



**Pike Place Market Preservation and Development Authority (PDA)**

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**WATERFRONT REDEVELOPMENT COMMITTEE (WRC)  
Meeting Minutes**

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**Thursday February 21<sup>st</sup>, 2013  
5:00 p.m. to 6:00 p.m.  
Elliott Bay Room**

**Committee Members Present: Jackson Schmidt, Gloria Skouge, Bruce Lorig, Matt Hanna, Patrick Kerr**

**Other Council Members Present: David Ghoddousi**

**Staff Present: Ben Franz-Knight, Lillian Hochstein, Dianna Goodsell**

**Others Present: Mike Hassenger, Bob Messina, Howard Aller, Haley Land**

The meeting was called to order at 5:01 pm by Jackson Schmidt, Chair.

**I. Administrative**

**A. Approval of the Agenda**

The agenda was approved by acclamation.

**B. Approval of the February 5<sup>th</sup>, 2013 Minutes**

Howard Aller noted a correction to the February 5<sup>th</sup> minutes referring to OLW as the Over Look Wall instead of the Over Look Walk.

The minutes, as amended, were approved by acclamation.

**II. Announcements and Community Comments**

Bob Messina commented on the reintroduction of the Over Look Walk. He noted his concern over the view blockages with the bosc trees on the corridor. He would like to make sure the corridor is perfectly open; there could be trees to the south end near building B area.

Haley Land noted he attended the two City Council meetings so far regarding the MOU. He spoke in favor of the amendments and minor changes to the document from City Council.

**III. Key Issues and Discussion Items**

**A. Review and Discussion of Financial Analysis**

Ben Franz-Knight gave a brief introduction to the review and discussion of the PC-I North draft financial analysis from the Seneca Group. He noted that with the financial analysis of PC-I North there would be many complex assumptions in the model. He added that at the next Full Council meeting Mike Hassenger from the Seneca Group would walk through the assumptions and draft financial analysis in more detail.

Mike Hassenger from Seneca Group gave a presentation on the Draft Financial Analysis for the Pike Place Market PC-I North Project. A copy of the presentation was included with the meeting minute records. The presentation overviewed the following content for PC-I North:

Overall Assumptions:

- The Financial Model was based upon the Miller Hull Final Conceptual Design for PC-I North
- There were “Conservative Assumptions” which includes Capital costs with generous contingencies, and allowances for vacancy and ramp-up time with Operating Revenues; Operating expenses were based on and adjusted for experience.
- The Timing included 12 months for design & permitting with 2 months “precon” and 16-18 months for construction.

Project Components:

- Garage at 122,000 gsf, Retail at 20,300 gsf, Housing at 31,300 gsf, Public Spaces at 37,600 gsf with total of 211,200 gsf

Potential Sources of Funds:

- City LID at \$40 mil, State Parking Grant at \$5 mil, HTF Grant at \$8.5 mil, Market Equity at \$3 mil, Philanthropy at \$3-5 mil, Market Debt at \$5-8 mil, total Sources at \$64.5-69.5 mil.

Mike Hassenger presented a review of the Development Costs Methodology, Assumptions and Operations with the Financial Analysis.

There was a discussion that followed regarding the assumptions in the Financial Analysis.

**B. Presentation on Granville Island Public Market**

Jackson Schmidt gave a presentation on the Granville Island Public Market day tour he and PDA Council member Bruce Lorig recently took. He noted that he had met with the Market’s Executive Director for the tour. He reviewed some of the details of the Market, including images from the tour and a copy of the Market’s floor plans. He noted that the Granville Island Public Market is 42,000 square feet including 51 permanent merchants with 30-40 daystalls. He discussed the differences from the Pike Place Market and the Granville Island Public Market and how they are both separately operated. He added that the Granville Island Public Market was very food oriented and had an advantage attracting tenants to the Market. A copy of the presentation was included with the meeting minute’s record.

There was a brief discussion that followed.

**IV. Reports and Action Items**

**A. Report from Stakeholders Group**

Haley Land noted that the Stakeholders Group had met this morning. The stakeholders group discussed tentative dates for future meetings with Miller Hull architects regarding design ideas for PC-I North. Haley noted that tentative meeting dates with Miller Hull included Wednesday April 10<sup>th</sup> at 6:00pm and Wednesday June 12<sup>th</sup> at 6:00pm. He noted there was a brief discussion regarding the MOU between the Pike Place Market and the City of Seattle as well as the Seneca Group financials for PC-I North.

**V. Resolution(s) to be Added to Consent Agenda**

None

**VI. Public Comment**

None

**VII. Concerns of Committee Members**

None

**VIII. Adjournment**

The meeting was adjourned at 6:02 p.m. by Jackson Schmidt, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator