



# PDA Council Meeting Minutes

**Thursday, May 28, 2015**  
**4:00 p.m. to 6:00 p.m.**  
**The Elliott Bay Room**

**Committee Members Present:** Matt Hanna, Gloria Skouge, David Ghoddousi, John Finke, Bruce Burger, Ann Magnano, Betty Halfon, Patrice Barrentine, Rico Quirindongo

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

**Others Present:** Justine Kim, Carrie Holmes, Bo Zhang, Robert Davidson, Chris Rogers, Lori Montoya, Chris Scott, Joe Reed, Sharon Mukai, Nancy Sherman, Joan Paulson, Howard Aller, Bob Messina

The meeting was called to order at 4:03p.m. by Matt Hanna, PDA Council Chair.

## **I. Administration**

- A. Approval of the Agenda  
The agenda was approved by Acclamation
- B. Approval of the April 30, 2015 PDA Council Meeting Minutes  
The minutes were approved by Acclamation

## **II. Announcements and Community Comments**

None

*Ann Magnano entered into the meeting at 4:05p.m.*

## **III. Reports and Information Items**

- A. Council Chair Report  
Matt Hanna presented a brief Council Chair report for the month of May. He provided a general outline of the meeting's agenda including an update from the Seattle Aquarium in their plans for the Waterfront, a final review of the MarketFront Financing package including approval of Proposed Resolution 15-36: MarketFront Project (PC1M) Sellen MACC as well as a review of the Western Avenue Enhancements proposal.
- B. Executive Director's Report  
Ben Franz-Knight noted that there was a written ED Report included in the PDA Council packet for May. He briefly discussed the status of various capital projects in the Market including the work on the windows on Western and remedying the odor issue in the Preschool.

*Rico Quirindongo entered into the meeting at 4:22p.m.*

C. Committee Chair Report

None

D. Other Reports

None

**IV. Key Issues and Presentations**

A. Presentation on Seattle Aquarium Waterfront Plans

Robert Davidson, President and CEO of the Seattle Aquarium and Chris Rogers, CEO of Point 32 presented on the Seattle Aquarium Waterfront plans; a copy of the presentation was included with PDA Council records. Robert provided a background on the Seattle Aquarium and their Waterfront plans. A summary of the presentation was included as follows:

2014 Visitors:

Top Downtown Visitors by Type - Cultural Arts & Exhibits 2014

Seattle Aquarium	834,526
Pacific Science Center	770,349
EMP Museum	558,544
Chihuiy Garden and Glass Exhibit	+ 400,000
Seattle Art Museum	366,761
Olympic Sculpture Park	288,140
MOHAI	217,821
Seattle Children's Museum	182,334
Frye Art Museum	86,677
Klondike Gold Rush Museum	61,425
Wing Luke Asian Museum	43,802

There was an overview of the prior expansion concepts for the Seattle Aquarium including a review of the Pier 59 renovation and expansion and Ecosystem design strategy. The project team for the work on the Aquarium Waterfront Plans includes Marc L'Italien, Chris Rogers, Tom Hennes, Craig Hightower, Melody McCutcheon and Heather Page.

Chris Rogers discussed the site evaluation criteria which included:

- Substantially increase mission impact
- Accommodate 1.3 million annual visitors by 2030
- Maintain national and regional standing
- Promote restoration of nearshore habitat
- Honor historic landmark status of Pier 59
- Align with Central Waterfront Redevelopment
- Strengthen pedestrian connections

- Provide for multi-phase development
- Remain operational during construction

Chris lastly reviewed the next steps for the Seattle Aquariums Waterfront Plans noted as follows:

- Stakeholder Outreach & Input April - June
- Publish Draft Master Plan June 8
- Public Open House June 16
- City Council Briefings June - July
- Endorsement by City Council Early August

#### B. MarketFront Financing Update

Ben Franz-Knight presented on the MarketFront Financing overview with the PDA Council. Ben provided an overview of the work completed by staff and the PDA Council for the MarketFront project which including roughly four years of diligent decision making by our Council as well as participation with a total of 190 Public meetings. Ben discussed a breakdown on the MarketFront Financing Funding Sources, Project Costs and Project Schedule. A summary of the presentation was included as follows:

##### Funding Sources:

City Funding - \$34 million

PDA Equity/Bond Issue - \$22.6 million; \$4.56 million refundable in 3 years

WSDOT - \$6 million

Housing Grants - \$9.2 million

Philanthropy - \$2.6 Committed, \$3.4 million remaining\*

State Grants - \$2-2.5 million\*

NMTC - \$4 million\*

Available at Construction Start \$71,763,250; includes total of \$9.2 for Housing to be finalized after bidding later this summer

##### Funding Sources - Series A and B Bonds:

- Series B - \$4.56 million
  - Call option in 2018
  - Must be refunded by 2020
- Series A - \$19,440,000
  - Series A Balance – 2018 - \$18,795,000
  - Face value call option in 2025

##### Funding Sources - Projected:

Projected Future Funding Sources- \$7,500,000 - \$10,500,000

Philanthropy - \$3 – 6 million; \$2.6 Committed, \$3.4 million remaining  
 State Grants - \$500k to \$1.3 million\*  
 NMTC - \$4 million\*

Balance of Projected Total Project Funds including Future Funds and accounting for Series B redemption - \$74.6million - \$77.6million

Base and Estimated Total Project Cost:

Base Project without TI funds and Alternates - \$71,763,250

Includes:

Construction Contingency - \$4.9 million

Owner Contingency - \$4.5 million

Alternates - \$1,192,923 million

TI Funds - \$1.3 million Total

Total Estimated Project Cost - \$74,256,173

Future Related Costs:

Cooling Tower Relocation - \$840,000

South Walkway - \$540,000

Retail space fronting Overlook Walk - \$200,000

Vertical Green-scape infill on west face of garage - \$350,000

Shared responsibility for driveway connecting to new Alaskan Way - \$400,000

Signage Plan Integrated with existing Market Signage - \$200,000

Base, Total and Related Project Cost Totals:

Base Project without TI funds and Alternates - \$71,763,250

Total Estimated Project Cost - \$74,256,173: Alternates - \$1,192,923 million and TI Funds - \$1.3 million

Total Project and Related - \$76,786,173

Total Future Related Costs - \$2,530,000; \$1,930,000 dependent on Overlook Walk

Scheduling for the MarketFront project includes the following dates:

June 9 – NTP to Sellen

June 15 – Construction Staging Commences

June 24 – Ground Breaking

August – First Piles Placed

November – 2nd Level of Garage poured

December 2016 – Substantial Completion

i. **Action Item:** Proposed Resolution **15-36:** MarketFront Project (PC1M) Sellen MACC

Ben Franz-Knight 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-1N that may directly affect the future of the Market, and; Whereas, the PDA Council adopted Resolution 13-56 approving PPMPDA selection of Sellen as the GC/CM Contractor, Resolutions 14-54 and 14-73 to enter into a contract with Sellen for Pre-Construction Services and Resolution 15-30 to enter into mini-MACC contract with Sellen for early work construction packages, and; Whereas, the PPMPDA has successfully negotiated with Sellen and is now ready to enter into MACC contract for services to execute the base building of the MarketFront project, and; Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a MACC contract with Sellen in an amount not to exceed \$45,420,629 to execute the base building construction of the MarketFront project. Consistent with Resolution 15-07 and consistent with any subsequent Council resolutions, the contract for this work is contingent upon a successful bond sale and the PPMPDA receiving a notice to proceed from the City of Seattle.

The funds for this project will be drawn from 110635-00 MarketFront Project Funds.

Rico Quirindongo moved, David Ghoddousi seconded

There was a discussion that followed by the PDA Council.

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

Against: 0

Abstained: 0

Resolution **15-36**: MarketFront Project (PC1M) Sellen MACC passed unanimously by the PDA Council by a vote of 10-0-0

II. **Action Item**: Proposed Resolution **15-42**: Builders Risk Insurance for the MarketFront Project

Ben Franz-Knight introduced which states that the PDA is responsible for obtaining Builders Risk insurance for the MarketFront Project; and, Now, therefore be it resolved that the PDA Council hereby authorizes the PDA Executive Director, or his designee, to approve policy terms and conditions and to pay the premium including taxes and fees for period June 15, 2015 – December 31, 2016 in the amount not to exceed \$247,456.

Consistent with Resolution 15-07 and consistent with any subsequent Council resolutions, payment of premium is contingent upon a successful bond sale and the PPMPDA receiving a notice to proceed from the City of Seattle. A summary of coverage is presented in Exhibition 1.

The Builders Risk Insurance will be paid out of MarketFront Project Funds Account number 110635-00

Betty Halfon moved, David Ghoddousi seconded

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

Against: 0

Abstained: 0

Resolution **15-42**: Builders Risk Insurance for the MarketFront Project passed unanimously by the PDA Council by a vote of 10-0-0.

C. Western Ave. Enhancement Presentation

Tamra Nisly, Senior Project Management presented on Western Avenue Enhancements; a copy of her presentation was included with the PDA Council records. Tamra provided an update on the Western Ave. Enhancement work which was identified as part of the 2015 Strategic Issues under adopted Resolution 14-80. She reviewed options for the Pine Street Stair Enhancements including signage upgrades, painting, under stair improvements, lighting upgrades and A Point improvements.

III. **Action Item**: Proposed Resolution **15-34**: Pine Street Stair Enhancement

Tamra Nisly 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 of survival of small businesses, and the expansion of services to the public market community; and, Whereas, in order to maintain the viability of the Pike Place Market, the PPMPDA Full Council identified Strategic Planning issues and opportunities for 2015 with the adoption of Resolution 14-80; and, Whereas, the PDA Full Council determined that further analysis and effort should be devoted in 2015 to the identified Strategic Issues which included Western Avenue Activation Strategies, DownUnder Stair Activation, also referred to as the Pine Street Stair Enhancement; and, Whereas, the PPMPDA has explored and identified a plan of action regarding the Pine Street Stair Enhancement and has determined that the following work should be completed:

- Signage upgrades
- Lighting improvements
- Painting of the interior, columns, railings, and stair stringers
- New gate under stairs
- A Point artwork improvements

Whereas, the PPMPDA has solicited estimates for this work in accordance with its Purchasing Procedures and Guidelines and has determined that the budget laid forth in

Attachment 1 is the amount necessary to complete the aforementioned improvements for the Pine Street Stair Enhancement.

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to proceed with the Pine Street Stair Enhancement Project in an amount not to exceed \$159,500.

The funds from this project will be drawn from the Capital Projects Budget – Western Ave. Enhancement Projects: 163786-00.

Ann Magnano moved, Patrice Barrentine seconded

There was a brief discussion that followed by the PDA Council.

For: Matt Hanna, Gloria Skouge, David Ghoddousi, John Finke, Bruce Burger, Ann Magnano, Betty Halfon, Patrice Barrentine, Rico Quirindongo

Against: 0

Abstained: Patrick Kerr

Resolution **15-34**: Pine Street Stair Enhancement passed unanimously by the PDA Council by a vote of 9-0-1.

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

**A. Consent Agenda**

Proposed Resolution **15-32**: Authorization for Contract Authority – Metal Stair Repair and Repaint - Skybridge

Proposed Resolution **15-37**: Authorization for Contract Authority – Sand and Refinish Floors Downunder

Proposed Resolution **15-39**: Authorization for Contract Authority – Install Garbage Room Exhaust

Proposed Resolution **15-40**: Lease Proposals - May 2015

Motion to approve the Consent Agenda

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

Against: 0

Abstained: 0

The Consent Agenda passed unanimously by the PDA Council by a vote of 10-0-0.

**B. New Business**

None

**C. Other**

**VI. Further Public Comment**

None

**VII. Concerns of Committee Members**

Joan Paulson submitted a letter the PDA Council regarding creating a better balance between the Annual Budget Process and the PDA'S Mission and Charter Purposes. The letter included with the PDA Council records.

**VIII. Adjournment**

The meeting was adjourned at 6:08pm. Matt Hanna, PDA Council Chair

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator