



Pike Place Market Preservation and Development Authority (PDA)

**CAPITAL RENOVATION COMMITTEE
Meeting Minutes**

**Monday October 10, 2011
4:30 p.m. to 6:00 p.m.
PDA Conference Room**

Committee Members Present: Bruce Burger, Bruce Lorig, David Ghoddousi, Patrick Kerr, John Finke, Gerry Kumata

Other Council Members Present: Gloria Skouge, Jill Andrews

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

Others Present: Tony Puma, Joshua Anderson, Tony Puma, Mark , Haley Land,

The meeting was called to order at 4:30 p.m. by Bruce Lorig.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of July 11th, 2011 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
Haley Land inquired about the process of the proposed projects and prioritization. He also suggested there be further community input in the decision process

Bruce Lorig and Bruce Burger gave a brief overview of the process as instructed by full Council which was to for CapRen to direct PDA Staff to draft a resolution, which would include the Capital Projects discussed during the October 10th, 2011 Capital Renovations Meeting. PDA Staff was instructed to prioritize the "Other PDA Funds" projects in accordance with the agreed upon suggestions of the committee. Staff will submit the recommendation to the PDA Full Council during the next monthly Council meeting once the draft resolution has been approved by CapRen Committee members.

Pat Kerr arrived at 4:41pm

Tony Puma inquired about the timeframe of the project list, the PDA's potential to complete the projects on the list, and the ability to finance the projects listed.

Ben stated that over the next 12-14 months the prioritized list of Other PDA Funds uses should be completed.

The committee discussed and did a comprehensive review of all projects to be considered for Other PDA Funds uses. This review included setting a level of priority for the projects to be studied and completed. In addition, there were also projects identified to be removed from the list of consideration for uses of the funds. The attached spreadsheet, included with these minutes, shows the agreed upon recommended list of projects with a designated level of priority. In addition, certain individual projects, such as those on the Hillclimb, have been grouped together and are also reflected on the attached spreadsheet.

Bruce burger motioned for CapRen to direct PDA Staff to draft a resolution, which would include the Capital Projects discussed during the October 10th, 2011 Capital Renovations Meeting. PDA Staff was instructed to prioritize the "Other PDA Funds" projects in accordance with the agreed upon suggestions of the committee. Staff will submit the recommendation and resolution to the PDA Full Council during the next monthly meeting once the draft resolution has been approved by CapRen Committee members.

Bruce Burger moved, Pat Kerr seconded
For: Kumata, Ghoddousi, Lorig, Kerr, Burger, and Finke
Against: 0
Abstain: 0

The motion passed unanimously

II. Levy Phase III Update – Joe Paar

Joe reported on Phase III and stated the Economy Market building is well underway with most of the tenants being vacated and/or relocated. A significant portion of the demolition phase is complete including the atrium and Market Theatre. Joe added that the construction in the Economy Market building is on schedule. Joe reported on the Stewart House renovation and stated it is roughly 75% complete on the courtyard work in addition to the brick and the masonry ties have been fixed. The Soames Dunn building has also begun renovation work on the bathrooms and renovation of the basement for plumbing work. Joe stated that November 7-11th there will be an electric shutdown in the Economy Market building as well as an electrical shutdown in Soames Dunn and Economy Market in early January 2012.

Bruce Lorig inquired about the tenant reconfiguration in the Soames Dunn building.

Joe stated that the plumbing work and bathrooms are not affecting the tenants, though there will be potential impacts in the future. He noted that after further examination there may be some additional seismic work that will need to take place in the Soames Dunn and stated that brace frames and drag struts will most likely be needed.

III. Items for Consent Agenda

None

IV. Public Comment

Haley Land requested that the Capital Project list be available for public including a schedule of dates available for the public to have input.

Ben stated that over the next month there will be additional times for the public to have input and he added that he would be available to discuss the project list in further detail as well as attend the bell ringing to provide additional information.

VII. Adjournment

The meeting was adjourned at 5:53 p.m. by Bruce Lorig and a walking tour for the potential uses of Non-Levy funds followed.

Meeting minutes submitted by:
Ryan Yale, Executive Assistant