



Executive Committee Meeting Minutes

Wednesday, June 17, 2015
4:30 p.m. to 5:45 p.m.
Goodwin Library

Committee Members Present: Matt Hanna, Gloria Skouge, Rico Quirindongo, Betty Halfon, David Ghoddousi

Other Council Members Present:

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

Others Present: Joan Paulson, Howard Aller

The meeting was called to order at 4:32 p.m. by Matt Hanna, Chair.

I. Administration

- A. Approval of the Agenda
The agenda was approved by Acclamation
- B. Approval of the Executive Committee May 20, 2015 Meeting Minutes.
The minutes were approved by Acclamation

II. Announcements and Community Comments

Howard Aller commented on the PDA Council nominating committee process and the fulfillment of a few seats on the PDA Council. He complimented the PDA Council on creating a seat on the board for the farmers, which was a wonderful idea. He provided a brief comparison of the Market Historic Commission Board and the background of those board members with the PDA Council. He noted that one thing that the MHC Board has that the PDA Council does not have, is representation of the Market Residents.

III. Council Chair's Report

- A. PDA Council Nominating Committee Update
Matt Hanna briefly reported on the nominating committee update. He urged folks to give considerable thought on this process and to what type of experience we are looking for on the PDA Council. He noted that the Nominating Committee would be meeting right after tonight's meeting. He had separately reported on the MarketFront project and the recent documents he had signed regarding the closing process for the bond issuance funds. He briefly talked about the PDA Council retreat and reorienting ourselves to the whole Market at the Retreat, not specifically just the MarketFront. He asked to start the process now on the availability of the PDA Council members for the Fall PDA Council Retreat.

IV. Committee Chair's Report

A. MarketFront

Rico Quirindongo presented a brief report on the MarketFront Committee for June. He said that there was a discussion regarding the activation of the Plaza and engagement of the City. He noted that the plaza is a destination, potential creation of four seasonal events a year. He talked about potential activities at the Plaza including a seafood festival, kite flying and an outdoor cinema. There was brief discussion in looking at opportunities with programming and utilizing weekends to host events and generating income separately from our Plaza.

There was a brief discussion that followed regarding the Central Waterfront efforts. .

B. Finance & Asset Management

Gloria Skouge presented a report on the June 16th Finance & Asset Management Committee. She provided an overview of the reports and key items that were part of the meeting including the review of the financial statements for May 2015 as well as a review of the Commercial Leasing Guidelines. She noted that the financial statements would look a lot different next month regarding the new monies for the MarketFront project. She had reported that the Market residential occupancy rate was at 98 percent. Action Items that were on the meeting's agenda included: Proposed Resolution **15-33**: Pine Street Stair Enhancement Interior Painting - Novo Painting & Property Services, Proposed Resolution **15-38**: Pine Street Stair Enhancement Signage - Trade-Marx Sign & Display Corp, Proposed Resolution **15-44**: Authorization for Contract Authority –Tenant Improvement Coordination - First and Pine Building, Proposed Resolution **15-43**: Lease Proposals for Jarbar and Piroshky Piroshky.

Ben Franz-Knight noted that the lease renewal for Piroshky includes language regarding the line management policy. He acknowledged the work from Jennifer Maietta, Brady Morrison and the Commercial management staff for their work on this front.

Tamra Nisly noted that the commercial department would adjust their staffing schedule to provide management presence from Commercial on the weekends.

C. Market Programs

Betty Halfon presented a brief Market Programs report for the June. There was a review of the media report. There was an annual overview by Lillian Sherman, Executive Director of the Market Foundation regarding social services in the Market. Lillian had presented the figures from the "Cut the Pie" awards event that was held on May 19th. She had reported that the Market Foundation had raised over \$875,000 that would directly be contributed to vital services in the Market. There was a separate presentation by Ben Franz-Knight looking at special budget considerations for events at the Market. Lastly there was a preview of 2015 Farm Program from Zack Cook and Leigh Newman-Bell.

Ben Franz-Knight briefly talked about some of the tangible benefits with the PDA Council approved Farm Development Coordinator position.

Matt Hanna asked about the CSA program capacity. He also inquired on farm participation and if there was a correlated increase with farmer participation from the CSA program. He asked if we were effective in recruiting additional farmers with specific steps we took, such as with the CAS program.

V. Reports and Actions Items

None

VI. Executive Director's Report

Ben Franz-Knight presented the Executive Director's Report for the month of June 2015. He reported on two resolutions that would be coming to the Full Council; one resolution for the easement costs with Unico regarding the MarketFront construction and the other resolution being the final amendment to the WSDOT Parking agreement. Ben shared his frustration with the easement issue with Unico, specifically in negotiating with the decision makers. Ben briefly mentioned about an allocation for the NMTC. He had received a notice for a conference call which is good news. He said that we were fourth out of the six NMTC allocations.

Ben Franz-Knight lastly discussed about Market parking. He reported that we have been at capacity with the Public Market Garage for some time. He reiterated that he would have to make some tough decisions regarding early bird and monthly parking in the garage. He noted that we are looking into not renewing monthly parking passes for folks that are not tenants of the Market. He emphasized that we need to use this garage to support our market businesses and have space to support incoming and outgoing customers. He also said that Early bird parking would eventually go away starting August 1st. He has a proposal from Commute Seattle which enables employees of the Market; within certain limits, to purchase a universal orca pass at a much reduced rate. He would like to present to the PDA Council a proposal to help support the transit incentive for the Market. He lastly reported that there is a survey going out to the tenants on their utilizing with public transit.

Betty Halfon had asked if we could inform folks as soon as possible regarding the changes with the Parking garage.

David Ghoddousi noted that we need to speak with the craftspeople at roll call since many of them have to physically transport their goods to sell at the Market.

There was some talk of storage for daystalls. Ben noted as of present, we do not have a waitlist for storage.

Ben Franz-Knight noted that we have explicit agreements with the city and state that we should guarantee short term parking.

Rico Quirindongo had asked about the loss of the Desimone lot and what type of parkers utilized the lot.

VII. Public Comment

Joan Paulson had provided three comments. She had asked if the current Commercial Leasing Guidelines had included an emergency plan for the businesses. She commented on parking and noted that there is a ramp down the street on Pike Place; maybe this is an opportunity to explore this. She lastly commented on the Publicity for the MarketFront project noting that the Desimone Bridge is not the original bridge connected to the Market. She added that we are not connecting our original bridge structure to the MarketFront, which was noted in a recent article. She lastly mentioned that we need to have a better understanding of our goals in terms of preservation, in which she submitted a letter to the public record. She suggested that we do the administrative work that is in line with the budget process.

VIII. Concerns of Committee Members

David Ghoddousi asked about a report for washers and dryers in the residential buildings. He said that he had heard that the 1st and Pine building has only two washers and dryers to support roughly fifty tenants.

Betty Halfon mentioned about the dangers of Pedi-cabs that are becoming popular in downtown Seattle.

Rico Quirindongo noted that we have to put Victor Steinbrueck Park back on our radar, which we could discuss in detail at the PDA Council Retreat.

IX. Adjournment

The meeting was adjourned at 5:56 pm by Matt Hanna, Chair

Meeting minutes submitted by:
Dianna Goodsell, Executive Administrator