



Pike Place Market Preservation and Development Authority (PDA)

**ASSET MANAGEMENT COMMITTEE
Meeting Minutes**

**Monday February 13th, 2012
4:00 p.m. to 6:00 p.m.
PDA Conference Room**

Committee Members Present: Patrick Kerr, David Ghoddousi, Patrick Kerr, Gerry Kumata, Bruce Lorig, Jill Andrews

Other Council Members Present: Gloria Skouge,

Staff Present: Ben Franz-Knight, Ryan Yale, John Turnbull, Jennifer Maietta, Marlys Erickson, Steve Nelson, Tamra Nisly, Joe Paar

Others Present: Duncan Thieme, Tony Puma

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

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of January 9th, 2012 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Levy Phase III Update – Joe Paar

Joe gave an update on Phase III and stated it has been going well and stated that the Market Theater is going very well and looks great. He stated that there has been some rot found in structural beams in the basement of Il Bistro and they will need to be replaced. Joe also discussed the Soames Dunn building and due to permitting of the seismic work there will have to be diaphragm nailing to the roof. He added that this work was previously planned to be done in 5-10 years, but will now need to be done now. Joe stated that the work will still be within the renovation budget.

III. Pike Place Siding Redesign & Uses

Ben discussed the pike place siding issues as well as potential future uses and funding for Pike Place design review. He noted that at last month's committee meeting it was requested that Asset Management take on the task of discussing the Pike Place uses and management. He added that taking on this project will require a review of the Council's Strategic Issues. In addition, the potential sources of funding will have to be identified and could include funds from Capital Projects and PDA Other funds. Ben presented images and renderings from previous years.

Pat discussed previous ideas and suggestions for Pike Place uses that had been discussed during prior CapRen meetings. He noted that this project should not be rushed and further discussion should be done by Asset Management.

It was recommended by Bruce that a subcommittee be formed in order to focus on the uses of Pike Place. The committee agreed upon that and it was decided that Bruce, Gerry, David and Pat would be involved in the subcommittee.

Frank from Quality Produce stated that the PDA should explore the possible uses and traffic flow within the Market. He suggested that traffic should be reversed to ease the traffic flow, which would open up the street. He also suggested the possibility of a people mover, such as a trolley to connect to the waterfront and Pioneer Square. He stated that the street use should be closed to traffic starting at 11am.

Key Issues & Discussion Items:

A. Update on Proposed Capital Projects

I. Food Bank – Public Lobby

Ben reported on the foodbank and stated that the initial bid was received and it was too expensive. Ben stated that staff will reevaluate the work and return in March for another update and potential scope of work.

II. Public Seating – Hillclimb Terraces

Ben commented on the public seating and stated that a resolution would be submitted

III. Soames Dunn Reconfiguration

Ben stated that the Soames Dunn work has been going very well. Duncan displayed the new design concepts for Soames Dunn and discussed the conceptual drawings, which would affect Market tenants and other improvement work. He noted that the intent is to maintain the character while adding a store front presence for the tenants along with additional public seating.

John Turnbull stated the tenants impacted are in agreement with the proposed reconfiguration except for a few minor details. He added that there will be an additional walk thru with the tenants later this week to finalize the details.

Ben stated that there will be an update in April as to the progress of the reconfiguration.

John stated that the project has been submitted to MHC and it was acceptable.

IV. Fish Ice Melting Station

Ben stated that a bid on the fish ice melting station was received earlier today. He noted that there will a review and update by PDA staff and there will be a full proposal and resolution submitted during next month's meeting.

V. Hillclimb Stair Removal

Ben stated that the conversations with

Duncan presented design plans for the removal of the stairwell below flower row. He stated the he intent is to create a large open area for public seating.

It was suggested that SRG follow up with the city to see if they would approve of the proposed drawings.

The consensus of the committee was to have SRG and the PDA staff move forward with this option and return to the committee with the findings. Once it is a viable option, the committee proposed presenting it and discussing it with the public.

VI. Parking Agreement with the City & Garage Update

Steve updated the committee on the proposed agreement with the city and stated that the PDA and city are still discussing the contract terms and will return with a finalized version next month.

Bruce suggested that staff return with detailed analysis on the garage in order to fully understand the garage's capacity and vacancy rates.

Pat requested that the Parking info should be brought up at the Market Programs meeting.

IV. Action Item(s)

Action Item: Proposed Resolution **12-08:** Authorization for Contract Authority – SRG Partnership, Inc. – Architectural Services

Joe introduced the resolution and stated that the PMPDA contracted with SRG Partnership for Design and Architectural Services for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 08-51 and 08-61 and now wishes to amend that contract to include additional Contract Administration expenses for Stewart House in the amount of \$25,000. It was requested that the PMPDA Council authorize the PMPDA Executive Director or her designee to execute an amendment to the existing SRG contract in an amount not to exceed \$25,000.

John motioned, Gerry seconded

Approve: Patrick Kerr, David Ghoddousi, Bruce Lorig, John Finke Gerry Kumata,

Against: 0

Abstain: 0

The Resolution 12-08 passed unanimously.

Action Item: Proposed Resolution **12-09:** Authorization for Contract Authority – Public Seating

Joe introduced the resolution and stated that the PMPDA wishes to purchase Hillclimb and Economy Atrium Furniture for Public Seating as directed by the aforementioned Capital Projects Priority List in an amount not to exceed \$25,000 not including WSST. It was requested that the PDA Council authorize the Executive Director or his designee to proceed in ordering Hillclimb and Economy Atrium Furniture for Public Seating an amount not to exceed \$25,000 not including WSST. Funding for this project will be drawn from PDA Other Funds.

John motioned, Gerry seconded

Approve: Patrick Kerr, David Ghoddousi, Bruce Lorig, John Finke Gerry Kumata,

Against: 0

Abstain: 0

Resolution 12-09 passed unanimously.

V. Property Management

VII. Property Management

A. Residential Property Management Report

John commented on the vacancy report and noted that due to renovation there is a high number of vacancies in the Stewart House, but he was confident that the vacancies will be filled in the upcoming months following renovation.

B. Closed Session (RCW 42.30.110 [c])

I. Review of Lease Proposals

II. New Lease – Paper Feather – 1520 Western Ave

Lease Renewal – Me & Mom's Hats – 76 Pike Street #4

New Lease – Mama Angelina's Produce – 1501 Pike Place

Lease Renewal – Corner Produce – 1500 Pike Place

III. Review of Delinquency Report

a. Vacancy Report

b. Current Lease Negotiations

IV. Open Session: Approval of Lease Proposals

Action Item: Proposed Resolution **12-11**: Lease Proposals – January 2012: Lease Renewal for Me & Mom’s Hats, Mama Angelina’s Produce, Corner Produce

Bruce moved, John seconded

Approve: Patrick Kerr, David Ghoddousi, Bruce Lorig, John Finke Gerry Kumata,

Against: 0

Abstain: 0

The Resolution 12-06 passed unanimously.

V. Items for the Consent Agenda

Motion to move Resolution 12-08, 12-09, and 12-11 to the Consent Agenda

Gerry moved, Bruce Seconded

Approve: Patrick Kerr, David Ghoddousi, Bruce Lorig, John Finke Gerry Kumata,

Against: 0

Abstain: 0

The resolutions were approved to be added to February’s Consent Agenda

VI. Public Comment

The committee discussed the start time of the meeting and mutually agreed that the start time for the meeting will now be at 4:30pm.

VII. Adjournment

The meeting was adjourned at 4:56 p.m. by Patrick Kerr

Meeting minutes submitted by:
Ryan Yale, Executive Assistant