### PDA Council Meeting Agenda

**Date:** Thursday, April 27, 2017  
**Time:** 4:00 p.m. – 6:00 p.m.  
**Location:** The Classroom  
**Committee Members:** Matt Hanna (Chair), Rico Quirindongo (Vice-Chair), Gloria Skouge, David Ghoddousi, James Savitt, John Finke, Ann Magnano, Betty Halfon, Patrice Barrentine, Ray Ishii, Patrick Kerr and Colleen Bowman

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Chair</th>
</tr>
</thead>
<tbody>
<tr>
<td>4:00pm</td>
<td>I. Administrative:</td>
<td>Chair</td>
</tr>
<tr>
<td></td>
<td>A. Approval of Agenda</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B. Approval of the PDA Council Meeting Minutes for March 30, 2017</td>
<td></td>
</tr>
<tr>
<td>4:05pm</td>
<td>II. Public Comment Including the Market Community</td>
<td></td>
</tr>
<tr>
<td>4:15pm</td>
<td>III. Programs and Information Items</td>
<td>Matt Hanna</td>
</tr>
<tr>
<td></td>
<td>A. Council Chair Report</td>
<td>Ben Franz-Knight</td>
</tr>
<tr>
<td></td>
<td>B. Executive Director’s Report</td>
<td></td>
</tr>
<tr>
<td></td>
<td>C. Committee Chair Report</td>
<td></td>
</tr>
<tr>
<td></td>
<td>D. Other Reports</td>
<td></td>
</tr>
<tr>
<td>4:25pm</td>
<td>IV. Key Issues Presentation and Discussion Items</td>
<td>Eric Tweit</td>
</tr>
<tr>
<td></td>
<td>A. One Center City</td>
<td>John Turnbull/Ben Franz-Knight</td>
</tr>
<tr>
<td></td>
<td>B. Tour Guide Guidelines</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. Proposed Resolution 17-18: Licensing Standards for Tour Operators in Pike Place Market</td>
<td></td>
</tr>
<tr>
<td></td>
<td>C. Housing Naming</td>
<td>Ben Franz-Knight</td>
</tr>
<tr>
<td></td>
<td>a. Proposed Resolution 17-08: Naming of Western Avenue Senior Housing</td>
<td></td>
</tr>
<tr>
<td>5:20pm</td>
<td>VII. Resolutions and Other Action Items (Old and New Business)</td>
<td>Chair</td>
</tr>
<tr>
<td></td>
<td>A. Consent Agenda</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposed Resolution 17-16: Pike Place MarketFront (PC1N) GK Industrial Refuse Systems – Trash Room Equipment</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposed Resolution 17-17: Authorization for Contract Authority – Soames-Dunn Seismic Upgrades</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposed Resolution 17-19: Lease Proposals – April 2017</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposed Resolution 17-20: Insurance Renewal and Premium Payments</td>
<td></td>
</tr>
<tr>
<td></td>
<td>New Business</td>
<td></td>
</tr>
<tr>
<td>5:50pm</td>
<td>VIII. Further Public Comment</td>
<td>Chair</td>
</tr>
<tr>
<td>5:55pm</td>
<td>VIII. Concerns of Committee Members</td>
<td>Chair</td>
</tr>
<tr>
<td>6:00pm</td>
<td>X. Adjournment</td>
<td>Chair</td>
</tr>
</tbody>
</table>
PDA Council
Meeting Minutes

Thursday, March 30th, 2017
4:00 p.m. to 6:00 p.m.
The Classroom

Committee Members Present: Matt Hanna, Gloria Skouge, David Ghoddousi, Colleen Bowman, Ray Ishii, Jim Savitt, Ann Magnano, Patrice Barrentine, and Patrick Kerr

Staff/Consultants Present:

Others Present: Chris Scott, Howard Aller, Bob Messina, Frank Coble, Patricia Gray, David Dickinson, John Pierce, Crystal Dixon, John Turnbull, Ben Franz-Knight, Randy Stegmeier, Joan Paulson, Jennifer Maietta, and Aliya Lewis

The meeting was called to order at 4:03 p.m. by Matt Hanna, Chair

I. Administration
   A. Approval of the Agenda
      The agenda was approved by Acclamation

   B. Approval of the February 23rd, 2017 PDA Council Meeting Minutes
      The January 26th, 2017 PDA Council Meeting Minutes were approved by Acclamation

II. Announcements and Community Comments
Ann Magnano entered into the meeting at 4:04 p.m.
Jim Savitt entered into the meeting at 4:09 p.m.

Frank Coble expressed his dislike of the process for permit revocation.

Howard Aller stated that he wrote to the central city connector trolley people expressing concerns for loading issues for himself and merchants of the Market. He stated that the response he received back noted that emergency vehicles will be able to park on the tracks and plans were being made for “adjacent blocks” for loading. Aller received a report and after reading the report did not see any mention for loading zones anywhere. He noted that ambulances will not be able to park on the tracks because the trolley platform will be raised. He noted that he is unsure if there is anything to be done about the plans but wanted to alert council to them.

Chris Scott stated that he wanted to remind the council that next month is membership renewal for Constituency and to renew their memberships.
III. **Reports and Information Items**

A. Council Chair Report

Matt Hanna noted that he has been in discussions on overlook walk and waterfront. He stated that the City is interested in making a connection to the waterfront and having the Market participate in that process. He noted that he, Ben and board members from the Pike Place Market Foundation (Foundation) have been meeting to work on a services agreement between the Pike Place Market Preservation and Development Authority (PDA) and the Foundation. Council has formed an ad hoc nominating committee to consider candidates for PDA Council to take the seats of John Finke and Ann Magnano. He noted that there are some changes to the development agreement that council will hear today during closed session.

B. Executive Director’s Report

Ben Franz-Knight highlighted several items from the Executive Director’s Report. He noted Daffodil Day and that Temporary Certificate of Occupancy (TCO) for the garage has been achieved. Franz-Knight stated that the project is week behind on some concrete pours due to weather and provided several other project updates. 26 residents have moved in to the Western Avenue Senior Housing about 12 of whom were homeless. With the help of the Foundation the previously homeless residents were provided with beds, bedframes, and welcome kits. The Foundation also provided support for deposits for those incoming residents as well. An analysis of previous assumptions around operating the MarketFront are currently underway. The window cleaning budget for the MarketFront needs to be increased, there has been an increase in mercantile sales end of the year through January, and over 1 million people have been reached on Facebook alone. Streetcar discussions are ongoing and Franz-Knight noted that there is still a way to go to receive firm commitment from the City. He noted an issue that arose after conversations with Market tenants around retaining delivery access on 1st Avenue. He received strong support of maintaining the left turn into the Market heading northbound and stated that the City has expressed a willingness and openness to look at delivery spaces. The streetcar committee would like to update council or one of the committees. Franz-Knight gave a Friends of the Benson Trolleys update.

C. Committee Chair Report

Matt Hanna noted that Rico Quirindongo and Betty Halfon were not in attendance to give updates on MarketFront and Market Programs meetings. He stated that Halfon had submitted a letter that will be addressed when council reaches ‘new business’ on the agenda.

Gloria Skouge clarified that action needed to be taken to formally remove John Finke from the Finance and Asset Management committee.

Matt Hanna requested that John Finke’s membership be addressed at the next Executive committee meeting.
D. Other Reports

IV. **Key Issues and Presentations**

A. Daystall Rules and Review Proposed Changes

Ben Franz-Knight introduced the Daystall rules and review proposed changes.

David Dickinson went through the Daystall rules and review changes document. The changes were 26 rule change proposals, and two main clusters which focused on craftspeople thinking about retirement and buskers performing at the clock location. Dickinson went through each rule change individually noting rent increase, exit leave, a muted tuba trial rule, and tour guides.

Ben Franz-Knight talked through the tour guide section of the Daystall rules and review changes document. He noted that the Daystall rules are specific to the conduct of tour guides.

Matt Hanna stated that it was his understanding that there would be separate rule making and governance separate from what is stated in the Daystall rules.

Ben Franz-Knight replied that there is a separate draft license agreement for the tour companies themselves as well as a set of guidelines that go along with the license agreement. One of the most significant pieces of feedback received from the Finance and Asset Management committee was for the license agreement to more closely mirror the appeal process that is in the Daystall rules.

Colleen Bowman asked if there is an orientation to inform tour groups of the new policies.

Ben Franz-Knight noted once the rules are finalized all tour guide contacts will be notified of the changes.

Ann Magnano moved the proposed resolution and Patrice Barrentine seconded the motion.

Jim Savitt noted several wording discrepancies within the rule change document and asked for the second sentence under “Specific Requirements for Tour Guides” which states that “These are persons who lead or narrate walking tours through the Pike Place Market for compensation paid in advance or donation and they are distinguished performers who conduct their activity at a specific location for donations” be stricken from the document. Savitt also noted several typos and suggested further changes to the document. He asked for the sections under Items C and D related to group size be stricken from the document. Jim Savitt asked to make a friendly amendment regarding his proposed changes to Proposed Resolution 17-14: Adoption of Daystall Rules and Regulations.

Ann Magnano and Patrice Barrentine accepted the friendly amendment.
There was a discussion on the format and technicalities of the document that followed.

1. Proposed Resolution 17-14: Adoption of Daystall Rules and Regulations

Matt Hanna asked for a vote on Proposed Resolution 17-14 which states that:

WHEREAS, The PDA conducts as annual review of the Daystall Rules and Regulations; and

WHERAS, The PDA solicited and received suggestions from the Daystall community regarding rule changes; and

WHEREAS, The PDA staff has held Daystall community meetings regarding the potential changes and have altered the initial proposed changes to Daystall Rules and Regulation based upon those meetings; and on March 14th, 2017 the Market Programs Committee held an open public meeting that discussed and considered rule changes with opportunity for public comment;

NOW, THEREFORE BE IT RESOLVED that the PPMPDA Council hereby approves the following 2017 changes to the Daystall Rules and Regulations as noted in Exhibit A.

Proposed Resolution 17-14: Adoption of Daystall Rules and Regulations passed by a vote of 9-0-0.

B. Neighborhood Center Operations/Development Agreement

Ben Franz-Knight gave a summary of the discussions that have led to the current development agreement. He noted that a development agreement is no longer needed and instead will present a lease with proposed amendments that formalize and acknowledge the state grant.

John Pierce stated that there will be a modification to the lease where the Foundation will ask for dispensation of charges for the common area of the Neighborhood Center.

Crystal Dixon gave a presentation on the Neighborhood Center which featured pictures of a proposed floor plan, the existing space, and proposed uses of the space and addressed community needs, the community stakeholder process and programming priorities.

A copy of the presentation was included in the March PDA Council Packet.

Crystal Dixon noted that the name of the Neighborhood Center as a name gives the impression of a community center which it is not so the Foundation has
decided to change the name to the Market Commons consideration. An announcement is being developed to put out to the public.

John Pierce noted that next week the Foundation Board will be considering their future roll with the development of the Market Commons.

Colleen Bowman asked if there was an idea for the hours of operation.

Crystal Dixon stated that the Foundation is still talking about what hours of operation will work for the space but right now the Foundation is considering being open weekdays during normal Market hours. Dixon noted that while weekend hours are desirable however the Foundation is unsure on if the staffing time will be available.

John Pierce noted that because the Market Commons will supporting people in the Market the Foundation will be looking at hours before and after the Market opens and closes to better accommodate the Market community.

There was discussion about the services the Market Commons will provide and the funding for business hours that followed.

Ann Magnano noted her concern about a lack of farm use of the Market Commons.

Ann Magnano asked if it is appropriate for the Foundation to run the space since they have not done so before.

John Pierce noted that it is the board’s expectation that the Foundation will be operating the facility and that the operation hours will be based on needs and funding. Pierce stated that the hours will start out smaller and then expand as needed after.

Jim Savitt stated his appreciation of the Foundation’s outreach for the Market Commons. Savitt voiced his concerns over the PDA giving away a public space without clarity on what will happen with that space. He stated he would like more information to be put in the lease addressing an hours of operation commitment, activation of the Western Avenue, and metrics for programming in accordance with standard PDA leasing practices.

There was a discussion about the lease agreement that followed.

Ray Ishii asked if the Market Commons would just point people to available services and how broad the social services reach.

Crystal Dixon noted that people often go to the place they have a relationship with and from there are connected to the service they need. With the Market
Commons the Foundation will be able to connect a visitor with a direct contact at whatever service or organization the visitor is looking for. The services will not be limited to services offered at the Market and the Foundation is actively looking to build relationships with outside services.

Ray Ishii asked how cultural barriers and the appropriate ways that cultural differences will be addressed.

Crystal Dixon stated that the Foundation has taken that type of situation into consideration and will have to understand the population to better assess and develop those types of relationships. Dixon noted that the Foundation is looking to piggy back off of some of the work that the Pike Market Food Bank has done on addressing language barriers.

There was a discussion on cultural interactions and metrics for used services that followed.

Howard Aller noted that he was invited to participate on a committee for the Foundation however after he gave his opinion that his ideas were counterproductive and useless. Aller stated that he believe the Foundation has politely used him as window dressing as the majority of the information just presented is new to him.

Matt Hanna noted that he is confident that the Foundation and the PDA will reach an agreement and appreciates the Foundations working with the PDA throughout the process.

John Pierce noted that the concerns raised during the meeting are valid concerns and that the Foundation is committed to working together with the PDA to making a useful and active space.

1. Proposed Resolution 17-12: MarketFront Project (PC1N) Neighborhood Center – Development Agreement with Market Foundation

V. Resolutions and Other Action Items (Old and New Business)
   A. Consent Agenda

      Proposed Resolution 17-10: Authorization for Contract Authority – Replace Lower LaSalle Roof

      Proposed Resolution 17-11: Lease Proposals – March 2017

   All proposed resolutions were approved by acclamation.
C. New Business
Proposed Resolution 17-08: Naming of Western Avenue Senior Housing

Proposed Resolution was stricken from the agenda and will be added to the April 27th, 2017 PDA Council agenda.

VI. Closed Session
The Committee Chair stated that the committee would go into closed session at 5:25 p.m. to discuss the property management report and return into open session at approximately 5:45 p.m.

The committee entered into closed session at 5:41 p.m.

I. Property Management Report - Closed Session (RCW 42.30.110[c])
II. Review of Lease Proposals
   New Lease – Neighborhood Center
III. Review of Delinquency Report
   a. Vacancy Report
   b. Current Lease Negotiations

VII. Open Session
The committee entered into open session at 6:19 p.m.

The committee discussed the property management report which included the delinquency and vacancy report along with the current commercial lease negotiations during the closed session.

Matt Hanna noted that the committee will not be addressing Proposed Resolution 17-13: Neighborhood Center Lease.

VIII. Further Public Comment
Joe Read noted that he enjoyed the discussion about the Foundation. Read discussed his experience that he has had volunteering with local churches that ran community living rooms and how they operated. He suggested talking to some of those organizations to learn how they support those programs.

Chris Scott noted that taking charge of the Market Commons changes how the Foundation does business.

IX. Concerns of Committee Members
Patrice Barrentine requested to have more information on the Foundation at future meetings to better understand the current and future relationship it will have with the PDA.

X. Adjournment
The meeting was adjourned at 6:24 p.m. by Matt Hanna, Chair.

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator
Date: April 24, 2017
To: PDA Council
From: Ben Franz-Knight
Subject: Executive Director’s Report – April 2017

SUMMARY

April brought improved weather along with a significant increase in overall activity in the Market. The MarketFront project is nearing completion with final concrete pours underway, finishing details for the wooden deck, seating, lighting and planters also nearing completion.

Planning efforts for summer are in full swing including preparations for our Express Markets and Wednesday night Farmers Market on Pike Place. Planning also continues for the MarketFront Grand opening on June 29th and the Market’s 110th Anniversary in August.

Multiple tenant improvement projects are nearing completion including the Pink Door, Michou and Japanese Gourmet. Tenant improvement work has also commenced on Indi Chocolate, Honest Biscuits and Old Stove Brewery in the new Market Front.

We continue to track progress on the City Center Connector Streetcar project and are working with SDOT to minimize impacts to overall Market delivery activity as well as ensuring continuity in pedestrian and business access during construction and once the project is completed.

Finally, after many months of discussion we have finalized recommendations for the management of guided tour activity in the Market and, pending full council approval, look forward to working with tour operators to phase in regulations beginning this summer.

KEY OPERATING METRICS

<table>
<thead>
<tr>
<th>Commercial Tenant Sales as Compared to Previous Year*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year to Date Sales (January 2017):</td>
</tr>
<tr>
<td>Restaurants:</td>
</tr>
<tr>
<td>Food:</td>
</tr>
<tr>
<td>Mercantile:</td>
</tr>
</tbody>
</table>
Several charts are also attached highlighting year-over-year sales trends through February with partial sales reports for March.

** Actual performance is $203,997 over budget as reflected in preliminary year end statement.

Operating Income After Required Reserves and Debt Service
Overall commercial activity during the month of March continued to be mixed with some tenants reporting ongoing slow sales with several experiencing strong sales. Revenue from the surface lots was down 8.8% and noted improvement over the prior month and the garage still down 29.6% for the year though showing recovery through March. Overall revenue to date is consistent with budget projections with the exception of lower garage revenue, expenses are trending lower through the first quarter.

Farm and Craft Attendance
Daystall attendance was up for the month of March, Farm attendance was down compared to the year prior largely due to wet and cold weather. The wet winter has delayed arrival of some crops which impacts overall attendance. Total active farm permits, including artisan food vendors, was at 92 for the month of March. Also conducted four farmer education workshops and two farm visits in March.

MARKET PROGRAMS

Marketing
- Promoted market businesses and activities via the website and social media, with a total of 266,359 Facebook likes with a total monthly reach of 1,268,171, Twitter followers increased to 74,262. In addition we have 49,225 Instagram followers, 74,797 website views and 37,467 mobile website visitors
- Conducted 15 school tours and 13 school presentations in December reaching 357 students
- Continued planning for MarketFront Grand Opening and Farm Season
- Continued work on Digital Book project
- Coordinating ongoing MarketFront updates and tours with local media
- Coordinated and hosted Community Appreciations Dinner on the Desimone Bridge on April 20
- Hosted two promotional film shoots in the Market in March
Farm and Daystall

- Continued preparations for 2017 Farm season including final purchase new farm truck following three year grant
- Continued planning for Express Markets
- Assisted with coordination and planning of Community Appreciation Dinner
- Continued development of MarketFront table layout options
- Hosted product photography clinic

Market Programs Committee - Key Actions and Discussions

- Reviewed updated creative for MarketFront Grand Opening
- Received update on overall Marketing and Farm Program efforts
- Received update on Daystall business development and education
- Discussed MarketFront place naming

FINANCE AND ASSET MANAGEMENT

Finance and Accounting Department

- Processed all payables and receivables
- Ongoing coordination of draws and reporting for LIHTC financing for the MarketFront
- Ongoing review of all MarketFront pay applications
- Commenced annual PDA Audit
- Continued tracking all MarketFront expenses and preparing for MarketFront Project Final Allocations
- Conducted review of garage revenue and expenses to date

Residential

- Continue to lease available units, Market-wide vacancy rate average at 2% through February
- Coordinated move-ins and apartment turnovers
- Completed selection and approval all remaining WASH apartments
- On track for move-in for remaining 7 units by the end of April
- Maintained compliance with HUD contracts and submitted forms for annual rate increases
- Assisting with coordination of ongoing maintenance and repairs in all buildings

Commercial

- Processed pending new leases, lease renewals and options including a near-record 7 leases in November
- Continued successful booking of events in Economy rooms and Atrium Kitchen
- Continued active lease administration work to ensure compliance and consistent operations
- Continued design coordination efforts with MarketFront commercial tenants
- Nearing completion of major TI Coordination with existing Market tenants including the Pink Door
- Reviewing temporary signage options on Western at the base of the hillclimb

Capital Projects

- Completed Soames Dunn tenant restroom renovation
- Assisted with coordination of Market tenant TI projects
- Soliciting interest in RFO for Term Architect

**Parking**
- Garage revenue for March was down but has continued to improve over January and February
- Revenue from the surface parking lots was up for the month of March but is still down 8.8% YTD
- Made final plans for integration of new garage including additional signage for several lower-clearance spaces

**Maintenance and Facilities**
- Coordinated apartment turn-over work and responded to calls for service throughout the Market
- Continued participation in detailed planning efforts to coordinate assumption of MarketFront operations
- Managing ongoing need for minor repairs, plumbing and electrical in the Market
- Continued ongoing FOG abatement efforts
- Processed 143 tons of garbage, 490 yds of mixed recycling, 190 yds of compost, 57 tons of fish ice melted in February

**Security**
- Conducted routine patrols and provided support for filming and events
- Responded to calls for service in the Market, fire alarms and requests for assistance (e.g. commercial tenant after hours building access)
- Provided support for filming activity and events
- Continued active monitoring and patrol of MarketFront residential and Western Ave
- Continued participation in detailed planning efforts to coordinate assumption of MarketFront operations

**Finance and Asset Management Committee - Key Actions and Discussion**
- Reviewed Financial Statements for March 2017
- Heard update on Commercial and Residential property activity
- Reviewed Insurance Renewal Recommendations
- Approved **Proposed Resolution 17-17**: Authorization for Contract Authority – Soames Dunn Seismic Upgrades
- Approved **Proposed Resolution 17-20**: Insurance Renewal Premium Payments

**MARKETFRONT**
- On track for final inspections the week of April 24
- Completing installation of planters, seating, wooden deck and walkway finishes
- Street repaving and striping completed
- Continuing review of schedule impacts due to weather and project complexity
- Plaza Canopy garage door installation, lighting, sink, and fire suppression system completed
- Desimone bridge doors installed and floor leveled
- Desimone bridge seismic upgrades on east side of Western nearing completion
**MarketFront - Key Actions and Discussion**

- Received update on schedule and budget
- Discussed temporary signage at the base of the hillclimb on Western Ave

**PDA Employee April 2017 Anniversaries:**

- 27yrs  Greg  Bodourian Facilities
- 18yrs  Sabina Proto  Directors
- 8yrs  Zack  Cook  Farm
- 8yrs  Jay  Schalow  Accounting
- 6yrs  Shane  Lemanski  Security
- 5yrs  Molly  Kirk  Daystall
- 5yrs  Lee  Nevill  Security
- 4yrs  Larry  Mason  Residential
- 2yrs  Anthony Toles  Residential
Commercial Sales Comparison (thru February 2017)
Licensing Standards for Tour Operators in Pike Place Market
April 2017

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 the PPMPDA has entered into an agreement with the City of Seattle (known as the Hildt-Licata Agreement) which defines standards and procedures for the regulation of different activities in the Pike Place Market, including daystall, farm tables, small businesses and performers ability to conduct business inside historical structures and on the public rights of way; and,

WHEREAS the PPMPDA has since 2013 implemented administrative procedures to intended to coordinate the impact upon ongoing commercial activities and common areas of the Pike Place Market that can result from an increasing number of guided walking tours; and,

WHEREAS the PPMPDA acknowledges the positive contribution that well managed guided tours, in particular those operated by independent local businesses, provide in the education of the public and customers about the history, goals, and operations of the Pike Place Market through personal interactions on site; and,

WHEREAS the PPMPDA has since May, 2016, conducted meetings and public discussions with members of the public informally and in the setting of the Finance and Asset Management Committee (FAM) and an ad hoc committee established to draft a proposal for standards to be used in managing and administration of guided tour group operations in the Pike Place Market; and,

WHEREAS the ad hoc committee has forwarded to the FAM and the PDA Council a recommendation for new standards for licensing such activities in the Pike Place Market, ensuring that regular business standards are followed, that tour guide responsibilities are clearly defined and providing for a fee structure based on the volume of tour business conducted; and,

WHEREAS implementation and enforcement of these guidelines will be consistent with the processes identified in the Hildt-Licata agreement, including the application of these standards and regulations throughout the Pike Place Market Historical District if requested by the Pike Place Market Historical Commission; and,

NOW THEREFORE, BE IT RESOLVED that the PPMPDA Council adopts and authorizes the PPMPDA Executive Director or his designee to administer the Tour Guide Licensing Standards forwarded from the FAM Committee dated __________ and Tour Guide Permit provisions of the recently adopted 2017-2018 Daystall Rules and Regulations, and

BE IT FURTHER RESOLVED that these rules be implemented in a phased manner through the calendar year 2017 to become effective on March 1, 2018, with the permitting of Tour Guides and licensing of Tour Operators on a temporary basis for the balance of 2017 using the guidelines in effect for 2016, with the proviso that a limited per-capita fee of _____ be applied to tour groups operating in the Historical District during 2017.


Gloria Skouge, Secretary/Treasurer
Date Approved by Council:
For:
Against:
Abstained:
Naming of Western Avenue Senior Housing

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 promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses, and the expansion of services to the public market and community; and,

WHEREAS, the parcel known as PC 1 North (“PC1N”) is a much studied parcel in the Market Historic District, has long been considered a core part of Market development, and was historically the site of a municipal market from 1922 to 1974; and,

WHEREAS, the Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the redevelopment of the PC-1 site, including PC1N, as part of the Market’s core and states that the PC-1 site “…should provide for the development of commercial, residential, and public spaces to complement the existing market activity”; and,

WHEREAS, the MarketFront project represents the fulfillment of these goals including 40 units of low-income housing for seniors on Western Avenue; and,

WHEREAS, the Pike Place Market Neighborhood has a long history of Native Peoples living and working in and around the Market; and,

WHEREAS, the PPMPDA previously adopted Resolution 16-15 on February 25th, 2016 in Recognition of Alex G. Jackson with naming of the Western Avenue Senior Housing; and,

WHEREAS, following extensive dialog in the Native Community there is a desire for a process to identify a name for the housing that more broadly represents the Native Traditions of the Region; and,

WHEREAS, the Chief Seattle Club has been an integral partner with the Market helping develop programs and fostering robust dialog around issues of importance to the Native Community; and,

WHEREAS, the Western Avenue Senior Housing should honor the traditions of Native Peoples in Seattle; and,

NOW, THEREFORE, BE IT RESOLVED by the PPMPDA Council, that the PDA Council requests that the Chief Seattle Club guide a process to solicit community input and present a recommendation to the PDA Council for naming of the MarketFront Western Avenue Senior Housing that honors and respects the Native traditions of the region and that a display be included in the lobby of the housing that shares the story of Alex Jackson along with other members of the urban native community. This recommendation is not binding upon the PDA, the PDA will consider the recommendation and either accept it, adopt it, or reject it.

____________________________________
_______________________________
Gloria Skouge, Secretary/Treasurer   Date

PROPOSED RESOLUTION 17-08

Date Approved by Council:
For:
Against:

Pike Place Market Preservation & Development Authority (PDA) · info@pikeplacemarket.org · pikeplacemarket.org
P: 206.682.7453 · F: 206.625.0646 · 85 Pike Street, Room 500 · Seattle, WA 98101
Abstained:
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 and 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 equipment is required to complete the trash rooms in the residential and commercial trash rooms. The trash equipment is supplied and maintained by the same vendor throughout the Market and as such the MarketFront project has proposed the same supplier of equipment, and;

WHEREAS, the PPMPDA negotiated a contract direct with GK Industrial Refuse Systems for trash room equipment to include a vertical baler and three dumper totes identified as required to complete the trash rooms and is now ready to enter into a contract for equipment in an amount not to exceed $55,000.

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with GK Industrial Refuse Systems for trash room equipment for the Pike Place MarketFront project, for an amount not to exceed $55,000.

The funds for this project will be drawn from MarketFront Project Funds Account 110635-00.

Gloria Skouge, Secretary/Treasurer
Date

Date Approved by Council:

For:  
Against:  
Abstained:
Authorization for Contract Authority – Soames-Dunn Seismic Upgrades
April 2017

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 promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses, and the expansion of services to the public market and community; and,

WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the Soames-Dunn Building Seismic bracing needed to be upgraded as part of the Pink Door’s Tenant Improvement/Expansion.

WHEREAS, the PPMPDA has sole sourced this project due to the on-going Pink Door Expansion

NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with METIS Construction in an amount not to exceed $18,618 for the purpose of Seismic Upgrades

The funds for this project will be drawn from the Capital Projects COMSOA GL 163819-00.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:
For:
Against:
Abstained:
# PROPOSED RESOLUTION 17-19

## Lease Proposals
### APRIL 2017

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Term</th>
<th>Start Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growing Washington</td>
<td>One (1) Year</td>
<td>May 1, 2017</td>
</tr>
<tr>
<td>Clayton Burrows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6H Consulting</td>
<td>Five (5) Years</td>
<td>May 1, 2017</td>
</tr>
<tr>
<td>Paul Neal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>El Borracho</td>
<td>Five (5) Years</td>
<td>May 1, 2017</td>
</tr>
<tr>
<td>El Borracho, Inc./Kathleen Davidovich</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market Coins</td>
<td>Five (5) Years</td>
<td>May 1, 2017</td>
</tr>
<tr>
<td>Darrell Strand</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rummage Around</td>
<td>Three (3) Years</td>
<td>April 1, 2017</td>
</tr>
<tr>
<td>Mark Brady</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

_______________________________
Gloria Skouge, Secretary/Treasurer

Date

**Date Approved by Council:**

For:  
Against:  
Abstained:

---

Pike Place Market Preservation & Development Authority (PDA) · info@pikeplacemarket.org · pikeplacemarket.org
P: 206.682.7453 · F: 206.625.0646 · 85 Pike Street, Room 500 · Seattle, WA 98101
PROPOSED RESOLUTION 17-20

Insurance Renewal and Premium Payments
April 2017

WHEREAS, the PDA is responsible for obtaining insurance coverage for its Pike Place Market properties, and for the properties managed by the PDA in the Market Historic District, such as LaSalle Senior Housing LLC, Western Avenue Senior Housing LLC, PPM QB2 and PPM QB3.

WHEREAS, the PDA Finance Committee has been presented the renewal package for the 2017-2018 property and liability insurance coverage for both the Pike Place Market PDA, and the properties managed by the PDA in the Market Historic District.

NOW, THEREFORE BE IT RESOLVED, that the PDA Council hereby authorizes the PDA Executive Director, or his designee, to approve policy terms and conditions and to pay the premiums and brokerage fees not to exceed $577,935 for the coverage period May 1, 2017 through April 30, 2018.

BE IT FURTHER RESOLVED that the PDA Council hereby authorizes the continuation of the brokerage representation and services provided by Arthur J. Gallagher Risk Management Services, Inc.

____________________________________  ______________________
Gloria Skouge, Secretary/Treasurer  Date

Date Approved by Council:
For:
Against:
Abstained:
Market Programs Committee Meeting Minutes

Pike Place Market Preservation and Development Authority (PDA)
Tuesday, March 14th, 2017
4:00 p.m. to 6:00 p.m.
The Classroom

Committee Members Present: Betty Halfon, Gloria Skouge, Ann Magnano, David Ghoddousi, and Colleen Bowman

Other Council Members Present:

Staff Present: Emily Crawford, Ben Franz-Knight, Aliya Lewis, Scott Davies, Sue Gilbert-Mooers, Dianna Goodsell, David Dickinson, Molly Kirk

Others Present: Chris Scott, Howard Aller

The meeting was called to order at 4:02 p.m. by Betty Halfon, Chair.

I. Administration
   A. Approval of the Agenda
      The agenda was approved by acclamation.

   B. Approval of the March 14th, 2017 Market Programs Committee Meeting Minutes
      The March 14th, 2017 Minutes was approved by acclamation.

II. Announcements and Community Comments

Howard Aller noted that there has been significant promotion of the MarketFront project as the “MarketFront” and asked for the committee to keep that in mind when considering names.

III. Programs and Marketing Director’s Report

Emily Crawford reported on Daffodil Day and presented a quote from a volunteer which stated “Daffodil Day is a special event I feel very lucky to participate in. So many smiles and ‘thank yous’. I sensed a little more appreciation this year, maybe it was because of the terrible weather we’ve had maybe it’s because of the state of our country and our feelings of despair. All I know is many many people had a bright moment in their day, that’s worth something.” Crawford played a video that Justin Huguet made of footage from Daffodil Day. Crawford passed around a press report to the council. The report covers Illumination, the MarketFront grand opening, MarketFront media preview, Arcade Lights, and Taste of the Market.

Ben Franz-Knight noted he and Emily Crawford talked with the museum program director and head curator from the Smithsonian who are interested in including the story...
of the Pike Place Market in their American Food History Exhibit in 2018. The head curator will be visiting the Market to review documents and items related to the Market’s history in the coming months. The Market will be separately hosting fundraisers for the Smithsonian and are currently coordinating with Visit Seattle and other large companies.

Colleen Bowman asked if Friends of the Market and the Historical Commission had been briefed on the Smithsonian partnership.

Ben Franz-Knight stated that they have not been briefed but that process will be starting.

Emily Crawford noted that Sue Gilbert-Mooers will be retiring from the Market in May and that Gilbert-Mooers has done impressive work for the Market.

IV. Reports and Discussion Items
A. Daystall business development and education
David Dickinson gave a brief background on the presentation and introduced the Daystall Program Assistant Molly Kirk.

A summary of the presentation is included below:

**Strategies**
- Produce relevant and useful programming
  - Based on observations, surveys and prior evaluations
  - Create productive learning environment
  - Engage peer leadership and expertise
  - Introduce new/outside ideas
  - Support tenant professional development

**Partnership with Ventures**

1-2 Large Workshops/Year

**Small Sessions**
- Short one-off sessions based on interest

2017 New Offerings
- Craft product photography clinics
- Craft advancement forum

**What to Offer**

**Past Offerings**

Molly Kirk went through the survey distribution and results as well as the workshop offering section of the presentation. Kirk stated that during the last workshop several people requested a workshop on pricing and those attendees will more than likely
encourage other to attend that workshop as well. Workshops tend to build off of each other.

Betty Halfon asked how the vendors and farmers find out about the workshops.

Molly Kirk noted that notices are sent via email or posted on bulletin boards and announcements are made during rollcall in the morning.

Colleen Bowman asked how the vendors and farmers are able to attend the workshops balancing their attendance actively selling.

Molly Kirk noted that all vendors who attend all day workshops are given two attendance credits.

B. Farm Marketing Update

Emily Crawford noted that there will be a community event for the Daystall tenants in the Desimone Bridge area, thanking them for patience during the MarketFront construction. The event will be happening on April 20th from 6:00 – 7:30 p.m. and Dianna Goodsell is leading the event.

Betty Halfon asked why the event is not extended to the entire Market community.

Emily Crawford stated that it is difficult to feed a large amount of people and the goal of the event is to specifically thank the people who had the most difficult disruptions to their businesses. It is not meant to exclude the entire Market community but to show appreciation to the vendors and merchants who were directly affected by the construction. Crawford noted that the whole Market community will be celebrated at the grand opening of the MarketFront on June 29th.

There was a discussion about the community event that followed.

Betty Halfon suggested that there should be some type of acknowledgment for the entire Market community.

Emily Crawford went through a presentation on updates for Farm.

A summary of the presentation is included below:

Posters
- 11” x 17”

Rack Card
- 4” x 9”

Mailer
- 6.25” x 9”
Magnetic Shopping List Notepads
- 4” x 9”

Sandwich Boards
- 2’ x 3’

Vinyl Banner
- 8.5’ x 1.5’
- 8.5’ x 6’

Van Wrap

Emily Crawford noted that the Farm team will be presenting to the committee next month. A press release for Farm went out a couple days ago and there is an opening celebration worked on.

Crawford stated that for paid advertising, Marketing is looking to run bus ads in August to tie into the 110th Anniversary of the Market so as to not compete with the MarketFront message. August is a good month to remind people that farmers markets are still running and help reduce the drop in sales that is often seen towards the end of summer.

Colleen Bowman asked if there is a budget for a redeemable item for the mailer that would allow the PDA o track how many people are engaging with the mailer.

Emily Crawford stated that it was decided to not give out free items because in previous years the free items attracted people who just wanted the item or one time shoppers.

Colleen Bowman stated that she would like the “for locals” print on the various ads to be larger.

Howard Aller noted a time discrepancy on the Evening Market ads.

C. MarketFront Place Naming
Emily Crawford referenced a draft walking guide of the MarketFront that features several landmarks/locations on the site that have proposed names.

Gloria Skouge stated that she did not like the name “Northwest Microcosm” for the grand staircase on the MarketFront.

There was a discussion about naming of the MarketFront spaces that followed.

Ben Franz-Knight stated that what he understands from the committee is to look for more playful names for the spaces.

There was further discussion on naming that followed.
Howard Aller stated that instead of breezeway the word “alley” could be used since the word alley is already used in the Market.

V. **Action Items**
   Proposed Resolution 17-15: Sibbett Studio
   Tabled until the May Market Programs committee meeting.

VI. **Resolutions to be added to Consent Agenda**
   None.

VII. **Public Comment**
    Chris Scott asked a question about the picture on page 2 of the draft walking guide.

    Howard Aller suggested naming the grand staircase on the MarketFront “Ceramic Stair”.

VIII. **Concerns of Committee Members**
    Colleen Bowman noted that the “for local” portion is lost in the blueberries on the Evening Market ad wrap for the van.

    Betty Halfon asked for the committee to take the walking guide home and think on names. Halfon spoke on her experience with Sue Gilbert-Mooers and her appreciation for what she has done for her business, the Market as a whole, and wished her nothing but the best in all her future endeavors.

IX. **Adjournment**
    The meeting was adjourned at 4:58 p.m. by Betty Halfon, Chair

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator
Monday, April 10th, 2017
4:00 p.m. to 6:00 p.m.
The Classroom

Committee Members Present: Rico Quirindongo, Colleen Bowman, John Finke, David Ghoddousi, and Gloria Skouge

Other Council Members Present:

Staff/Consultants Present: Emily Crawford, Aliya Lewis

Others Present: Howard Aller, Bob Messina, Justine Kim, Carrie Holmes

The meeting was called to order at 4:06 p.m. by, Rico Quirindongo, Chair.

I. Administration
   A. Approval of the Agenda
      The agenda was approved by acclamation

   B. Approval of the March 13th, 2017 MarketFront Committee meeting minutes
      The March 13th, 2017 meeting minutes were approved by acclamation.

II. Announcements and Community Comments
Howard Aller noted that Wednesday at 4:30 p.m. the Historic Commission will be receiving a presentation from the Center City streetcar connection people. Aller noted that a week from tomorrow in the old WAMU building on 2nd Avenue a large public meeting about the streetcar will occur.

Rico Quirindongo asked for clarification on if the One Center City group would be presenting.

Howard Aller stated that he is not sure which group is presenting but that it is related to the streetcar.

III. Key Issues and Discussion Items
   A. MarketFront Construction, Schedule & Budget Update
      Justine Kim gave an updated presentation on the MarketFront project noting concrete pour sites, leak issues, and waterproofing.

      John Finke asked how long the warranty is for the waterproofing.

      Justine Kim noted that she would have to verify but typically the warranty is for 25 years.

      There was a discussion on construction delays and scheduling that followed.
Rico Quirindongo asked if the PDA does not make Certificate of Origin (COO) by the end of this month, does it affect the seven ground floor units.

Justine Kim stated that yes the ground floor units would be affected if COO is not achieved.

There was a discussion COO and financial penalties if it should not be achieved on time that followed.

The committee asked for confirmation of any financial penalty related to housing funding if COO is not achieved on time.

There was a discussion financial impacts that followed.

Justine Kim noted that the MarketFront construction budget is about the same as the budget presented last month. All of the contingency will be drawn down. Kim revisited the discussion had last meeting with Jim Savitt about the added scope to the budget.

There was a discussion about the contingency, scope, and tenant improvements that followed.

John Finke asked how far behind Sellen is in invoicing the Pike Place Market Preservation Development Authority (PDA).

Justine Kim noted that Sellen is not far behind, it is usually the change orders that lag behind.

David Ghoddousi asked if another large change order is expected.

Justine Kim noted that there are some schedule related change orders on the log however nothing is concrete.

B. Western Avenue Welcome Sign

Emily Crawford noted that most of the businesses on Western Avenue approached her and Ben Franz-Knight with an idea on how to activate the street now that Billie the Pig has been relocated to the MarketFront project. The Marketing and Events team have been working together on signage for the Atrium Kitchen and have followed a similar style for a sign on Western Avenue. The businesses have an expressed a desire to have something in place soon.

David Ghoddousi stated that he liked the proposed sign as a temporary fixed and asked if any of the merchants on Western Avenue.

Emily Crawford noted that she is unsure if they have been shown the proposed sign.
Rico Quirindongo noted that there needs to be a real conversation about how the western half of the campus is activated and how to make it more connected. As a temporary measure Quirindongo believes it is a good solution. He suggested different placement of the sign.

There was a discussion about identifying different sections of the Market and MarketFront to identify on the signage that followed.

John Finke suggested taking off the “welcome to” section of the sign.

David Ghoddousi asked if the merchants down on Western have had any ideas on what to place in the now vacant area.

Emily Crawford stated that another art piece was suggested to fill the space.

Rico Quirindongo suggested signaling the Pike Street Hill Climb and calling out the elevator in the space in some way.

Colleen Bowman asked what the plan is to present to the Historical Commission because she suggests making the sign larger before presenting to them.

Emily Crawford stated that she would also like to present the signage a temporary fix.

There was a discussion about presenting to the Historical Commission that followed.

Rico Quirindongo suggested having RMB Vivid come in and design potential wayfinding signage.

There was a discussion about signage designs that followed.

Howard Aller suggest using the six fingered hand to point in various directions on the proposed signage.

Rico Quirindongo stated that the committee would like for Emily Crawford to take away the following item; that it is temporary, the size is increased, the “welcome to” is removed, there be more than one design option, a presentation to the committee with proposed signage is desirable, and if possible work with RMB Vivid on wayfinding for Western Avenue. Quirindongo noted a need to have a wayfinding conversation around Western Avenue and various areas around the Market.

There was a discussion about activation of the vacant space on Western Avenue that followed.

David Ghoddousi noted that the merchants in the area were happy with Billie in that space and that it is known what works in that space.
IV. **Action Items and Reports**

**Proposed Resolution 17-16: Pike Place MarketFront (PC1N) GK Industrial Refuse Systems – Trash Room Equipment**

Justine Kim introduced the resolution which states that:

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 and the PPMPDA has undertaken an effort to identify and address the 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 equipment is required to complete the trash rooms in the residential and commercial trash rooms. The trash equipment is supplied and maintained by the same vendor throughout the Market and as such the MarketFront project has proposed the same supplier of equipment, and;

WHEREAS, the PPMPDA negotiated a contract direct with GK Industrial Refuse Systems for trash room equipment to include a vertical baler and three dumper totes identified as required to complete the trash rooms and is now ready to enter into a contract for equipment in an amount not to exceed $55,000.

NOW, THEREFORE BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with GK Industrial Refuse Systems for trash room equipment for the Pike Place MarketFront project, for an amount not to exceed $55,000.

The funds for this project will be drawn from MarketFront Project Funds Account 110635-00.

Carrie Holmes discussed the process of identifying needed trash room equipment.

Rico Quirindongo asked if anyone knew what the proposed resolution is asking.

Carrie Holmes stated that Jeff Jarvis has identified the item requested to be purchased in the resolution.

Rico Quirindongo asked if the items identified are a drawn down of previously identified FF and E budget.

Carrie Holmes stated that it is within the FF and E budget.
David Ghoddousi moved the proposed resolution and Colleen Bowman seconded the motion.

For: David Ghoddousi, Rico Quirindongo, Gloria Skouge, John Finke, and Colleen Bowman
Abstained: 0
Against: 0

Proposed Resolution 17-16 passed with a vote of 5-0-0.

V. Items for the Consent Agenda
Proposed Resolution 17-16: Pike Place MarketFront (PC1N) GK Industrial Refuse Systems – Trash Room Equipment

VI. Public Comment
Bob Messina suggested several additions to the signage of Western Avenue and that the lighting in the area needs improvement.

Howard Aller stated that finding a way around the Market is wondrously impossible and that it will be impossible to be able to put up signage that will direct visitors to the exact place they want to go.

Justine Kim stated that she heard from Ben Franz-Knight and that if COO goes past the end of April that a one month tax credit would be lost financial penalty would be less than $5,000.

There was a conversation about tax credits and reimbursements that followed.

VII. Concerns of Committee Members
David Ghoddousi noted that the intent of the sign to on Western Avenue is to activate the street and that the proposed sign is a temporary fix.

Rico Quirindongo stated that the committee needs to re-engage in serious discussion around the Pike Street Hill Climb.

VIII. Adjournment
The meeting was adjourned at 5:09 p.m. by Rico Quirindongo, Chair.

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator
Special PDA Council
Meeting Minutes

Wednesday, April 18th, 2017
4:00p.m. – 4:30p.m.
Goodwin Library (Economy Building)

Council Members Present: Matt Hanna, Gloria Skouge, Patrice Barrentine, Jim Savitt, Betty Halfon, Rico Quirindongo, David Ghoddousi, Colleen Bowman, Ray Ishii, Ann Magnano

Staff/Consultants Present: Ben Franz-Knight, Aliya Lewis, Lillian Sherman, Emily Crawford, Crystal Dixon, John Turnbull, Erica Ward, Nicole Cilley, Christi Beckley, Lindsey Falkenburg, John Pierce, Abraham Dairi, Elizabeth Coppinger

Others Present: Howard Aller, Joan Paulson, Lindy Gaylord, Skylee Sahlstrom, Kirsten Anderson, Sherry Burkey, Jane Johnson, Dan Moore, Amy Morgan, Jeannie Falles, Ilene Stark, Don Gordon, Grace Leong

The meeting was called to order at 3:06 p.m. by Matt Hanna, Chair.

I. Administration
   A. Approval of the Agenda
      The agenda was approved by Acclamation

II. Announcements and Community Comments
    None

III. Key Issues Presentation and Discussion Items
    A. Neighborhood Center Operations/Development Agreement
       Ben Franz-Knight introduced Elizabeth Coppinger, Abraham Dairi, and John Pierce from the Market Foundation Board.

       Matt Hanna stated he would like to remind the council to direct questions, comments, and thoughts that would be appropriate to help the council come to a decision in closed session.

       John Pierce stated that the intent of the meeting’s discussion is to ask for the approval of the Neighborhood Center lease. The Foundation board asked for a waiver of the charges related to the common area and to not have a requirement to be open on the weekends. Pierce went over the history of the Neighborhood Center idea.
Elizabeth Coppinger went through the details of the changes to the lease asked for by the Foundation board. Coppinger noted sections 1-B, 21, 22, 23, 24, 64, F, and Exhibit M.

Abraham Dairi noted that the Foundation board appreciates the trust the Pike Place Market Preservation and Development Authority (PDA) in placing in the Foundation with the use of the space.

There was a discussion about weekend hours and general hours of operation that followed.

Jim Savitt asked if the Foundation looked for a solution that considers both the PDA and Foundation wants.

John Pierce stated that the Foundation wants to work with the PDA to find a solution.

There was a discussion about the process of finding a solution that satisfies both the PDA and the Foundation related to the 30 day termination notice in the development agreement.

John Finke asked who would be responsible if the center is not in operation for 10 years, the Foundation or the PDA.

Patrice Barrentine noted that the asks the PDA is asking of the Foundation are similar to the asks the PDA asks of others in the Market.

There was a discussion about how the Foundation would operate the space differently than a traditional business.

Matt Hanna asked a clarifying question about section 13 of the agreement.

Elizabeth Coppinger stated that that change was made at the request of their lawyer.

Matt Hanna noted that when the council enters back into open session a motion will be entertained for Ben Franz-Knight to sign a lease that may or may not be acceptable to the Foundation. Hanna stated that he does not want the Foundation to see that as being heavy handed, that procedurally the council is limited on what it can do.

### IV. Closed Session

A. Current Lease Negotiations (Closed Session Per RCW 42.30.110 [c])
   1. New Lease – Neighborhood Center, 1901 Western Avenue, Ste. 100

*The PDA Council Chair reported that the board would enter into Closed Session until approximately 3:50 p.m. to discuss current lease negotiations.*

*The PDA Council board entered into Closed Session at 3:47 p.m.*

*The PDA Council board entered into Open Session at 4:40 p.m.*
The PDA Council Chair reported that the Board discussed current lease negotiations during the Closed Session.

V. Open Session
A. Action Item: Proposed Resolution 17-13: Neighborhood Center Lease
   Matt Hanna asked for if a member of the council to move proposed resolution 17-13 with the following proposed changes; restoration of section 13 related to taxes, restoration of the PDA proposed language in section 16 related to business hours and in particular a change that would require the landlord to approve any changes to business hours, a change to exhibit F that would require the Neighborhood Center to be open a minimum of 40 hours without specifying the specific hours it must be open, to strike the 3 hour rate in exhibit M and to specify the credit will be $50 per hour regardless of the duration of the meeting, and to restore the language that the PDA had proposed with two changes that the reporting from the Foundation be twice annually and that there be a termination right by both the landlord or the tenant of not more than 90 days advance written notice.

   Betty Halfon moved the proposed resolution and Rico Quirindongo seconded the motion.

   For: Matt Hanna, Rico Quirindongo, Gloria Skouge, David Ghoddousi, Jim Savitt, John Finke, Colleen Bowman, Betty Halfon
   Against: Ann Magnano
   Abstain: Patrice Barrentine

   Proposed Resolution 17-13: Neighborhood Center Lease passed with a vote of 8-1-1.

   Matt Hanna noted that Ben Franz-Knight is authorized to enter into the lease once the revised lease draft has been reviewed by council members.

VI. Public Comment and/or Concerns of Committee Members
   Elizabeth Coppinger asked for clarification on the changed to section 64.

   Matt Hanna stated that the lease would require a twice annual report from the Foundation to the PDA in place of an annual report and that either party would provide notice and be able to terminate the lease with 90 days advance notice.

   John Pierce thanked the council for their consideration and noted that the changes will be discussed at the Foundation board meeting.

V. Adjournment
   The meeting was adjourned at 4:46 p.m. by Matt Hanna, Chair.

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator
Tuesday, April 18th, 2017
4:00 p.m. to 6:00 p.m.
Classroom

Committee Members Present: Gloria Skouge, Patrice Barrentine, Jim Savitt, David Ghoddousi, John Finke, Betty Halfon, Ann Magnano

Other Council Members Present:

Staff/ Consultants Present: Ben Franz-Knight, Aliya Lewis, Sabina Proto, Jennifer Maietta, John Turnbull, Kristi Beattie, Jay Schalow, Bob Beckstrom,

Others Present: Joan Paulson, Chris Scott, Howard Aller, Darin Puryear

The meeting was called to order at 4:50 p.m. by Gloria Skouge, Chair.

I. Administration
   A. Approval of the Agenda
      The agenda was approved by acclamation.
   
   B. Approval of the Finance & Asset Management Committee March 21st, 2017 Minutes
      The March 21st, 2017 meeting minutes were approved by acclamation.

II. Announcements and Community Comments
    Gloria Skouge noted two changes to the agenda for the April 18th, 2017 Finance & Asset Management Committee meeting would have two changes. The first being the presentation for insurance renewal will be moved ahead in the agenda, before the review of the financial statements for March 2017. The second being that Proposed Resolution 17-18: Licensing Standards for Tour Operators in Pike Place Market will be presented at full council.

    Joan Paulson noted an area of downtown that is outside of the historical district where the City council and the mayor are attempting to disregard the urban renewal area. Paulson stated that PDA council or Historical Commission on use of that particular space in downtown and would like to see an action plan addressing the issue.

III. Reports & Discussion Items
    A. Insurance Renewal Presentation
       Ben Franz-Knight introduced Darin Puryear from Arthur Gallagher and insurance plans for the PDA.
Darin Puryear passed out proposals for insurance to members of the committee and discussed his background in insurance and the PDA. Puryear noted that Liberty Mutual will not be renewal for the Market because of the addition of the MarketFront and that Traveler’s Insurance Company is the best option for the Market. He then discussed pages 2 and 5 related to coverage enhancements.

John Finke asked if the coverage chosen was more aggressive or less aggressive than before.

Darin Puryear stated that Arthur J. Gallagher feel that the coverage is adequate.

There was a discussion about the details of the insurance coverage, particularly on terrorist coverage, that followed.

Jim Savitt suggested voting on Proposed Resolution 17-20: Insurance Renewal and Premium Payments which states that:

WHEREAS, the PDA is responsible for obtaining insurance coverage for its Pike Place Market properties, and for the properties managed by the PDA in the Market Historic District, such as LaSalle Senior Housing LLC, Western Avenue Senior Housing LLC, PPM QB2 and PPM QB3.

WHEREAS, the PDA Finance Committee has been presented the renewal package for the 2017-2018 property and liability insurance coverage for both the Pike Place Market PDA, and the properties managed by the PDA in the Market Historic District.

NOW, THEREFORE BE IT RESOLVED, that the PDA Council hereby authorizes the PDA Executive Director, or his designee, to approve policy terms and conditions and to pay the premiums and brokerage fees to not exceed $577,935 for the coverage period May 1, 2017 through April 30, 2018.

BE IT FURTHER RESOLVED that the PDA Council authorizes the continuation of the brokerage representation and services provided by Arthur J. Gallagher Risk Management Services, Inc.

John Finke moved the proposed resolution as written, Ann Magnano seconded the motion.

Patrice Barrentine commented on coverage for both garages.

There was a discussion on garage coverage that followed.

For: Gloria Skouge, Patrice Barrentine, Jim Savitt, David Ghoddousi, John Finke, Betty Halfon, Ann Magnano
Against: 0
Abstain: 0
B. Review of the Financial Statements for March 2017
   I. Checking Account Activity Report
      The Checking Account Activity Report for the month of March 2017 was handed to Aliya Lewis, Executive Administrator.

IV. Action Items
   A. Proposed Resolution 17-17: Authorization for Contract Authority – Soames Dunn Seismic Upgrades
      Bob Beckstrom presented the proposed resolution which states that:

      WHEREAS, the Pike Place Market Preservation and Development Authority (PDA) was chartered by the City of Seattle pursuant to RCW 35.21.730 et. Seq with the mission of promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses, and the expansion of services to the public market and community; and,

      WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the Soames-Dunn Building Seismic bracing needed to be upgraded as part of the Pink Door’s Tenant Improvement/Expansion.

      WHEREAS, the PPMPDA has sole sourced this project due to the on-going Pink Door Expansion

      NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Executive Director or his designee to enter into a contract with METIS Construction in an amount not to exceed $18,618 for the purpose of Seismic Upgrades

      The funds for this project will be drawn from the Capital Projects COMSOA GL 163819-00.

      David Ghoddousi moved the proposed resolution, Ann Magnano seconded the motion.

      John Finke stated that the work has already been done and the cost is reflected in the proposed resolution.

      Ben Franz-Knight discussed the code process regarding a brace frame for the Pink Door.

      There was a discussion about the Pink Door space that followed.

      For: Gloria Skouge, Patrice Barrentine, Jim Savitt, David Ghoddousi, John Finke, Betty Halfon, Ann Magnano
      Against: 0
      Abstain: 0
V. Property Management
   A. Residential Property Management Report
      John Turnbull noted a 2% vacancy in residential units, the Western Avenue Senior
      Housing (WASH) is fully leased and that the last seven units on the ground floor of
      WASH will be moved into once construction has finished. Turnbull also gave an update
      on event spaces.

VI. Public Comment
    Joan Paulson stated a desire to know if a pandemic illness that forces business closure is
    covered under the insurance for the Market. If it is not covered the PDA would have to
    take money out of the reserves and expressed concern if the reserves would be able to
    handle that expense.

    Howard Aller noted that he is pleased with the Market’s ability to approve last minute
    repairs to the Pink Door, however, he wished the Pink Door could have been made
    handicap accessible at the same time.

VII. Closed Session
    The Committee Chair stated that the committee would go into closed session at 5:30 p.m. to
discuss the property management report and return into open session at approximately 5:45 p.m.

    The committee entered into closed session at 5:46 p.m.

    I. Property Management Report - Closed Session (RCW 42.30.110[c])

    II. Review of Lease Proposals
        Lease Renewal – Rummage Around, 1501 Pike Place #312
        Lease Renewal – Market Coins, 1501 Pike Place #422
        Lease Renewal – El Borracho, 1421 First Ave
        Lease Renewal – 6H Consulting, 93 Pike Place #2
        New Lease – Growing Washington, 1501 Pike Place #2

    III. Review of Delinquency Report
         a. Vacancy Report
         b. Current Lease Negotiations

    The committee entered into open session at 6:13 p.m.

    The committee discussed the property management report which included the delinquency and
vacancy report along with the current commercial lease negotiations during the closed session.

VIII. Open Session
   A. Proposed Resolution 17-19: Lease Proposals – April 2017

      Jennifer Maietta introduced the lease proposals which included the following businesses:
<table>
<thead>
<tr>
<th>Tenant</th>
<th>Term</th>
<th>Start Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growing Washington</td>
<td>One (1) Year</td>
<td>May 1, 2017</td>
</tr>
<tr>
<td>Clayton Burrows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6H Consulting</td>
<td>Five (5) Years</td>
<td>May 1, 2017</td>
</tr>
<tr>
<td>Paul Neal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>El Borracho</td>
<td>Five (5) Years</td>
<td>May 1, 2017</td>
</tr>
<tr>
<td>El Borracho, Inc./Kathleen Davidovich</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market Coins</td>
<td>Five (5) Years</td>
<td>May 1, 2017</td>
</tr>
<tr>
<td>Darrell Strand</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rummage Around</td>
<td>Three (3) Years</td>
<td>April 1, 2017</td>
</tr>
</tbody>
</table>

Betty Halfon moved the proposed resolution and Jim Savitt seconded the motion.

For: Gloria Skouge, Ann Magnano, Jim Savitt, David Ghoddousi, John Finke, Patrice Barrentine, Betty Halfon
Against: 0
Abstain: 0

Proposed Resolution 17-19: Lease Proposals – April 2017 passed with a vote of 7-0-0.

IX. Resolutions to be added to the Consent Agenda
Proposed Resolution 17-17: Authorization for Contract Authority – Soames Dunn
Seismic Upgrades
Proposed Resolution 17-19: Lease Proposals – April 2017
Proposed Resolution 17-20: Insurance Renewal and Premium Payments

X. Concerns of Committee Members
None.

XI. Adjournment
The meeting was adjourned at 6:15 p.m. by Gloria Skouge, Chair

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator
Executive Committee Meeting Minutes

Wednesday, April 19th, 2017
4:30 p.m. to 5:45 p.m.
Goodwin Library

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

Other Council Members Present:

Staff Present: Ben Franz-Knight, Aliya Lewis

Others Present: Howard Aller

The meeting was called to order at 4:34 p.m. by Matt Hanna, Chair.

I. Administration
   A. Approval of the Agenda
      The agenda was approved by Acclamation
   
   B. Approval of the March 22nd, 2017 Executive Committee Meeting Minutes
      The March 22nd, 2017 Executive Committee Meeting Minutes were approved by Acclamation.

II. Announcements and Community Comments
   Rico Quirindongo entered into the meeting at 4:40pm.

III. Council Chair’s Report
   Matt Hanna reported on the Special PDA Council meeting the night prior and stated his appreciation for all who attended. Hanna remarked on a note he received from John Pierce and Elizabeth Coppinger about the Foundation board meeting went well and are expecting to be able to sign the lease substantially in the form described during the Special PDA Council meeting. He stated that November will be a good time to have an updated report and plan from the Foundation on the program and operations. He also remarked on his meetings with John Pierce, Elizabeth Coppinger, Abraham Dairi, John Finke, and Jim Savitt to discuss a revised services agreement with the Foundation.

   Hanna reported on a meetings surrounding Overlook Walk and Building B and what the PDA preferences are and how the PDA would participates if it chose to. He noted that the nominating committee is continuing with its work and that Ben Franz-Knight will be reaching out to the candidates identified in the near term.
There was a discussion about Urban Lands Institute meetings and tours that followed.

Betty Halfon wanted to note that the Foundation is running a business which is not something they have done before and to keep that in mind when asking for future projections.

IV. Committee Chair’s Report
A. Finance and Asset Management
Gloria Skouge noted that Proposed Resolution 17-18: Licensing Standards for Tour Operators in Pike Place Market would be presented at full council. There was an insurance renewal presentation by Darin Puryear, proposed resolutions 17-20 and 17-17 passed unanimously, John Turnbull gave an update on residential units, proposed resolution 17-19 passed unanimously, and all proposed resolutions that were passed by the committee were added to the consent agenda for council.

Matt Hanna asked where things stand with the tour guide conversation.

Ben Franz-Knight stated that there is one outstanding issues that will have to be discussed and decided at council related to group size regulation. The group sizes proposed are 10 and 16 with the use of a headset for the latter. A desire has been expressed for 10 to be the largest group size.

David Ghoddousi commented on the experience of committee members with giving tours and details of the terrorism insurance.

B. Market Programs
Betty Halfon reported on this month’s Market Programs meeting noting that Sue Gilbert-Mooers is retiring, the Pike Place Market Pocket guide revision to include the MarketFront, naming of the MarketFront project, updates on farm season and farmers markets, and the American Food History exhibit at the Smithsonian to include the Market.

Ben Franz-Knight reported on the details of the Smithsonian partnership.

Betty Halfon continued with her report of the Market Programs meeting noting Daffodil Day, education programming for daystallers and possible extension of that programming to the merchants, proposed resolution 17-15 will be presented to council next month, and that due to poor weather flower farmers have had low attendance.

Matt Hanna asked Ben Franz-Knight for a report on farmer attendance and farm days to generally check in on the status of the farm program. Hanna noted that he believed it would be good for the Market Programs committee to put focus on emphasis on the farm program once farm season begins.
There was a discussion about farmers and daystallers and their presence in the MarketFront and what the relationship will look like with farmers and daystallers in the Market as well as programming and busker space in the MarketFront.

C. MarketFront
Rico Quirindongo stated that during the MarketFront committee meeting a fair amount of discussion was spent on the Certificate of Occupancy (COO) which if not achieved on time the PDA will incur a financial penalty effective April 30th at a rate of $5,000 a month.

There was a discussion on financial penalties and liquidated damages that followed.

Rico Quirindongo continued with his report noting, Western Avenue signage, the need for future wayfinding conversations, and the activation of the now vacant space on Western Avenue.

There was a discussion about the activation of and temporary signage on Western Avenue.

Rico Quirindongo also noted a proposed resolution that was passed related to garbage room equipment.

V. Executive Director’s Report
Ben Franz-Knight reported on COO which is scheduled for Friday and move in for the last seven residents on Saturday although there is some risk that that may not happen. Franz-Knight noted several construction updates, art installation dates, hoofprint installation starts on May 1st, and that the north security date will be installed the third week of May. He stated that signs have been posted around Steinbrueck Park stating that the park will be closed for construction to start renovations within the next month or so.

Matt Hanna asked Ben Franz-Knight to present a report to full council about Steinbrueck Park construction because the lack of communication is nutty.

Ben Franz-Knight went over the details of Pink Door construction, an update on the streetcar related to traffic and dedicated lanes, an update on garage revenue, and staffing changes within the PDA staff.

VI. Public Comment
Howard Aller stated his agreement on finding more workable and interesting words for the MarketFront canopy and plaza but would caution changing the name MarketFront as some people outside the Market have been calling the project the MarketFront.

VII. Concerns of Committee Members
Betty Halfon complimented Ben Franz-Knight on his extraordinary effort on building a terrific team within the PDA.

Rico Quirindongo volunteered himself for the MarketFront grand opening planning committee, to assist with VIP lists and planning of activities for the day.
IX. **Adjournment**

The meeting was adjourned at 5:54 p.m. by Matt Hanna, Chair.

Meeting minutes submitted by:
Aliya Lewis, Executive Administrator
# PIKE PLACE MARKET PDA
## BALANCE SHEET
March 31, 2017

### ASSETS

<table>
<thead>
<tr>
<th>Note</th>
<th>Current Month</th>
<th>Prior Month</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Assets</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Unrestricted Cash</td>
<td>4,580,807</td>
</tr>
<tr>
<td></td>
<td>Rental Accounts Receivable</td>
<td>171,796</td>
</tr>
<tr>
<td></td>
<td>Misc Accounts Receivable</td>
<td>2,253,188</td>
</tr>
<tr>
<td></td>
<td>Prepaid Expenses</td>
<td>41,977</td>
</tr>
<tr>
<td></td>
<td>Total Current Assets</td>
<td>7,047,768</td>
</tr>
<tr>
<td></td>
<td>Designated Cash &amp; Equivalents</td>
<td>21,582,996</td>
</tr>
<tr>
<td></td>
<td>Restricted Cash &amp; Equivalents</td>
<td>6,243,493</td>
</tr>
<tr>
<td></td>
<td>Fixed Assets</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Land</td>
<td>5,268,168</td>
</tr>
<tr>
<td></td>
<td>Leasehold Improvements</td>
<td>85,463,938</td>
</tr>
<tr>
<td></td>
<td>Work in Progress</td>
<td>31,014,597</td>
</tr>
<tr>
<td></td>
<td>Parking Garage</td>
<td>10,411,687</td>
</tr>
<tr>
<td></td>
<td>Market Buildings</td>
<td>32,740,575</td>
</tr>
<tr>
<td></td>
<td>Equipment</td>
<td>1,128,827</td>
</tr>
<tr>
<td></td>
<td>Total Fixed Assets</td>
<td>165,027,812</td>
</tr>
<tr>
<td></td>
<td>Less Accumulated Depreciation</td>
<td>(39,895,510)</td>
</tr>
<tr>
<td></td>
<td>Total Net Fixed Assets</td>
<td>126,222,302</td>
</tr>
<tr>
<td></td>
<td>Long Term Receivable &amp; Investments</td>
<td>32,958,386</td>
</tr>
<tr>
<td></td>
<td>Other Assets</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Financing Lease</td>
<td>2,814,727</td>
</tr>
<tr>
<td></td>
<td>Contributions To LSH LLC and WASH LLC</td>
<td>200</td>
</tr>
<tr>
<td></td>
<td>Total Other Assets</td>
<td>2,814,927</td>
</tr>
<tr>
<td></td>
<td>TOTAL ASSETS</td>
<td>196,869,872</td>
</tr>
<tr>
<td></td>
<td>TOTAL LIABILITIES AND CAPITAL</td>
<td>196,869,872</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Note 1  
Accounts Receivable

<table>
<thead>
<tr>
<th>Category</th>
<th>Previous Month Balance</th>
<th>Total Current Charges</th>
<th>Total Current Receipts</th>
<th>Current Month Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Revenue</td>
<td>130,954</td>
<td>826,905</td>
<td>876,152</td>
<td>81,707</td>
</tr>
<tr>
<td>Daily Rent</td>
<td>57,871</td>
<td>65,327</td>
<td>55,410</td>
<td>67,788</td>
</tr>
<tr>
<td>Residential Rent (excluding HUD)</td>
<td>25,712</td>
<td>256,178</td>
<td>257,943</td>
<td>23,947</td>
</tr>
<tr>
<td>HUD Subsidy</td>
<td>(2,593)</td>
<td>91,157</td>
<td>90,210</td>
<td>(1,646)</td>
</tr>
<tr>
<td>Total</td>
<td>211,944</td>
<td>1,239,567</td>
<td>1,279,715</td>
<td>171,796</td>
</tr>
</tbody>
</table>
## Pike Place Market PDA - Operating Budget Comparison Statement

**Period Ending March 31, 2017**

<table>
<thead>
<tr>
<th></th>
<th>YTD ACTUAL</th>
<th>YTD BUDGET</th>
<th>Variance</th>
<th>Variance %</th>
<th>Current MONTH ACTUAL</th>
<th>Current MONTH BUDGET</th>
<th>2017 Approved Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenue</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>2,579,696</td>
<td>2,523,823</td>
<td>55,873</td>
<td>2.2%</td>
<td>805,268</td>
<td>817,155</td>
<td>11,546,853</td>
</tr>
<tr>
<td>Net Result-PPM QALICB2</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>(1,974)</td>
<td>(1,974)</td>
</tr>
<tr>
<td>Net Result-PPM QALICB3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>(19,737)</td>
</tr>
<tr>
<td>Residential</td>
<td>793,399</td>
<td>688,585</td>
<td>68,814</td>
<td>10%</td>
<td>231,390</td>
<td>232,567</td>
<td>2,767,222</td>
</tr>
<tr>
<td>Daystaff</td>
<td>157,576</td>
<td>154,175</td>
<td>3,401</td>
<td>2%</td>
<td>63,946</td>
<td>54,615</td>
<td>1,184,300</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>42,407</td>
<td>46,488</td>
<td>4,081</td>
<td>-8%</td>
<td>17,086</td>
<td>15,496</td>
<td>185,957</td>
</tr>
<tr>
<td>Garage</td>
<td>405,296</td>
<td>575,709</td>
<td>(170,413)</td>
<td>-29%</td>
<td>173,619</td>
<td>257,243</td>
<td>3,183,453</td>
</tr>
<tr>
<td>Events</td>
<td>69,001</td>
<td>56,020</td>
<td>12,981</td>
<td>22%</td>
<td>14,377</td>
<td>17,475</td>
<td>214,200</td>
</tr>
<tr>
<td>Market Foundation</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>25,000</td>
</tr>
<tr>
<td>Miscellaneous Revenue</td>
<td>149,997</td>
<td>134,709</td>
<td>15,288</td>
<td>11%</td>
<td>22,192</td>
<td>22,773</td>
<td>371,974</td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td>4,099,372</td>
<td>4,177,535</td>
<td>(78,163)</td>
<td>-1.9%</td>
<td>1,327,869</td>
<td>1,415,350</td>
<td>19,447,222</td>
</tr>
<tr>
<td><strong>Expenses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Management</td>
<td>339,949</td>
<td>342,664</td>
<td>2,715</td>
<td>0.8%</td>
<td>123,250</td>
<td>121,436</td>
<td>1,318,217</td>
</tr>
<tr>
<td>Parking</td>
<td>123,452</td>
<td>154,997</td>
<td>31,545</td>
<td>20.4%</td>
<td>47,173</td>
<td>54,609</td>
<td>618,068</td>
</tr>
<tr>
<td>Operations</td>
<td>1,108,087</td>
<td>1,203,181</td>
<td>95,094</td>
<td>7.9%</td>
<td>394,285</td>
<td>407,799</td>
<td>4,912,069</td>
</tr>
<tr>
<td>Utilities</td>
<td>591,812</td>
<td>685,265</td>
<td>93,453</td>
<td>13.6%</td>
<td>170,246</td>
<td>216,831</td>
<td>3,103,957</td>
</tr>
<tr>
<td>Insurance</td>
<td>110,920</td>
<td>126,120</td>
<td>15,200</td>
<td>12.1%</td>
<td>37,347</td>
<td>43,040</td>
<td>529,281</td>
</tr>
<tr>
<td>Administration</td>
<td>648,775</td>
<td>653,410</td>
<td>4,635</td>
<td>0.7%</td>
<td>216,105</td>
<td>195,234</td>
<td>2,464,175</td>
</tr>
<tr>
<td>Marketing &amp; Programs</td>
<td>336,922</td>
<td>376,447</td>
<td>39,523</td>
<td>10.5%</td>
<td>130,907</td>
<td>141,373</td>
<td>1,871,097</td>
</tr>
<tr>
<td><strong>Total Operating Expenses</strong></td>
<td>3,259,923</td>
<td>3,542,086</td>
<td>282,163</td>
<td>8.0%</td>
<td>1,129,313</td>
<td>1,280,502</td>
<td>14,816,004</td>
</tr>
<tr>
<td><strong>Net Operating Results</strong></td>
<td>839,449</td>
<td>635,449</td>
<td>204,000</td>
<td>32.1%</td>
<td>198,556</td>
<td>234,848</td>
<td>4,631,218</td>
</tr>
<tr>
<td><strong>Debt Service</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bond Principal and Interest Payment PDA</td>
<td>118,602</td>
<td>118,602</td>
<td>-</td>
<td>0%</td>
<td>39,534</td>
<td>39,534</td>
<td>474,416</td>
</tr>
<tr>
<td>2015 PDA Bond Series A&amp;B</td>
<td>363,063</td>
<td>363,063</td>
<td>-</td>
<td>0%</td>
<td>121,021</td>
<td>121,021</td>
<td>1,452,250</td>
</tr>
<tr>
<td><strong>Total Debt Service</strong></td>
<td>481,665</td>
<td>481,665</td>
<td>-</td>
<td>0%</td>
<td>160,555</td>
<td>160,555</td>
<td>1,926,666</td>
</tr>
<tr>
<td><strong>Reserves - Designated</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pension Contribution</td>
<td>345,000</td>
<td>345,000</td>
<td>-</td>
<td>0%</td>
<td>-</td>
<td>-</td>
<td>345,000</td>
</tr>
<tr>
<td>LIFH Interest to Reserve</td>
<td>42</td>
<td>39</td>
<td>3</td>
<td>7.7%</td>
<td>14</td>
<td>13</td>
<td>164</td>
</tr>
<tr>
<td><strong>Total Designated Reserves</strong></td>
<td>345,042</td>
<td>345,039</td>
<td>3</td>
<td>0.0%</td>
<td>14</td>
<td>13</td>
<td>345,164</td>
</tr>
<tr>
<td><strong>Net Results after Debt Service &amp; Reserves</strong></td>
<td>12,742</td>
<td>(191,255)</td>
<td>203,997</td>
<td>-106.7%</td>
<td>37,987</td>
<td>74,280</td>
<td>2,359,388</td>
</tr>
<tr>
<td><strong>Capital Reserve Contribution</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contribution - Capital Projects/CRRF</td>
<td>319,759</td>
<td>79,465</td>
<td>240,294</td>
<td>0.0%</td>
<td>81,543</td>
<td>(50,626)</td>
<td>2,359,388</td>
</tr>
<tr>
<td><strong>Total Reserves &amp; Contributions</strong></td>
<td>319,759</td>
<td>79,465</td>
<td>240,294</td>
<td>0.0%</td>
<td>81,543</td>
<td>(50,626)</td>
<td>2,359,388</td>
</tr>
</tbody>
</table>
### Note 1: Commercial Revenue

<table>
<thead>
<tr>
<th></th>
<th>2017 Total Budget % of total Comm Revenue</th>
<th>YTD ACTUAL Mar % YTD Comm Rev</th>
<th>YTD BUDGET Mar % YTD Comm Rev</th>
<th>YTD 2017 Variance $ %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Actual</td>
<td>Budget</td>
<td></td>
</tr>
<tr>
<td>Base Rent - Retail</td>
<td>30.4%</td>
<td>866,565</td>
<td>34.4%</td>
<td>660,350</td>
</tr>
<tr>
<td>Base Rent - Office</td>
<td>5.0%</td>
<td>132,237</td>
<td>5.1%</td>
<td>141,137</td>
</tr>
<tr>
<td>Prep Space</td>
<td>0.5%</td>
<td>15,192</td>
<td>0.6%</td>
<td>15,130</td>
</tr>
<tr>
<td>Common Area</td>
<td>19.3%</td>
<td>527,243</td>
<td>20.4%</td>
<td>525,856</td>
</tr>
<tr>
<td><strong>Total Rent Revenue</strong></td>
<td><strong>1,561,237</strong></td>
<td><strong>1,542,493</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage Rent [1]</td>
<td>33.7%</td>
<td>773,156</td>
<td>30.0%</td>
<td>724,500</td>
</tr>
<tr>
<td>Direct Utilities</td>
<td>7.2%</td>
<td>192,920</td>
<td>7.3%</td>
<td>203,674</td>
</tr>
<tr>
<td>Storage/Cooler</td>
<td>1.6%</td>
<td>43,519</td>
<td>1.7%</td>
<td>44,300</td>
</tr>
<tr>
<td>Tenant Work Reimbursements</td>
<td>0.1%</td>
<td>2,204</td>
<td>0.1%</td>
<td>3,357</td>
</tr>
<tr>
<td>Late Fees</td>
<td>0.2%</td>
<td>6,660</td>
<td>0.3%</td>
<td>5,499</td>
</tr>
<tr>
<td><strong>Total Commercial Revenue</strong></td>
<td><strong>100%</strong></td>
<td><strong>2,579,636</strong></td>
<td><strong>100%</strong></td>
<td><strong>2,523,823</strong></td>
</tr>
</tbody>
</table>

[1] See attachment for Percentage Rent revenue data by month.

### Note 2: Residential Revenue

<table>
<thead>
<tr>
<th></th>
<th>2017 Total Budget % of total Res Rev</th>
<th>YTD ACTUAL Mar % YTD Res Rev</th>
<th>YTD BUDGET Mar % YTD Res Rev</th>
<th>YTD 2017 Variance $ %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Actual</td>
<td>Budget</td>
<td></td>
</tr>
<tr>
<td>Residential Rents</td>
<td>98.2%</td>
<td>685,320</td>
<td>98.6%</td>
<td>676,191</td>
</tr>
<tr>
<td>Laundry Net of Taxes</td>
<td>0.7%</td>
<td>3,391</td>
<td>0.5%</td>
<td>4,563</td>
</tr>
<tr>
<td>Other [1]</td>
<td>1.1%</td>
<td>6,660</td>
<td>1.0%</td>
<td>7,831</td>
</tr>
<tr>
<td><strong>Total Residential Revenue</strong></td>
<td><strong>100%</strong></td>
<td><strong>695,379</strong></td>
<td><strong>100%</strong></td>
<td><strong>688,585</strong></td>
</tr>
</tbody>
</table>

[1] Other includes maintenance services, storage, rental screening & late fees.

### Note 3: Day Stall Revenue

<table>
<thead>
<tr>
<th></th>
<th>2017 Total Budget % of total Day Rev</th>
<th>YTD ACTUAL Mar % YTD Day Rev</th>
<th>YTD BUDGET Mar % YTD Day Rev</th>
<th>YTD 2017 Variance $ %</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Actual</td>
<td>Budget</td>
<td></td>
</tr>
<tr>
<td>Daily Craft</td>
<td>61.7%</td>
<td>99,087</td>
<td>62.9%</td>
<td>96,000</td>
</tr>
<tr>
<td>Daily Farmer</td>
<td>20.9%</td>
<td>24,829</td>
<td>15.8%</td>
<td>30,500</td>
</tr>
<tr>
<td>Remote Markets</td>
<td>4.2%</td>
<td>-</td>
<td>0.0%</td>
<td>-</td>
</tr>
<tr>
<td>Cooler / Locker Rent</td>
<td>7.3%</td>
<td>20,358</td>
<td>12.9%</td>
<td>20,200</td>
</tr>
<tr>
<td>Permits, market bags &amp; other</td>
<td>2.1%</td>
<td>10,227</td>
<td>6.5%</td>
<td>4,475</td>
</tr>
<tr>
<td>Late Fees</td>
<td>1.3%</td>
<td>3,075</td>
<td>2.0%</td>
<td>2,500</td>
</tr>
<tr>
<td>Specialty Crop Block Grant</td>
<td>2.3%</td>
<td>-</td>
<td>0.0%</td>
<td>500</td>
</tr>
<tr>
<td><strong>Total Day Stall Revenue</strong></td>
<td><strong>100%</strong></td>
<td><strong>157,576</strong></td>
<td><strong>100%</strong></td>
<td><strong>154,175</strong></td>
</tr>
</tbody>
</table>
### Note 5 Surface Revenue

<table>
<thead>
<tr>
<th></th>
<th>2017 Total Budget</th>
<th>YTD ACTUAL</th>
<th>YTD BUDGET</th>
<th>YTD 2017 Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% of total Surf Rev</td>
<td>Mar %</td>
<td>% YTD Surf Rev</td>
<td>Mar %</td>
</tr>
<tr>
<td>Surface Revenue Net of Taxes</td>
<td>153.8%</td>
<td>81,030</td>
<td>191.1%</td>
<td>71,522</td>
</tr>
<tr>
<td>City Share of Revenues</td>
<td>-53.8%</td>
<td>(38,625)</td>
<td>-91.1%</td>
<td>(25,034)</td>
</tr>
<tr>
<td>Surface Parking Net of Taxes and Net of City Share</td>
<td>100%</td>
<td>42,407</td>
<td>100%</td>
<td>46,488</td>
</tr>
</tbody>
</table>

### Note 6 Garage Revenue

<table>
<thead>
<tr>
<th></th>
<th>2017 Total Budget</th>
<th>YTD ACTUAL</th>
<th>YTD BUDGET</th>
<th>YTD 2017 Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% of total Gar Rev</td>
<td>Mar %</td>
<td>% YTD Gar Rev</td>
<td>Mar %</td>
</tr>
<tr>
<td>Parking Revenue Net of Taxes</td>
<td>99.5%</td>
<td>401,701</td>
<td>99.1%</td>
<td>571,584</td>
</tr>
<tr>
<td>Parking Reimbursement</td>
<td>0.5%</td>
<td>3,595</td>
<td>0.9%</td>
<td>4,125</td>
</tr>
<tr>
<td>Total Garage Revenue</td>
<td>100%</td>
<td>405,296</td>
<td>100%</td>
<td>575,709</td>
</tr>
</tbody>
</table>

### Note 7 Events Revenue

<table>
<thead>
<tr>
<th></th>
<th>2017 Total Budget</th>
<th>YTD ACTUAL</th>
<th>YTD BUDGET</th>
<th>YTD 2017 Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% of total Evt Rev</td>
<td>Mar %</td>
<td>% YTD Evt Rev</td>
<td>Mar %</td>
</tr>
<tr>
<td>Conference Rooms net of tax</td>
<td>97.2%</td>
<td>68,230</td>
<td>96.9%</td>
<td>54,520</td>
</tr>
<tr>
<td>Ticket Revenue</td>
<td>2.8%</td>
<td>771</td>
<td>1.1%</td>
<td>1,500</td>
</tr>
<tr>
<td>Total Events Revenue</td>
<td>100%</td>
<td>69,001</td>
<td>100%</td>
<td>56,020</td>
</tr>
</tbody>
</table>

### Note 8 Miscellaneous Revenue

<table>
<thead>
<tr>
<th></th>
<th>2017 Total Budget</th>
<th>YTD ACTUAL</th>
<th>YTD BUDGET</th>
<th>YTD 2017 Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% of total Gar Rev</td>
<td>Mar %</td>
<td>% YTD Misc Rev</td>
<td>Mar %</td>
</tr>
<tr>
<td>Security Service Contracts</td>
<td>14.0%</td>
<td>18,023</td>
<td>10.7%</td>
<td>12,990</td>
</tr>
<tr>
<td>Management Fees(1)</td>
<td>78.4%</td>
<td>15,241</td>
<td>10.2%</td>
<td>16,135</td>
</tr>
<tr>
<td>Investment Income/Interest</td>
<td>13.0%</td>
<td>29,499</td>
<td>19.4%</td>
<td>12,069</td>
</tr>
<tr>
<td>Film-License Revenue</td>
<td>6.7%</td>
<td>2,806</td>
<td>1.9%</td>
<td>7,000</td>
</tr>
<tr>
<td>Other Revenues(2)</td>
<td>37.9%</td>
<td>86,858</td>
<td>57.9%</td>
<td>86,513</td>
</tr>
<tr>
<td>Total Miscellaneous Revenue</td>
<td>100%</td>
<td>145,997</td>
<td>100%</td>
<td>134,709</td>
</tr>
</tbody>
</table>

(1) Management fees from LaSalle Senior Housing LLC and Western Avenue Senior Housing
(2) Other Revenues includes Constituency Revenue, Misc taxable & Non-taxable Revenue, Key and Access Cards, Trademark/Royalties, Market Tours and Rummage Hall less sales tax.
### Note 9  Property Management Expenses

<table>
<thead>
<tr>
<th></th>
<th>YTD ACTUAL</th>
<th></th>
<th>YTD BUDGET</th>
<th></th>
<th>YTD 2017</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>% PM Exp</td>
<td>Budget</td>
<td>% PM Exp</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>117,645</td>
<td>25.4%</td>
<td>119,227</td>
<td>24.0%</td>
<td>1,582</td>
<td>1.3%</td>
</tr>
<tr>
<td>Residential</td>
<td>164,022</td>
<td>35.4%</td>
<td>159,809</td>
<td>32.1%</td>
<td>(4,213)</td>
<td>-2.6%</td>
</tr>
<tr>
<td>Daystall</td>
<td>58,262</td>
<td>12.6%</td>
<td>63,628</td>
<td>12.8%</td>
<td>5,346</td>
<td>8.4%</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>15,229</td>
<td>3.3%</td>
<td>22,035</td>
<td>4.4%</td>
<td>6,806</td>
<td>30.9%</td>
</tr>
<tr>
<td>Garage</td>
<td>108,223</td>
<td>23.4%</td>
<td>132,962</td>
<td>26.7%</td>
<td>24,739</td>
<td>18.6%</td>
</tr>
<tr>
<td>Total Property Management Expenses</td>
<td>463,401</td>
<td>100%</td>
<td>497,661</td>
<td>100%</td>
<td>34,260</td>
<td>6.9%</td>
</tr>
</tbody>
</table>

### Note 10  Operations Expenses

<table>
<thead>
<tr>
<th></th>
<th>YTD ACTUAL</th>
<th></th>
<th>YTD BUDGET</th>
<th></th>
<th>YTD 2017</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>% Ops Exp</td>
<td>Budget</td>
<td>% Ops Exp</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Facilities</td>
<td>425,915</td>
<td>23.5%</td>
<td>468,065</td>
<td>23.2%</td>
<td>42,150</td>
<td>9.0%</td>
</tr>
<tr>
<td>Security</td>
<td>361,534</td>
<td>20.0%</td>
<td>384,835</td>
<td>19.1%</td>
<td>23,301</td>
<td>6.1%</td>
</tr>
<tr>
<td>Maintenance</td>
<td>271,324</td>
<td>15.0%</td>
<td>300,322</td>
<td>14.9%</td>
<td>28,998</td>
<td>9.7%</td>
</tr>
<tr>
<td>Capital Management</td>
<td>49,314</td>
<td>2.7%</td>
<td>49,959</td>
<td>2.5%</td>
<td>645</td>
<td>1.3%</td>
</tr>
<tr>
<td>Utilities</td>
<td>591,812</td>
<td>32.7%</td>
<td>685,265</td>
<td>34.0%</td>
<td>93,453</td>
<td>13.6%</td>
</tr>
<tr>
<td>Insurance</td>
<td>110,920</td>
<td>6.1%</td>
<td>126,120</td>
<td>6.3%</td>
<td>15,200</td>
<td>12.1%</td>
</tr>
<tr>
<td>Total Operations Expenses</td>
<td>1,810,819</td>
<td>100%</td>
<td>2,014,566</td>
<td>100%</td>
<td>203,747</td>
<td>10.1%</td>
</tr>
</tbody>
</table>

### Note 11  Administration Expenses

<table>
<thead>
<tr>
<th></th>
<th>YTD ACTUAL</th>
<th></th>
<th>YTD BUDGET</th>
<th></th>
<th>YTD 2017</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>% Adm Exp</td>
<td>Budget</td>
<td>% Adm Exp</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Management</td>
<td>214,027</td>
<td>33.0%</td>
<td>227,217</td>
<td>34.8%</td>
<td>13,190</td>
<td>5.8%</td>
</tr>
<tr>
<td>Finance</td>
<td>100,407</td>
<td>15.5%</td>
<td>99,791</td>
<td>15.3%</td>
<td>(616)</td>
<td>-0.6%</td>
</tr>
<tr>
<td>Office Administration</td>
<td>114,523</td>
<td>17.7%</td>
<td>132,774</td>
<td>20.3%</td>
<td>18,251</td>
<td>13.7%</td>
</tr>
<tr>
<td>Human Resources</td>
<td>99,353</td>
<td>15.3%</td>
<td>78,449</td>
<td>12.0%</td>
<td>(20,904)</td>
<td>-26.6%</td>
</tr>
<tr>
<td>Information Services</td>
<td>120,465</td>
<td>18.6%</td>
<td>115,179</td>
<td>17.6%</td>
<td>(5,286)</td>
<td>-4.6%</td>
</tr>
<tr>
<td>Total Administration Expenses</td>
<td>648,775</td>
<td>100%</td>
<td>653,410</td>
<td>100%</td>
<td>4,635</td>
<td>0.7%</td>
</tr>
</tbody>
</table>

### Note 12  Programs Expenses

<table>
<thead>
<tr>
<th></th>
<th>YTD ACTUAL</th>
<th></th>
<th>YTD BUDGET</th>
<th></th>
<th>YTD 2017</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>% Prg Exp</td>
<td>Budget</td>
<td>% Prg Exp</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marketing</td>
<td>132,060</td>
<td>39.2%</td>
<td>143,396</td>
<td>38.1%</td>
<td>11,336</td>
<td>7.9%</td>
</tr>
<tr>
<td>Farm Program</td>
<td>60,673</td>
<td>18.0%</td>
<td>66,089</td>
<td>17.6%</td>
<td>5,416</td>
<td>8.2%</td>
</tr>
<tr>
<td>Community Events &amp; Programs</td>
<td>65,479</td>
<td>19.4%</td>
<td>69,278</td>
<td>18.4%</td>
<td>3,799</td>
<td>5.5%</td>
</tr>
<tr>
<td>Market Foundation</td>
<td>78,716</td>
<td>23.4%</td>
<td>97,686</td>
<td>25.9%</td>
<td>18,970</td>
<td>19.4%</td>
</tr>
<tr>
<td>Total Program Expenses</td>
<td>336,928</td>
<td>100%</td>
<td>376,449</td>
<td>100%</td>
<td>39,521</td>
<td>10.5%</td>
</tr>
</tbody>
</table>
## 2017 Calendar Year

### Percentage Rent Revenue By Month of Sales

<table>
<thead>
<tr>
<th>MONTH OF COLLECTION</th>
<th>2016</th>
<th>2017</th>
<th>Total</th>
<th>Approved</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
<td>April</td>
<td>May</td>
</tr>
<tr>
<td>January</td>
<td>387,815</td>
<td>180,152</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>February</td>
<td>5,314</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>March</td>
<td>4,049</td>
<td>3,844</td>
<td>191,982</td>
<td></td>
<td></td>
</tr>
<tr>
<td>April</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>May</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>June</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>July</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>August</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>September</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>October</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>November</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>December</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### 2016 Calendar Year

### Percentage Rent Revenue By Month of Sales

<table>
<thead>
<tr>
<th>MONTH OF COLLECTION</th>
<th>2015</th>
<th>2016</th>
<th>Total</th>
<th>Approved</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
<td>April</td>
<td>May</td>
</tr>
<tr>
<td>January</td>
<td>347,723</td>
<td>176,715</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>February</td>
<td>4,679</td>
<td>3,945</td>
<td>277,548</td>
<td>235</td>
<td></td>
</tr>
<tr>
<td>March</td>
<td>12,150</td>
<td>213,364</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>April</td>
<td>3,259</td>
<td>3,945</td>
<td>277,548</td>
<td>235</td>
<td></td>
</tr>
<tr>
<td>May</td>
<td>26,820</td>
<td>309,141</td>
<td>90</td>
<td></td>
<td></td>
</tr>
<tr>
<td>June</td>
<td>1,995</td>
<td>5,006</td>
<td>11,703</td>
<td>336,411</td>
<td></td>
</tr>
<tr>
<td>July</td>
<td>3,958</td>
<td>23,815</td>
<td>421,145</td>
<td></td>
<td></td>
</tr>
<tr>
<td>August</td>
<td>1,133</td>
<td>11,588</td>
<td>518,707</td>
<td></td>
<td></td>
</tr>
<tr>
<td>September</td>
<td>5,011</td>
<td>28,544</td>
<td>506,787</td>
<td>3,914</td>
<td></td>
</tr>
<tr>
<td>October</td>
<td>2,401</td>
<td>24,309</td>
<td>369,256</td>
<td>223</td>
<td></td>
</tr>
<tr>
<td>November</td>
<td>1,826</td>
<td>911</td>
<td>3,133</td>
<td>17,430</td>
<td>318,211</td>
</tr>
<tr>
<td>December</td>
<td>(170)</td>
<td>(170)</td>
<td>(218)</td>
<td>(209)</td>
<td>(189)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### 2014 Calendar Year

### Percentage Rent Revenue By Month of Sales

<table>
<thead>
<tr>
<th>MONTH OF COLLECTION</th>
<th>2014</th>
<th>2016</th>
<th>Total</th>
<th>Approved</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
<td>April</td>
<td>May</td>
</tr>
<tr>
<td>January</td>
<td>187</td>
<td>285</td>
<td>5,634</td>
<td>15,266</td>
<td>313,570</td>
</tr>
<tr>
<td>February</td>
<td>225</td>
<td>2,329</td>
<td>21,154</td>
<td></td>
<td></td>
</tr>
<tr>
<td>March</td>
<td>8,347</td>
<td>6,789</td>
<td>24,107</td>
<td></td>
<td></td>
</tr>
<tr>
<td>April</td>
<td>624</td>
<td>910</td>
<td>251,186</td>
<td></td>
<td></td>
</tr>
<tr>
<td>May</td>
<td>429</td>
<td>5,661</td>
<td>9,680</td>
<td>23,675</td>
<td>251,381</td>
</tr>
<tr>
<td>June</td>
<td>(158)</td>
<td>723</td>
<td>6,968</td>
<td>319,417</td>
<td></td>
</tr>
<tr>
<td>July</td>
<td>2,501</td>
<td>16,363</td>
<td>24,693</td>
<td>388,515</td>
<td></td>
</tr>
<tr>
<td>August</td>
<td>1,879</td>
<td>13,117</td>
<td>425,799</td>
<td></td>
<td></td>
</tr>
<tr>
<td>September</td>
<td>3,300</td>
<td>24,104</td>
<td>42,400</td>
<td>454,053</td>
<td></td>
</tr>
<tr>
<td>October</td>
<td>1,91</td>
<td>1,892</td>
<td>12,951</td>
<td>22,752</td>
<td>328,024</td>
</tr>
<tr>
<td>November</td>
<td>401</td>
<td>1,572</td>
<td>4,397</td>
<td>13,707</td>
<td>24,804</td>
</tr>
<tr>
<td>December</td>
<td>222</td>
<td>345</td>
<td>571</td>
<td>595</td>
<td>6,901</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>0</td>
<td>187</td>
<td>0</td>
<td>(158)</td>
<td>0</td>
</tr>
</tbody>
</table>

*©2016 Accounting Services**
Capital Replace Reserve Fund Balance

<table>
<thead>
<tr>
<th></th>
<th>Anticipated Year end Balance</th>
<th>Current YTD Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12/31/2017</td>
<td></td>
</tr>
<tr>
<td>Balance 12/31/2016</td>
<td>8,401,068</td>
<td>8,401,068</td>
</tr>
<tr>
<td>Surplus allocation of the prior year</td>
<td>913,644</td>
<td>913,644</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Balance as of 1/1/17</td>
<td>9,314,712</td>
<td>9,314,712</td>
</tr>
<tr>
<td>Budget 2017 Contribution:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Reserve - PDA and Gar</td>
<td>2,359,388</td>
<td>319,759</td>
</tr>
<tr>
<td>Capital Projects Spending:</td>
<td>(2,000,000)</td>
<td>(747,391)</td>
</tr>
<tr>
<td>CRRF Capital Reserve Balance</td>
<td>9,674,100</td>
<td>8,887,080</td>
</tr>
</tbody>
</table>
## CAPITAL PROJECTS REPORT

<table>
<thead>
<tr>
<th>BLDG</th>
<th>Code</th>
<th>Project Name</th>
<th>2016 Budget Carryover</th>
<th>2017 Budget Allocation</th>
<th>2017 Total Budget</th>
<th>LTD Expenses</th>
<th>Status for Financial Reporting</th>
<th>Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>pin</td>
<td>163755-00</td>
<td>Convert to Central Plant</td>
<td>65,000</td>
<td>0</td>
<td>65,000</td>
<td>413</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>soa</td>
<td>163763-00</td>
<td>Courtyard excavate sharing</td>
<td>200,000</td>
<td>0</td>
<td>200,000</td>
<td>4,755</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>lei</td>
<td>163777-00</td>
<td>Leland Hillclimb Skybridge</td>
<td>200,000</td>
<td>0</td>
<td>200,000</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>soa</td>
<td>163778-00</td>
<td>Commercial restrooms</td>
<td>82,903</td>
<td>0</td>
<td>82,903</td>
<td>54,575</td>
<td></td>
<td>16-32</td>
</tr>
<tr>
<td>los</td>
<td>163807-00</td>
<td>Comitas - Windows</td>
<td>36,348</td>
<td>0</td>
<td>36,348</td>
<td>33,254</td>
<td></td>
<td>16-32</td>
</tr>
<tr>
<td>soa</td>
<td>163808-00</td>
<td>Comscoa - 2ft Restroom</td>
<td>218,849</td>
<td>0</td>
<td>218,849</td>
<td>183,997</td>
<td>Project is 95% complete</td>
<td>16-61</td>
</tr>
<tr>
<td>cor</td>
<td>163809-00</td>
<td>Comcor - Stairs</td>
<td>39,992</td>
<td>0</td>
<td>39,992</td>
<td>39,757</td>
<td>Completed</td>
<td>16-33</td>
</tr>
<tr>
<td>pin</td>
<td>163810-00</td>
<td>HVAC RTU</td>
<td>0</td>
<td>0</td>
<td>195,219</td>
<td>156,384</td>
<td>Completed</td>
<td>16-29</td>
</tr>
<tr>
<td>lei</td>
<td>163813-00</td>
<td>Paint windows &amp; walls</td>
<td>0</td>
<td>0</td>
<td>73,234</td>
<td>65,160</td>
<td>Completed</td>
<td>16-46</td>
</tr>
<tr>
<td>lei</td>
<td>163814-00</td>
<td>Windows</td>
<td>8,000</td>
<td>0</td>
<td>8,000</td>
<td>9,413</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>soa</td>
<td>163815-00</td>
<td>Windows</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>13,555</td>
<td></td>
<td></td>
</tr>
<tr>
<td>soa</td>
<td>163819-00</td>
<td>Seismic Retrofit Pink Door</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>578</td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>fai</td>
<td>164103-00</td>
<td>Lower Roof</td>
<td>0</td>
<td>0</td>
<td>119,116</td>
<td>100,835</td>
<td>Project is complete</td>
<td>16-47</td>
</tr>
<tr>
<td>fai</td>
<td>164104-00</td>
<td>Neighborhood Comm Center</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>176</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Budget**
- Capital Projects 2017: 1,600,000
- Sub-Total: 851,092

**Sub-Total**
- 1,600,000
- 2,451,092
- 662,851

### MISCELLANEOUS (Tenant Compensations and Commercial Tenant Improvements)

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>2016 Budget Carryover</th>
<th>2017 Budget Allocation</th>
<th>2017 Total Budget</th>
<th>LTD Expenses</th>
<th>Status for Financial Reporting</th>
<th>Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>160260-00</td>
<td>Commercial Tenant Compensation</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>160280-00</td>
<td>Tenant Improvement</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>160290-00</td>
<td>Tenant Existing</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>160300-00</td>
<td>Tenant Vacancy</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Sub-Total: 0

### CONTINGENCY

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>2016 Budget Carryover</th>
<th>2017 Budget Allocation</th>
<th>2017 Total Budget</th>
<th>LTD Expenses</th>
<th>Status for Financial Reporting</th>
<th>Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>160960-00</td>
<td>Contingency for Known Projects</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>160970-00</td>
<td>Contingency for Unknown Projects</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Sub-Total: 0

### A&E - ARCHITECTURAL, ENGINEERING, DESIGN & APPLICATION CONTRACTING - OUTSOURCED

### CAPITAL INVENTORY

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>2016 Budget Carryover</th>
<th>2017 Budget Allocation</th>
<th>2017 Total Budget</th>
<th>LTD Expenses</th>
<th>Status for Financial Reporting</th>
<th>Resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>160XXX-00</td>
<td>Capital Inventory (see page 10)</td>
<td>0</td>
<td>400,000</td>
<td>400,000</td>
<td>84,540</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Sub-Total: 0

**Total**
- 851,092
- 2,000,000
- 2,851,092
- 747,391
Pike Up! Campaign Fundraising Report  
April 21, 2017

<table>
<thead>
<tr>
<th></th>
<th>Raised as of 3/21/2017</th>
<th>Raised as of 4/21/2017</th>
<th>Goal by 7/1/2017</th>
<th>Percent to Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHARMS</td>
<td>5,809</td>
<td>5,925</td>
<td>7,000</td>
<td>84%</td>
</tr>
<tr>
<td>HOOFPRINTS</td>
<td>369</td>
<td>376</td>
<td>420</td>
<td>89%</td>
</tr>
<tr>
<td>MAJOR GIFTS</td>
<td>$4,621,347</td>
<td>$4,973,051</td>
<td>$5.2M</td>
<td>90%</td>
</tr>
<tr>
<td><strong>TOTAL RAISED:</strong></td>
<td><strong>$7,365,926</strong></td>
<td>(<strong>+$427,143</strong>)</td>
<td><strong>$7,542,643</strong></td>
<td>(<strong>+$176,717</strong>)</td>
</tr>
</tbody>
</table>

The Market Commons
- Out to bid for general contractors
- In process: MHC mechanical design review

Major Donor Thank You Party is Thursday, May 18 at 6:30 PM on the MarketFront
You’re invited! – RSVP by May 10 at MktFoundation@pikeplacemarket.org

Art & Donor Recognition Updates:
- Clare Dohna, Northwest Microcosm install begins April 24
- Hoofprint Install Begins May 1
- John Fleming, Western Tapestry install begins June 5
FINANCE AND ASSET MANAGEMENT
APRIL 2017 REPORTS

Residential Property Update Report

PDA Residential
Days vacant / Vacancy Rate

Vacancy $ Loss by Building

Fairley    Leland    Sanitary    Stewart
Stewart SRO  Triangle  R Pine        Liv Baker
Property Update
Overall Occupancy rate: 98 %
Some turnover due to transfers to Western Avenue Senior Housing (WASH)
WASH leasing targets met for end of March. Fully leased by mid April with 7 units
to be occupied when building made available from contractor.

Compliance
Two funders audits by tax credit investors - Lasalle and WASH.
PDA single audit file review for all buildings.
Updating house policies to reflect new ordinances and regulations  for May
distribution.

Fair Housing/Reasonable Accommodation/Special Request or Issues
None

Residential Staffing
Met with residential assistants on 4/4 (FH, Safety, Team & Open); Tool Kit

Staff Training
AHMA Conference - April 18-19 in Seatac
Earthquake Preparedness Learning Session – 05/04

Western Avenue Senior Housing
In process of completing lease up, obtaining City Light electrical accounts,
registrations with City of Seattle as rental housing.
Starting pest control and carpet cleaning calendars.
Artist Designated Unit (ADU) Policy – 2nd draft, for final review
Continue weekly reporting to US Bank
Part time weekend staffing schedule during lease up

HUD Matters, Funding Renewal and Rent Increases
Stewart House – New – Will start working on Funding Renewal related to rent
increase. Comparable rent study commissioned.
Market rate increases due effective date 7/1

Pest Control
Pest control program underway after first month – appear to be better results from
pro-active approach
K-9 reported units with bb infestation – scheduled and ongoing treatment
Rste 301 heat treatment, again, for chronic problem
Other maintenance and building issues
- Roof replacement planned for Lasalle and Market House – using building reserves
- Lasalle exterior wall on hillclimb to be cleaned by contract
- Waiting list of projects for term architect when selected – ADA upgrades, flooring replacements, lobby and common area upgrades, Stewart House bathroom and kitchen elements
- Special Claims may be filed for damages/vacancy – I one unit Lasalle, 3 units Pine Building, 2 units in Stewart House.
- Courtyard pressure washing
- Wood floor resurfacing in Stewart House – 2 rooms and common room

Thoughts/Ideas/In the Works/On Radar
Complete residential handbook – 05/31/2017
Residential Policies and Procedures Manual – 05/31/2017 – on going
Fire Drill schedule
Review of emergency procedures / earthquake preparedness
Programs and Events  April 2017

Number of uses  Economy Event Spaces  Use by Month  Net Monthly income

<table>
<thead>
<tr>
<th>Jan-16</th>
<th>Feb-16</th>
<th>Mar-16</th>
<th>Apr-16</th>
<th>May-16</th>
<th>Jun-16</th>
<th>Jul-16</th>
<th>Aug-16</th>
<th>Sep-16</th>
<th>Oct-16</th>
<th>Nov-16</th>
<th>Dec-16</th>
<th>Jan-17</th>
<th>Feb-17</th>
<th>Mar-17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Visits</td>
<td>13</td>
<td>38</td>
<td>27</td>
<td>23</td>
<td>10</td>
<td>23</td>
<td>25</td>
<td>42</td>
<td>40</td>
<td>45</td>
<td>40</td>
<td>30</td>
<td>16</td>
<td>28</td>
</tr>
<tr>
<td>Promotional Events</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>PDA/MF</td>
<td>79</td>
<td>61</td>
<td>64</td>
<td>93</td>
<td>85</td>
<td>74</td>
<td>88</td>
<td>92</td>
<td>64</td>
<td>100</td>
<td>113</td>
<td>41</td>
<td>66</td>
<td>67</td>
</tr>
<tr>
<td>Community Events &amp; Meals</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>22</td>
</tr>
<tr>
<td>Kitchen Events (non prep work)</td>
<td>31</td>
<td>28</td>
<td>39</td>
<td>20</td>
<td>12</td>
<td>33</td>
<td>20</td>
<td>45</td>
<td>24</td>
<td>30</td>
<td>31</td>
<td>19</td>
<td>18</td>
<td>21</td>
</tr>
<tr>
<td>Non-PDA Events/Meetings</td>
<td>50</td>
<td>41</td>
<td>62</td>
<td>43</td>
<td>63</td>
<td>72</td>
<td>56</td>
<td>97</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
</tr>
<tr>
<td>Plaza Events</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Revenue (net of taxes)</td>
<td>$18</td>
<td>$15</td>
<td>$19</td>
<td>$18</td>
<td>$19</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
</tr>
<tr>
<td>Budget Revenue (before WSSS)</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
<td>$17</td>
</tr>
</tbody>
</table>

I:\Executive Directors\017 ED & ADMIN\PDA Council Packet\04\Asset management Apr 2017.docx 4 of 5
Kitchen

- Continuing monthly Market Meal, sponsored this year by Chef Traci of Succulent Catering (long time Atrium Kitchen client). Free meals to community serving up to 200 plates and donations taken for Senior Center. 3 senior community members volunteering for prep and day-of service
- Senior Cooking Classes are 2X a week, continue to have high guest attendance for both classes (15+)
- Private Chef Cooking Classes - (17) occurred in March, (16) scheduled for April
- Upcoming Pike Brewing Company Media Dinner event to highlight menu for new restaurant opening

Weddings

- Classy April 1st Wedding – photos of Atrium Floor reception attached
- Overall, we hosted (3) in March and (3) weddings in April. Expect volume to increase as we head into wedding season.

Corporate Meetings

- (10) Board Meeting/Staff Retreat/Offsite events – clients included Seattle Housing Authority, Trifacta, Starbucks, Nature Conservancy, and UW Alumni Association.
- Upcoming clients include Microsoft, Seattle Yacht Club, and a small group from Canada.
- Youngs Market NW – hosted a Market-sourced cocktail competition
- Rice University Alumni Event
- Upcoming:
  - Eighth Generation - Native Artists Reception
  - Private Client - 50th Birthday Celebration
  - Notre Dame Club reception for newly admitted students
  - Japan American Society- Kimono Art and Kaiseki Master Class

PDA Sponsored Community Events

- Slow Foods Seattle – panel discussion of 75th Anniversary of Executive Order 9066 (Japanese internment) and how it directly affected Pike Place Market and its farmers
- Pike Place Market Preschool – Annual Great Start Breakfast
- Upcoming DSA/MarketFront touring event
Home Sweet Home
Residents Move into New Western Avenue Housing

As construction crews put the finishing touches on the MarketFront’s public plaza, Pavilion, retail space and parking garage, residents have already begun moving into the newly opened Western Avenue Senior Housing.

During the planning stages for the MarketFront expansion, affordable housing for low-income seniors was identified as one of the most significant emerging needs in downtown Seattle as well as in the Pike Place Market neighborhood. To meet this need, the Western Avenue Senior Housing building, which is located in the southern portion of the MarketFront, features 40 HUD (Housing and Urban Development) studio apartments. Thirty three units are intended for low-income seniors, with seven units designed to accommodate live-work space for low-income senior artists, with opportunities to sell their artwork on the plaza just outside their front doors.

Marilynn, one of the brand new residents shared with us, “I really feel like I am part of this community. You don’t know how proud I feel when I walk around the Market. It sounds silly but this is part of who I am now, I live here.”

Please join us in welcoming the Market’s newest residents to their new homes!

Learn more about Pike Place Market residential housing opportunities at pikeplacemarket.org/residential.

MarketFront Community Appreciation Dinner

Please join us for a special dinner for daystall and Market community members on April 20, 6-7:30pm on the Desimone Bridge. We would like to thank everyone for their cooperation and patience with MarketFront construction, especially to the folks who were most impacted during this process.

Please RSVP online: pikeplacemarket.org/marketfront-community-party

Bunny Party!

The 5th annual Bunny Party!, on Saturday, April 8, is a fundraiser for Seattle Animal Shelter and Special Bunny Rescue, hosted by Ugly Baby and La Ru. 100% of ticket sales are donated, along with 10% of all sales during the event.

Learn about and meet real rescue bunnies, and enjoy an egg hunt, photo booth, crafts, sidewalk chalk, silent auction, and a swag bag full of bunny related goodies.

The egg hunt begins at 11 a.m. on Western Avenue from Ugly Baby and La Ru to The Paper Feather and other participating shops throughout the Market. The silent auction is 12-3 p.m. at JarrBar. For ticket and event information visit uglybabyandlaru.com.

Annual GreatStart Breakfast Raises Funds for PMCCP

Wednesday April 5, 7:30-8:45 a.m., Pike Market Child Care and Preschool hosts their annual GreatStart breakfast fundraiser in the Pike Place Market Atrium. Guests will enjoy a morning meal featuring fresh ingredients from Market vendors prepared by Madres Kitchen.

This year’s keynote speaker, Mona Lake Jones, served as Poet Laureate for the City of Seattle and King County. A writer, orator, and educator, her experience as a community activist coupled with her writing talent and presentation skills has gained her a national reputation.

Support Pike Market Child Care & Preschool and help make high-quality early learning accessible to families of all income levels. To reserve your seat, contact Ilene Stark by calling (206) 625-0842 or emailing ilene@pikemarketkids.org.
Dollars Double at Farmers Markets Through Food Access Program

On Wednesday, May 31, the farmers market matching program Fresh Bucks returns, as the Highstall Bonus Card Program wraps up for the season. The 31st also marks the kick off of the popular Wednesday Evening Farmers Market on Pike Place.

Visit our Farmers Market Info Tent to take advantage of this dollar-for-dollar match of SNAP/EBT (food stamps), up to $10 per day.

Additionally, all five Pike Place Farmers Market locations (Pike Place, City Hall, First Hill, South Lake Union, Denny Regrade) will be offering a dollar-for-dollar match up to $10 per day on WIC/Senior FMNP checks at our Farmers Market Info Tent. For Farmers Market hours and Food Access eligibility information visit pikeplacemarket.org/fresh-bucks.

Newly Remodeled, Michou Deli Reopens

The newly remodeled Michou is due to reopen by mid-April. Owners Ralph and Niriko Castellino have worked hard to provide customers a refreshed interior atmosphere, and have reorganized the space to maximize traffic flow for better customer service. Come by and see the newly remodeled space and enjoy Michou’s wonderful fresh deli foods.

10,000 Daffodils = 10,000 Smiles

On March 20, we welcomed spring with our 20th annual Daffodil Day. 10,000 locally grown daffodils were handed out on 15 street corners throughout downtown Seattle. Thank you to our Pike Place Market farmers (Shong Chao’s Farm, Hmong Highland Garden, John and Lita’s Farm, and Woodinville Valley Farm) for growing such beautiful blooms, and to our amazing group of volunteers for spreading so much joy.

Visit pikeplacemarket.org/daffodil-day to watch a short video of flower power in action!

PDA RE-Team Launches "Green Star Awards" on Earth Day, April 22

Pike Place Market PDA’s "RE-Team," named for the environmental practices of "reduce, reuse and recycle," is sponsoring a campaign to recognize two Market business leaders in sustainable and environmentally friendly practices with the first annual "Green Star Awards."

The award is the result of the approval of the PDA’s Environmental Policy in September 2014, which directs staff to identify and pursue the implementation of sustainable practices in the Market and provide assistance and support to tenants.

The award itself will be made from recycled materials and handcrafted by a team of artisans from the Pike Place Market crafts community. Stay tuned for more details on April 22.

PDA Meetings & Events
Meetings are in the top floor of the Economy Building.

- April 6: Market Programs: 4 p.m.
- April 10: MarketFront: 4 p.m.
- April 18: Finance & Asset Management: 4 p.m.
- April 19: Executive: 4:30 p.m.
- April 27: PDA Council: 4 p.m.

Constituency Meetings
Meetings are in the top floor of the Economy Building.

- April 18: General Assembly: after PDA Finance mtg.
- April 27: Executive Committee: after PDA Council mtg.

Sign Up/Renew Constituency Membership by April 30

Become or stay a Market Constituency member. Attend meetings and get involved, and vote in the July election for PDA Council representation. Sign up at the PDA office by April 30 for the upcoming year (which runs May 1 – April 30).

Downtown Conventions

- April 1-5: National Council for Behavioral Health Conference 4,000 attendees
- April 6-9: National Scholastic Press/Journalism Association 4,000 attendees
- April 14-16: Sakura-Con 18,000 attendees
- April 20-23: Specialty Coffee Association of America + Global Specialty Coffee Expo 4,000 attendees

Staff Comings & Goings

Welcome Aboard to: Raja Hooks and Tetsuo Stewart, new Security Officers, and Josh DeLaura, new IT staff. Farewell and best wishes to: Cheri Smith on her retirement from Residential, and Tad McLees, formerly with the IT department.

Need more info?

Call the PDA office if you have questions. 206.682.7453

pikeplacemarket.org