



PDA Council Meeting Minutes

Thursday, July 24th, 2014
4:00 p.m. to 6:00 p.m.
Atrium Loft

Committee Members Present: Matt Hanna, Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Betty Halfon, Jim Savitt, John Finke, Rico Quirindongo

Staff Present: Ben Franz-Knight, Steve Nelson, Jennifer Maietta, Tamra Nisly, Matt Holland, Lillian Hochstein, Kelly Lindsay, Dianna Goodsell

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

The meeting was called to order at 4:02 p.m. by Matt Hanna, PDA Council Chair.

I. Administration

A. Approval of the Agenda

There was not a quorum of the PDA Council to approve the July 24th, 2014 meeting agenda.

B. Approval of the June 26th, 2014 Meeting Minutes.

The approval of the minutes were postponed until the August 28th, 2014 PDA Council Meeting.

Patrick Kerr noted an amendment to the June 26th, 2014 Meeting Minutes specifically regarding committee comments with Proposed Resolution **14-47: Election of PDA Officers, Committee Chairs and Vice Chairs, and Council-selected Councilmember.** He had requested for the minutes to include his comments regarding his disapproval for the selection of the Waterfront Redevelopment Committee Chair.

II. Announcements and Community Comments

Howard Aller commented on the windows specifically regarding Proposed Resolution 14-49. He stated that he had received information that the proposed windows for the Market House are indeed what he hoped they would be; the windows would be replaced in kind.

Jim Savitt & Ann Magnano entered in at 4:06p.m.

III. Reports and Information Items

A. Council Chair Report

Matt Hanna presented the PDA Council Chair report for the month of July 2014. He provided a brief introduction for the evenings Pike Place Market Waterfront Entrance Design Update; there would not be resolution for the approval of the final design yet. He

reported an update on City negotiations with PC-1 North which are still ongoing. He stated that a final list of the PDA Council Committee makeup was distributed recently to the PDA Council; he further added that it seems appropriate that if any Council member would like to participate in any applicable Committee, they could do so. He lastly reported on the recent Wi-Fi discussion and its broader relation to Market Authenticity.

Rico Quirindongo entered in at 4:12p.m.

Matt Hanna noted that there was now a quorum present to approve the agenda and take the approval of the June 26th, 2014 meeting minutes, with the amendments, and postpone the action until the August 28th, 2014 PDA Council meeting.

B. Executive Director's Report

Ben Franz-Knight presented a brief Executive Director's Report for the month of July 2014. He stated that there was a written Executive Directors Report which was included in the monthly PDA Council packet. Ben provided an update on the Tall Chief Property which was previously discussed at Market Programs. He reported that there was a new opportunity with the County regarding the Tall Chief property in which an RFP was issued for various uses. He added that Seattle Tilth has brought together a number of folks from the City in collaboration to work together; he added that the PDA is looking at options in how we can engage in a programming and educational aspect as well as provide a link to the Market. He separately mentioned that there was a letter from the Friends of the Market which included a resolution supporting the PPMWE project; he noted that this is an important vote of confidence from them. He lastly reported that Roberto's Venetian Trattoria & Bar is scheduled to open in mid-August.

C. Committee Chair Report

None

D. Other Reports

None

IV. Key Issues and Presentations

A. 2014 Strategic Issue - First Avenue Streetcar

Ben Franz-Knight presented on the First Avenue Streetcar which was part of the Strategic Issue for 2014; a copy for the presentation was included with the meeting minute's record. He noted that the purposed of the First Avenue Streetcar or "Central City Connector" would connect the South Lake Union and First Hill streetcars and would help improve north-south transit mobility through downtown. He reviewed the Seattle Street Car History, benefits of the Street Car and anticipated operating plan for the project. Some of the advantages for the Street Car included the following:

- Comfortable, spacious vehicles
- Fast, quiet, smooth ride
- Well-defined, clearly understandable route
- Well-defined stations with useful amenities
- Reliable and safe

- ADA accessible
- Stroller Friendly
- Reduces street maintenance
- Enhances neighborhoods and transportation systems
- Helps keep cars off the road for neighborhood trips
- Builds a scalable system that serves the present and the future
- Economical to build and operate
- Easily phased construction
- Easy to adapt to other neighborhoods
- Eligible for Federal Funds

There was a discussion that followed the presentation.

- B. Pike Place Market Waterfront Entrance Project Update - Plaza Canopy Design
- Miller Hull presented on the Plaza Canopy Design for the Pike Place Market Waterfront Entrance Project Update; a copy of the PPMWE presentation was included with the meeting minute's record. David Miller from Miler Hull Architects presented on the project updates to the Pike Place Market Waterfront Entrance design including updates on the Down Under connection and Plaza Canopy design. David reviewed the Canopy Recommendation which included vendor feedback on the design. Market vendor feedback from the May 2014 survey included the following responses;

- Year round operation and weather protection
- Permanent stand behind tables
- Preservation of views
- Connection to bridge/similar style tables/good flow from Desimone to Plaza
- Place to store carts
- Public Art
- Safety
- Performance space/music
- Public seating
- Good Signage

David Miller provided an overview on the Connection to the Down Under. He discussed the previous Down Under scheme which included the existing elevator connection and stair rehabilitation. There was a brief review of the benefits and disadvantages of the existing Down Under connection from Western which included the following points:

Pros:

- Direct access to Down Under from Western
- Utilizes existing historic structure
- Visually framed element visible from Western in north and south bound directions

Cons:

- Poorly lit

- Poorly signed
- Misaligned with street crossing
- No distinct identity

There was a discussion from the Committee that followed regarding the Canopy and Plaza configuration and programming.

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

A. Consent Agenda

Action Item: Proposed Resolution **14-41:** Authorization for Contract Authority – Addition of Security IP Cameras in Garage and Surrounding Areas

Action Item: Proposed Resolution **14-50:** Authorization for Contract Authority - Modernize Fairley Building Freight Elevator

Action Item: Proposed Resolution **14-51:** Lease Proposals - July 2014

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, Jim Savitt, John Finke , Rico Quirindongo

Against: 0

Abstained: Matt Hanna

Betty Halfon was not present at the time of voting for the Consent Agenda items.

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

B. **Action Item:** Proposed Resolution **14-49:** Authorization for Contract Authority - Replacement of Windows in the 1st & Pine Building and Market House

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 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, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the windows on the Market House, 1st and Pine Building, are not energy efficient. WHEREAS, the PPMPDA has secured a City of Seattle grant of \$111,826 to substantially offset labor and material costs. The Department of Housing/Homewise has identified these windows as needing replacement as part of an ongoing effort to meet its city-wide energy conversation goals WHEREAS, the PPMPDA has executed a competitive bid process and obtained Administrative Approval from MHC for replacement of these windows, and other related energy saving work. NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Raatz Construction Company Inc. in an amount not to exceed \$198,270 for the execution of replacing the

windows on the Market House. The funds for this project will be drawn from the Capital Budget, 162005-00

Gloria Skouge moved, Ann Magnano seconded

There was a brief discussion that followed.

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Betty Halfon, Jim Savitt, John Finke, Rico Quirindongo

Against: 0

Abstained: Matt Hanna

Resolution **14-49**: Authorization for Contract Authority - Replacement of Windows in the 1st & Pine Building and Market House passed with a vote of 9-0-1.

C. Other

VI. Further Public Comment

Sharon Mukai commented on the PPMWE project and her concern over the original Historical Pike Place Market being subsumed in traffic coming up from the PPMWE. She also commented regarding Holiday Markets and if we are going to have people on the terrace who are not permit holders; she hopes there is the application of the Hildt Locata agreement to these issues. She lastly noted that she does think the intent was to have more farmers displaced with the current programming design on the PPMWE Plaza.

Joan Paulson distributed three documents to the Council which were included with the PDA Councils records. She first commented on the meeting minutes from the June 18th, 2014 Executive Committee meeting which did not include her public commentary which stated:

“Given the Market PDA is a public agency, it is necessary to have a written policy about the operations and use of Security Cameras throughout the Market. This written policy needs to be reviewed and approved by the Board. If a lawsuit happens without a written policy that had been approved by the Board, than the insurance will not cover the lawsuit concerns. The Board needs a written policy for the security cameras to review and approve to protect all parties. Secondly, the Governor is requesting input from all cities that use coal/natural gas/oil trains to contact his office to report their concerns given the accidents(?) that happened in Canada and within the USA, in which lives were lost. Since the BNSF Tunnel runs under the Corner Market, Sanitary Public Market, Pike Place which holds structural support in the street to stabilize the Main Market buildings from moving downhill into Western Avenue, the Main Market, Western Avenue and the entire PC-1 site, if parts of this tunnel collapses under this Market than these streets and buildings would fall into the tunnel. This issue needs to be addressed and part of the agreement with the City’s/Market PDA PC-1 site Agreement, in order to release economic impact to repay the funds for this development. The City of Seattle needs to be encouraged to make contact with the Governor’s office to express concerns for the

Downtown Tunnel area. This over-all concern is why a real effective means to vacate the 10 million visitors per year from the Market is important and has not been addressed”.

Joan noted further questions she had as a concern for the proposed written statement for the Pike Place Market PDA Video Surveillance Policy Summary. She also noted that copies of the Full Report regarding Recommendations of the King County Farms and Food Roundtable were not available to the public; she added that the last three pages of the report recommendations were not included in the public packet. She lastly provided comments regarding the First Avenue Street Car project.

VII. Concerns of Committee Members

John Finke noted that he had picked up part of the Market Foundations fundraising campaign material which included possible naming rights for the Pike Place Market Waterfront Entrance project subject to the Market Historical Commission approval. He noted that issues such as naming rights for the PPMWE should be discussed with the PDA Council first.

Betty Halfon inquired on the Midore Building.

Matt Hanna noted there was no longer involvement with the PDA Council regarding the Midore Building.

VIII. Adjournment

The meeting was adjourned at 5:56p.m by Matt Hanna, PDA Council Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator