Waterfront Redevelopment - Meeting Agenda
Date: Thursday January 17th, 2013
Time: 5:00 p.m. – 6:00 p.m.
Location: Elliott Bay Room
Council Members: Jackson Schmidt (Chair), Gloria Skouge (Vice-Chair), John Finke, Matt Hanna, Patrick Kerr, and Bruce Lorig

5:00pm  I. Administrative:
A. Approval of Agenda
B. Approval of the January 3rd, 2013 Meeting Minutes

5:05pm  II. Announcements and/or Community Comments

5:10pm  III. Key Issues and Discussion Items
A. MOA/MOU Document Review
B. Project Review Next Steps for New Municipal Market (PC1N)

5:30pm  IV. Reports and Action Items
A. Report from Stakeholders Group

5:35pm  V. Closed Session
A. PC1-N MOA/MOU (Closed Session Per (RCW 42.30.110(1)(b))

5:45pm  VI. Resolution(s) to be Added to Consent Agenda

5:50pm  VII. Concerns of Committee Members

5:55pm  VIII. Public Comment

6:00PM  IX. Adjournment
Pike Place Market Preservation and Development Authority (PDA)

WATERFRONT REDEVELOPMENT COMMITTEE (WRC)

Meeting Minutes

Thursday January 3rd, 2013
5:00 p.m. to 6:00 p.m.
Elliott Bay Conference Room

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

Other Council Members Present:

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

Others Present: Bob Messina, Howard Aller, Greg Knutson, Bob Messina

The meeting was called to order at 5:00pm by Jackson Schmidt, Chair.

I. Administrative
   A. Approval of the Agenda
      Sections V and VI were moved prior to Section IV Closed Session.
      The agenda, as amended, was approved by acclamation.

   B. Approval of the November 6th, 2012 Minutes
      The minutes were approved by acclamation.

II. Announcements and Community Comments
    Haley Land inquired regarding the status of the MOU/MOA and making the document available to the public.

    Matt Hanna entered at 5:02pm

    Bob Messina commented on the PC1-North Project. His comment was in regards to the south border of PC1-North in relation to building B. He would like to see future acknowledgement if the building B lot remains to be blank.

III. Key Issues and Discussion Items
    A. Review of Project Timeline and Cash Flow

    Ben Franz-Knight reviewed the Project Timeline and Cash Flow of the PC1-North Project. He noted that this month we plan to approve the MOU with the city and PDA Council, initiate the GCCM selection process for PCIN and authorize additional work with Miller Hull. He noted that there was a shift in the timeline regarding WSDOT; the agreement would take longer than anticipated which would delay the state mitigation funds and affect the cash flow of the project. He lastly discussed state housing funds in relation to the project. He noted that he has received input from Lillian Hochstein from the Market Foundation regarding assistance from Common Grounds. He stated that with the conversations from the committee, stakeholders group and public, there is an obvious need for two things in PC1-North: low-income senior housing and a desire to provide some type of low-income artist housing. Ben added that we are in the first
phase of the Housing Trust application stage; we would like to include some sort of mixed housing option in the application to test the viability of potential funding for housing in PC1-North.

There was a discussion regarding the Housing Trust Stage application that followed.

Matt Hanna inquired about the timeline of the Housing Trust Stage 1 application and what would be required in terms of materials submitted.

Ben Franz-Knight briefly discussed the potential funding amounts regarding the Housing Trust program. He noted that there are a few things we are doing in preparing the application; scoring to qualify for Low-income tax credits, which would also get us aligned with King County and Seattle funds as well.

There was a brief discussion regarding the WSDOT Contract and the execution of the parking mitigation contract.

Ben Franz-Knight noted that the delay in WSDOT contract would affect the cash flow of the project; we would need to initiate PDA funds sooner to keep the project on track. He noted that he could look into having some type of formalized assurance from WSDOT in terms of their commitment intent with the parking mitigation funds.

**Reports and Action Items**

A. Report from Stakeholders Group

Haley noted that the Stakeholder’s group met in early December. They discussed different visions about what could go on the PCI-North Plaza. The next Stakeholder’s meeting will take place next Tuesday.

V. Public Comment

Haley Land commented on the notion of programming for PC1-North; he would like the public to be involved during all the phases of planning for programming of the space.

Jackson Schmidt noted that we would be referring to the PCI-North project as the New Municipal Market instead.

Ben Franz-Knight noted that the MOU will be posted online as soon as it is introduced to the City which should be sometime next week.

VI. Concerns of Committee Members

Jackson Schmidt noted that if the Council authorizes Miller Hull design work; they need to be ready to design the project in which they need more details on the programming of the space. He asked Patrick Kerr to work with John Finke and Bruce Lorig and anyone else interested regarding programming of the space.

IV. Closed Session

A. PCI-N MOA/MOU (Closed Session Per (RCW 42.30.110(l)(b))

This item was moved after Sections V and VI.

*Closed Session started at 5:33pm*

*Closed Session ended at 5:54pm*

*Open Session started at 5:55pm*

VII. Adjournment

The meeting was adjourned at 5:56 p.m. by Jackson Schmidt, Chair
Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator
WHEREAS, 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 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,

WHEREAS, the PPMPDA has determined that Potholing services are necessary for Design and Development of plans for PC-1N and integration with the Central Waterfront Design framework; and,

WHEREAS, the PPMPDA has utilized its small works contractor roster in accordance with its Purchasing Guidelines and identified Davidson-Macri Sweeping as the best and only firm in the area qualified to perform this potholing work; and,

WHEREAS, the PPMPDA entered into contract with Davidson-Macri Sweeping in an amount not to exceed $50,000 for potholing work that was approved by resolution 12-52 and was increased by an amount not to exceed $40,000 that was approved by resolution 12-74; and,

WHEREAS, due to difficult soils conditions with regards to debris contained on the site and having to confirm the correct centerline of the tunnel because it differed from the archived survey data that was obtained for the PC 1 – N site an additional $7,542 is needed for potholing work; and,

NOW THEREFORE, BE IT RESOLVED that the PDA Council authorizes the PDA Executive Director or his designee, to enter into an amendment with Davidson-Macri Sweeping for additional Potholing for PC-1N, for an additional amount not to exceed $7,542 for total not to exceed $97,542 (this $97,542 includes the original $50,000 approved by resolution 12-52 and the additional $40,000 approved by resolution 12-74);

The funds for this project will be drawn from the PDA CRRF – Capital Reserve and Replacement Funds.