



Executive Committee Meeting Minutes

Wednesday, April 22, 2015
4:30 p.m. to 5:45 p.m.
Salish Room

Committee Members Present: Matt Hanna, Gloria Skouge, Rico Quirindongo, Betty Halfon, Bruce Burger, David Ghoddousi

Other Council Members Present:

Staff Present: Ben Franz-Knight, Dianna Goodsell, Tamra Nisly

Others Present: Joan Paulson, Chris Scott

The meeting was called to order at 4:33 p.m. by Matt Hanna, Chair.

I. Administration

- A. Approval of the Agenda
The agenda was approved by Acclamation
- B. Approval of the Executive Committee March 18, 2015 Meeting Minutes.
The minutes were approved by Acclamation

II. Announcements and Community Comments

Joan Paulson had stated that it was Earth Day today. She was hoping that the Market would be celebrating Earth Day and making it a prominent issue in the future on the agenda. She had asked if there would be public restrooms in the proposed PC1N project, which had been brought up at the recent Finance & Asset Management Committee meeting. She had separately asked about the policy on public comments including if there are limits set on public comments. She noted that at the recent Finance & Asset Management meeting, the agenda was rearranged to accommodate public comment after the Western Avenue Public Art presentation; there was not an option to provide additional public comment at the end of the agenda, including an opportunity to comment of the Western Avenue Enhancements presentation. She lastly shared her concerns regarding the insurance policy that was presented at the Finance & Asset Management meeting including future coverage of the MarketFront project. She had asked if the current coverage is really enough for what we have now.

Ben Franz-Knight had briefly responded to Joan's inquiry regarding public restrooms in the proposed PC1N project; he had confirmed with her that there will be public restrooms for the MarketFront.

Matt Hanna briefly responded to Joan's previous comment regarding the policy on public comments. He noted that we have talked about setting limits and circumstances where we feel like there would be a large number of comments within a meeting. He added that unless we anticipate several folks who would like to speak on an issue, we probably will not set those limits on public comments.

III. Council Chair's Report

Matt Hanna presented a brief Council Chair Report for April 2015. He briefly discussed the status of funding for the MarketFront project including the status of the NMTC financing and Philanthropy. He noted that we have focused on an appeal related to the Market Charms which had been dismissed; we are cleared for getting permits on this project. He added that the MarketFront public art piece "Reflections" would be presented tonight at the MHC. He reported on the key items that would be part of the April 29th PDA Council meeting. Key issues for Full Council meeting included an update regarding the MarketFront Financing and revisions to Resolution **15-07: Issuance of Special Obligation and Refunding Bonds**. There would also be a review of the changes to the Development Agreement Form of Covenant, as amended in Resolution **15-15: Approval of Development Agreement Exhibits: Exhibit E- Form of Quit Claim Deed, Exhibit F - Form of Covenant and Exhibit G - Form of Easement by Stacey Lewis and Gerry Johnson**.

Gloria Skouge inquired about the approval of Resolution 15-18: MarketFront Public Art - Approval of Artist Design "Reflection" by GrayPants. She noted that since the art concept has changed, would we need to approve the changes to the proposed art.

Ben Franz-Knight noted that the lettering orientation for the public art bench was slightly changed so the word Seattle would be more abstract. He noted that the general concept of the Seattle Art Bench was approved with Resolution 15-18; he asked Matt if this is something we would want to brief the PDA Council on the changes.

David Ghoddousi asked to see an image of the updated

A. Nominating Committee Update

Matt Hanna provided an update regarding the Nominating Committee; he noted that we are in the beginning phase of this process. He added that we need to work to confirm and inform ourselves about the intentions of our Councilmembers that are up for a new term, and their continued interest to serve on the PDA Council. We also have an obligation to consider the open seats for the PDA Council. He had asked the committee to consider for the present and future, the potential candidates for the PDA Council. He mentioned that there is a general tendency to bring in a younger candidate since they may be sensitive to the current times such as with technology.

Bruce Burger mentioned that sometimes we have had a tenancy to not be in sync with coordination from the Mayor's office on the Mayoral appointments to the PDA Council; he had asked if we had a designated contact with the City regarding this.

IV. **Committee Chair's Report**

A. Finance and Asset Management

Gloria Skouge presented a report on the April 21st Finance & Asset Management Committee. She provided an overview of the reports and key items that were part of the meeting including the Western Avenue Public Art presentation, Western Avenue Enhancement Presentation and the review of the financial statements for March 2015. Action Items that were on the meeting's agenda included: Proposed Resolution **15-19**: MarketFront Public Art Design - "Western Tapestry" by John Fleming, Proposed Resolution **15-24**: Insurance Renewal for period May 1, 2015 - April 30, 2016, Proposed Resolution **15-26**: Authorization for Contract Authority - Replacement of Cardboard Compacter **and** Proposed Resolution **15-25**: April Lease Proposals for The Candy Store, City Fish and Holy Cow Records; all of the resolutions were passed unanimously by the committee.

B. Market Programs

Betty Halfon, Market Programs Chair, provided a report on the April 14th, Market Programs Committee meeting. She reported that the Committee heard a presentation from Kelly Lindsay regarding the 2015 Paid Advertising Schedule. The Committee also held an open discussion on Market Narratives and the stories we would like to share about the Market.

C. MarketFront

Rico Quirindongo provided a brief report on the April 13th MarketFront Committee meeting. There was an update from Justine Kim on the MarketFront Budget Summary Flow of Funds and Schedule. There was a separate review from Steve Doub of Miller Hull regarding the MarketFront residential interior materials palette. Action Items included: Proposed Resolution **15-27**: MarketFront Project (PC1N) Miller Hull – Construction Administration, Proposed Resolution **15-28**: MarketFront (PC1N) Shields Oblatz Johnsen, Inc. – Project Management Services, Proposed Resolution **15-29**: MarketFront Project (PC1N) Special Inspection Services – Mayes Testing Engineers, Inc. and Proposed Resolution **15-30**: Marketfront (PC1N) Sellen Pre-Construction Add Services and Early Works which were all passed unanimously by the Committee.

V. **Reports and Actions Items**

None

VI. **Executive Director's Report**

Ben Franz-Knight presented the Executive Director's Report for the month of April 2015. He reported on the status of a few Capital Projects in the Market as well as the status of the MarketFront financing. He reported that due to the timing of bond issuance and ratings for the MarketFront project, the groundbreaking ceremony would be delayed. He separately noted that we have been approached by the City regarding revised legislation in the Management of the Street and looking for a specific amendment to the City Code that acknowledges the unique nature of Pike Place. He briefly reported on the preschool odor concerns noting that there would be a resolution coming to the PDA Council next month regarding work on this front. He separately reported on the activities with the Parking Garage noting that there has been increased usage of the garage. He noted that

with the closure of surface parking at 2nd and Pike, construction on the Seawall and the increased volumes of market shoppers has steadily increased the demand for availability within the garage. He added that we were looking at options in addressing the needs of the garage which could include adjusting the Early Bird cutoff times.

There was a brief discussing that followed regarding the parking garage form the Committee.

Betty and David Ghoddousi mentioned their concerns with the potential changes to the Early Bird Paring hours. They noted that many of the vendors do not open until 10am, so moving the early bird hours earlier would affect the tenants.

Bruce Burger inquired regarding the logistics of having early bird parking for the separately for the Market vendors.

Matt Hanna had asked Ben if we could work on finding a solution with having availability within the parking garage as well as finding some mechanism to assist the parking needs of the Market tenants.

He lastly shared with the Committee on his appointment to the DSA Board; his appointment would happen at the end of week.

A. Market Authenticity

Ben Franz-Knight distributed a chart which has been tracking the Authenticity categories for the Market and PPM PDA; a copy of the chart was included with the PDA Council records.

Matt Hanna included a few additions to the Market Authenticity chart under the PPM MarketFront category. He had asked to include authenticity issues such as Street Level Social Service Outreach as well the MarketFront Connection under PPM MarketFront category.

Rico Quirindongo mentioned that the PikeUp website still shows the date of the groundbreaking ceremony as of May 20th.

VII. Public Comment

None

VIII. Concerns of Committee Members

None

IX. Adjournment

The meeting was adjourned at 5:59 pm by Matt Hanna, Chair

Meeting minutes submitted by:

Dianna Goodsell, Executive Administrator