Negotiations

*Closed Session ended at 5:22p.m.*

**C. Open Session: Approval of Lease Proposals**

*Open Session started at 5:23p.m.*

**D. Action Item: Proposed Resolution 13-63: Lease Proposals - October 2013**

Jennifer Maietta introduced the resolution which states the Lease Proposals for October 2013 below:

|  |                 |                  |
|--|-----------------|------------------|
| 18 <sup>th</sup> Avenue Pasta<br>Jack & Angela Armstrong | One (1) Year    | November 1, 2013 |
| Don & Joe's Meats<br>Don Kurzaro                         | Three (3) Years | October 1, 2013  |

David Ghoddousi moved, Jim Savitt seconded

For: David Ghoddousi, Gloria Skouge, Ann Magnano, Patrick Kerr, Jim Savitt, Patrice Barrentine

Against: 0

Abstain: 0

Resolution 13-63 passed unanimously

**VIII. Items for the Consent Agenda**

Resolution I3-63 was moved to the consent agenda

**IX. Concerns of Committee Member**

Patrick Kerr inquired about merging the Asset Management and Finance together and if was the best decision. He would be in favor of leaving the committees as standalone committees.

Jim Savitt commented on Patrick's concern noting that there have been Committee attendance issues in the past with the Asset Management and Finance Committee meetings.

**X. Adjournment**

The meeting was adjourned at 5:34p.m. by Gloria Skouge, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator