



# PDA Council Meeting Minutes

Thursday, June 26<sup>th</sup>, 2014  
4:00 p.m. to 6:00 p.m.  
Elliott Bay Room

**Committee Members Present:** Matt Hanna, Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Betty Halfon, Jim Savitt

**Staff Present:** Ben Franz-Knight, Kelly Lindsay, Scott Davies, Sabina Proto, Randy Stegmeier, Lillian Hochstein, Dianna Goodsell

**Others Present:** Howard Aller, Chris Scott, Joan Paulson, Bo Zhang, Sharon Mukai

The meeting was called to order at 4:01 p.m. by Matt Hanna, PDA Council Chair.

## I. Administration

- A. Approval of the Agenda  
The agenda was approved by Acclamation
- B. Approval of the May 29<sup>th</sup>, 2014 Meeting Minutes.  
The minutes were approved by Acclamation

## II. Announcements and Community Comments

David Ghoddousi publically noted the loss of a valuable Market member, Terry Brankey.

## III. Reports and Information Items

### A. Council Chair Report

Matt Hanna presented the PDA Council Chair report for the month of June 2014. He noted that the Nominating Committee had met and has provided final recommendation for the Election of PDA Officers, Committee Chairs and Vice Chairs, and Council-selected Councilmember. He noted that if Proposed Resolution 14-47 passes, we as a Council would move towards populating the various committees on the PDA Council. He stated that he would like to have each of the PDA Councilmembers to serve on at least two committees for the one year term. He separately reported that we have continued negotiations with the City, including heavy activity regarding funding for the PPMWE project.

**Action Item:** Proposed Resolution **14-47:** Election of PDA Officers, Committee Chairs and Vice Chairs, and Council-selected Councilmember

Matt Hanna introduced the resolution which states that the PDA Council annually elects its officers and approves the appointment of PDA Council Committee Chairs and Vice Chairs for one year terms, and each year the PDA Council selects a member of the

Council to serve a four year term subject to approval by the Seattle City Council of such selection; and, WHEREAS, the PDA Council approved Resolution 13-62 in October 2013 restructuring council committees; and, WHEREAS, the Nominating Committee has unanimously recommended the following Councilpersons to serve as Officers and as Chairs and Vice Chairs of PDA Council Committees for a one year term from July 1, 2014 through June 30, 2015, and as a Council-selected Councilmember for a four year term beginning July 1, 2014;

NOW, THEREFORE, BE IT RESOLVED that the PDA Council elects the following officers for a one year term from July 1, 2014 to June 30, 2015:

Chair	Matt Hanna
Vice Chair	Patrick Kerr
Secretary/Treasurer	Gloria Skouge

AND, BE IT FURTHER RESOLVED that the PDA Council appoints the following chairs and vice-chairs of its standing committees for a one year term from July 1, 2014 to June 30, 2015:

Committee	Chair	Vice Chair
Finance & Asset Management	Gloria Skouge	Ann Magnano
Market Programs	Betty Halfon	Patrice Barrentine
Waterfront Redevelopment	Jackson Schmidt	Patrick Kerr

AND, BE IT FURTHER RESOLVED that the PDA Council elects Bruce Burger and David Ghoddousi as the two at-large members of the Executive Committee for a one year term from July 1, 2014 to June 30, 2015.

AND, BE IT FURTHER RESOLVED that the PDA Council selects Rico Quirindongo as a Council-selected councilmember for the term beginning July 1, 2014 and ending June 30, 2018.

Gloria Skouge moved, Jackson Schmidt

Patrick Kerr made a motion to allow formal discussion by the Full PDA Council on their recommendations of the open Council & Committee positions followed by a decision after the discussion. David Ghoddousi seconded Patrick Kerr's motion.

Matt Hanna noted that he did ask other councilmembers regarding their recommendation input on the Chairs and Vice-Chairs for the PDA Council. He stated that as of now, what we are proposing to do is part of our governing rules as a PDA Council.

Betty Halfon inquired if there was a process in place if the nominating committee does not find recommendation.

Patrick Kerr stated that the Chair should have addressed the public at the beginning of the Council meeting from the actions from the previous meeting regarding the process of public comment. Patrick noted that he was not in favor for Matt Hanna being Council Chair for a consecutive term as well as Gloria Skouge chairing the Finance portion of the combined Finance & Asset Management Committee. He noted that the PDA Council was in need of someone with financial experience to Chair the Finance & Asset Management Committee. He also noted his disfavor of Jackson Schmidt chairing the Waterfront Redevelopment Committee for consecutive terms; he does not believe any member should Chair more than two terms. He noted his concerns on what was not accomplished during the two terms of the WRC Chairing, specifically configuring the Down Under connection to from the Pike Place Market Waterfront Entrance Project. He discussed his recent concerns over access to the PPMWE Site for the Farmers and accommodation for the farmers with the Daystall mix; he added that Urban Agriculture was part of the criteria of the PPMWE that was never addressed. He lastly noted that the team took too much time on the design process for the PPMWE Canopies.

The council voted on the motion made by Patrick Kerr which would allow formal discussion by the Full PDA Council on their recommendations of the open Council & Committee positions followed by a decision by the PDA Council after the discussion.

Against: Gloria Skouge, Betty Halfon, Jim Savitt, Jackson Schmidt, Ann Magnano  
 For: Patrick Kerr, David Ghoddousi  
 Abstained: Matt Hanna, Patrice Barrentine

The motion failed with a vote of 5-2-2.

The PDA Council voted on Proposed Resolution 14-47.

For: Gloria Skouge, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Betty Halfon, Jim Savitt  
 Against: Patrick Kerr, David Ghoddousi  
 Abstained: Matt Hanna

Resolution **14-47**: Election of PDA Officers, Committee Chairs and Vice Chairs, and Council-selected Councilmember passed with a vote of 6-2-1.

B. Executive Director's Report

Ben Franz-Knight presented a brief Executive Director's Report for the month of June 2014. He stated that there was a written Executive Directors Report which was included in the monthly PDA Council packet. He reported on progress with the State funding and noted that under our second agreement there will be put in place 5 million in funding instead of the original 4 million; he added that this is very good news from the state. He provided a brief update on the New Markets Tax Credit funding and noted that allocation

of the funding would be determined in the fall. He lastly noted that there was a letter included in the PDA Council Packet that was in response to the Constituency letter received regarding Wayfinding Signage and Need for Alternative Evacuation Plan of Action for 2014.

- C. Committee Chair Report  
None
- D. Other Reports  
None

#### IV. Key Issues and Presentations

- A. Presentation on Final Report on Food and Farm Partnership with the City of Seattle, King County and the Pike Place Market PDA

Ben Franz-Knight provided an overview of the final report regarding the Food and Farm Partnership with the City of Seattle, King County and the Pike Place Market PDA. A copy of the presentation was included with the meeting minute's record. He discussed the final recommendations from the analysis, including specific recommendation for the PDA. He acknowledged Kelly Lindsay's efforts with the study. He thanked Tom Buyers and John Howell from the Cedar River Group for their tremendous effort with the King County Farms and Food Roundtable.

There was a brief discussion that followed.

Patrice Barrentine thanked the council for being part of this partnership; she noted that this was a perfect investment by the PDA.

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

- A. Consent Agenda
  - Action Item:** Proposed Resolution **14-40:** Authorization for Contract Authority – Replacement of Deteriorated Panels above Main Entry into the Market - Leland Building
  - Action Item:** Proposed Resolution **14-42:** Authorization for Contract Authority - Repair & Paint Western Facing Wall Façade and Windows of the LaSalle
  - Action Item:** Proposed Resolution **14-44:** Authorization for Investment of Pike Place Market PDA monies in Local Governmental Investment Pool
  - Motion to approve the Consent Agenda

Matt Hanna proposed to move and pass the Consent Agenda with unanimous approval from the PDA Council.

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Betty Halfon, Jim Savitt

Against: 0

Abstained: Matt Hanna

The Consent Agenda passed with a vote of 8-0-1.

**B. Action Item: Proposed Resolution 14-43: Pike Place Market Waterfront Entrance (PC1N) – Low Income Housing Tax Credit Reservation Fee**

Ben Franz-Knight introduced the resolution which states 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, 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 PC1N that may directly affect the future of the Market, and; WHEREAS, the PPMPDA determined that Low-Income Housing Finance Consultant services were necessary for the design, development and funding of the PC-1N project; and, WHEREAS, the PPMPDA conducted a public process and issued a Request for Qualifications (RFQ) for Low-Income Housing Finance Consultant Services in accordance with its Purchasing Guidelines and Beacon Development Group (BDG) was identified as the best qualified and the PDA entered into a contract with BDG per approved Resolution 13-35; and, WHEREAS, PPMPDA and BDG submitted an application on behalf of Western Avenue Senior Housing LLC (WASH LLC), the tax credit ownership entity further described in Resolution 13-58, for an allocation of Low-Income Housing Tax Credits (LIHTC); and, WHEREAS, WASH LLC received the LIHTC allocation, which will be leveraged for investor equity toward the construction of the housing portion of PC1N; and, WHEREAS, Washington State Housing Finance Commission requires that the following reservation payments be made and deadlines met in order to secure the allocation:

- \* An initial installment of \$17,782 paid by June 30, 2014
- \* A second installment of \$17,782 paid by October 1, 2014
- \* A final payment of \$35,564 to be paid in 2015
- \* Credit Reservation and Carryover Allocation Contract (RAC) executed by October 1, 2014
- \* 10% of housing-related construction costs be incurred by October 1, 2015
- \* Construction of housing be completed by December 31, 2016

NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to pay the Credit Reservation Fee, in three installments, in an amount not to exceed \$71,128 to WSHFC. The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165-00 PC1-N City Funds.

Jackson Schmidt moved, Patrick Kerr seconded

There was a brief discussion that followed.

John Turnbull explained the process regarding the application fees.

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Betty Halfon, Jim Savitt, Matt Hanna

Against: 0

Abstained: 0

Resolution **14-43**: Pike Place Market Waterfront Entrance (PC1N) – Low Income Housing Tax Credit Reservation Fee passed unanimously.

C. **Action Item**: Resolution **14-45**: Approval of 2013 PDA Audited Financial Statements

Ben Franz-Knight introduced the resolution which states that the PDA Council hereby approves the 2013 PDA financial statements, audited by Peterson Sullivan LLP, Certified Public Accountants, covering the period beginning January 1, 2013 through December 31, 2013, subject to further information about the characterization of the grant from QALICB 2.

Ann Magnano moved, Gloria Skouge seconded

There was a brief discussion that followed from the committee.

For: Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Jim Savitt

Against: 0

Abstained: Matt Hanna, Patrick Kerr, Betty Halfon

Resolution **14-45**: Approval of 2013 PDA Audited Financial Statements passed with a vote of 6-0-3

D. **Action Item**: Resolution **14-46**: Lease Proposals - June 2014

Ben Franz-Knight introduced the resolution which noted the following:

David Ghoddousi moved, Patrice Barrentine seconded

Patrick Kerr said he was not in favor of Proposed Resolution 14-46, particular the approval of new commercial lease for Chin Music Press since he does not believe that type of business does not help improve with traffic through the lower levels of the arcade.

Jim Savitt moved to split Proposed Resolution 14-46: Lease Proposals - June 2014 into two separate resolutions; Proposed Resolutions 14-46A: Rummage around and Proposed Resolution 14-46B Chin Music Press.

David Ghoddousi and Patrice Barrentine accepted the friendly amendment made by Jim Savitt.

The PDA Council voted on Proposed Resolution **14-46A**: Lease Proposal - Rummage Around

For: Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Betty Halfon, Jim Savitt, Patrick Kerr, Matt Hanna

Against: 0

Abstained: 0

Resolution **14-46A**: Lease Proposal - Rummage Around passed unanimously

The PDA Council voted on Proposed Resolution **14-46B**: Lease Proposal - Chin Music Press

For: Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Betty Halfon. Jim Savitt

Against: Patrick Kerr

Abstained: Matt Hanna

Resolution **14-46B**: Lease Proposal -Chin Music Press passed with a vote of 7-1-1.

E. **Action Item**: Resolution **14-48**: Authorization for Budget Allocation Additional Security Staffing

Ben Franz-Knight introduced the resolution which states that the 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 promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses, and the expansion of services to the public market and community; and, WHEREAS, the safety and security at the Pike Place Market is of the highest priority and most effectively provided through a planned combination of staffing and technology and; WHEREAS, PPMPDA management has conducted a workforce analysis of current security staffing, services and technological capabilities and; WHEREAS, PPMPDA Management believes that the additional staffing will significantly enhance the department's ability to utilize technology that is now available and consistently increasing to monitor Market property, deter criminal activities, and respond more effectively to incidents of concern; WHEREAS, these staff positions were not originally included in the 2014 PDA Annual Operating Budget approved by the PDA Council in November 2013,

NOW, THEREFORE, BE IT RESOLVED that the PDA Council authorizes an additional annual expense of \$100,000 to the PDA Annual Operating Budget to support additional staffing for security.

David Ghoddousi moved, Betty Halfon seconded.

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Betty Halfon, Jim Savitt, Matt Hanna

Against: 0

Abstained: 0

There was a discussion that followed from the committee.

Resolution **14-48**: Authorization for Budget Allocation for Temporary Summer Staffing - PDA Security passed unanimously

### C. Other

#### VI. Further Public Comment

Joan Paulson noted that the PPMWE project is becoming larger and feels that the PDA has been operating under a smaller perspective of the project. She added that we need more partners for the PPMWE project including collaboration with local, state and federal entities. She commented on the materials distributed from the PDA and Council to the community and noted the need for more time to review the information which is being distributed. She commented on Election the Committee Chairs and noted that we need to provide a greater level of financial backing on the Finance & Asset Management Committee. She noted that she does like Matt Hanna as a Chair for the PDA Council but was concerned that he was at a level of conflict in being Chair for the Council.

Howard Aller thanked Matt Hanna for his special efforts in coming to the Daystall Craftsline to personally apologize for the misunderstanding from the May Full Council meeting. Howard separately commented on the attendance efforts of the PDA Council and noted attendance discrepancies with one of the newly reelected members.

#### VII. Concerns of Committee Members

David Ghoddousi thanked the PDA in allowing the community in utilizing one of the community rooms for Terry Brankey's Memorial.

Jim Savitt briefly commented on the PDA 2013 Audited Financial Statements. He noted that the Operating Loss was primarily attributed to depreciation of the levy dollars; the Cash flow is positive and the Operating Net is deficit. He wanted to make clear that the fact we are running on a deficit is attributed to the 70 million dollars that we have to depreciate from the Levy Funds.

Betty Halfon inquired on the public procedure with responding community concerns. There was a brief discussion from the Council regarding the process and mechanisms for public comment.

Howard Aller noted that this council has done a terrific job in acknowledging and responding to public comments at the PDA Council & Committee meetings.

Ann Magnano thanked Ben Franz-Knight and Kelly Lindsay for their efforts with the Food and Farm Partnership with the City of Seattle and King County. .



**VIII. Adjournment**

The meeting was adjourned at 5:53p.m by Matt Hanna, PDA Council Chair

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator