



PDA Council Meeting Minutes

Thursday, March 26, 2015
4:00 p.m. to 6:00 p.m.
The Elliott Bay Room

Committee Members Present: Matt Hanna, Gloria Skouge, Jim Savitt, Jackson Schmidt, Patrice Barrentine, Betty Halfon, Patrick Kerr, John Finke, Bruce Burger, David Ghoddousi

Staff Present: Ben Franz-Knight, Tamra Nisly, Lillian Hochstein, Randy Stegmeier, David Dickinson, James Cornell, Kelly Lindsay, Jennifer Maietta, Brandon Johnson, Dianna Goodsell

Others Present: Gerry Johnson, Fred Eoff, Stacey Crawshaw-Lewis, David Miller, Steve Daub, Justine Kim, Howard Aller, Carrie Holmes, Chris Scott, Frank Coble, Sharon Mukai, Joan Paulson, Bo Zhang, David Kenagy, Kenneth Telesco, Ernie Sherman, Brandon Johnson, Nancy Sherman, Paul Tonelli, Joe Read

The meeting was called to order at 4:01p.m.by Matt Hanna, PDA Council Chair.

I. Administration

- A. Approval of the Agenda
The agenda was approved by Acclamation
- B. Approval of the February 9th, 2015 Special PDA Council Meeting Minutes and the February 26th, 2015 PDA Council Meeting Minutes.
The minutes were approved by Acclamation

II. Announcements and Community Comments

Howard Aller commented on the exterior and interior finishes with the MarketFront residential building noting his involvement with this process. Since he would be leaving the meeting early, he wanted to make sure that the Council would be happy with what is presented by Miller Hull tonight.

Jim Savitt entered into the meeting at 4:06p.m.

Kenneth Telesco commented on this years proposed daystall rule changes. He briefly discussed his daysall rule proposal which addresses the craft setup times. His proposal would adjust the set up time requirement for craftspeople from 11:00 am to 11:30 am on days that Roll Call is at 9:30am.

Frank Coble distributed a letter to the PDA Council regarding his permit being revoked; the letter was included with the PDA Council records. He briefly discussed his concerns regarding the Waxie Moon mural painted on the Pink Door building. He discussed about

his concerns regarding his appeal process noting that he did enjoy working at the Market and had a successful business while working there.

Joan Paulson commented on the possible confusion regarding the color palette for the MarketFront project. She noted that color charts come in two folds; one is a monochromatic color chart which typically includes colors such as gray, white and black. She noted that most people are familiar with the other type of color chart which includes primary colors such as yellow, green, blue and red. She added that without the clarification of which type of color chart the architects are referring too, there could be pushback from folks; she said the Market clearly would be under the primary color chart. She commented separately on the December Executive Committee meeting, noting the approval of the Executive Director review and what came from the process. She further noted that it was acknowledged from the PDA Council chair during the ED review process that there was really a lack of emphasis in terms of maintenance of the Market and an increase in terms of development. She further noted that this issue needs to be remedied since Preservation comes first before Development in terms of what the PDA is in charge to do. She provided some suggestions to help create a better balance in terms of the Preservation aspect of the PDA's role; this included annual tracking of the Market's water usage year over year and updated Security technology.

Nancy Sherman commented on Exhibit F, Form of Covenant: Covenants for Low-Income Housing and Public Parking. She inquired about the definitions established for Affordable to an Extremely Low-Income Family and the income limits within those housing guidelines.

Frank Coble further commented on the attendance requirements for the daystall community noting that should be some relaxed policy on attendance requirements for craftspeople, especially during the winter.

III. Reports and Information Items

A. Council Chair Report

Matt Hanna provided a brief report of the items that would be discussed at the current meeting including an update of the MarketFront Financing Plan, review of MarketFront Materials Color Palette and the Adoption of Daystall Rules and Regulations for 2015. He added that he would like to get further Council input regarding the Public Art Piece and the MHC role in approval of the final piece.

B. Executive Director's Report

Ben Franz-Knight briefly presented the Executive Director's report for the month of March. He highlighted a few items from the written ED Report that was included in the PDA Council packet. He reported that the early warmer weather had affected the daffodils in the Market, causing them to bloom earlier than in previous years. A majority of the daffodils that were planted in the Market have now died and will need to be replaced. He briefly opened the discussion regarding the seasonality of our region and the planning efforts going forward. He provided a brief update on the Market Capital Projects reporting that the garage entrance and Fairley elevator work is underway. He

noted that one of the projects that has been under the radar this year has been the renovation of the Market tenant restrooms.

C. Committee Chair Report
None

D. Other Reports
None

IV. Key Issues and Presentations

- A. Presentation and Review of MarketFront Financing Plan and PDA Debt
- I. Action Item: Proposed Resolution **15-07**: Issuance of Special Obligation and Refunding Bonds with the PDA Council

Stacey Crawshaw-Lewis reviewed Resolution **15-07**: Issuance of Special Obligation and Refunding Bonds with the PDA Council. The Resolution is regarding to the Pike Place Market Preservation and Development Authority providing for the issuance of its Special Obligation and Refunding Bonds in the aggregate principal amount of not to exceed \$24,000,000 for the purpose of financing the acquisition, construction and equipping of parking and other market improvements; refunding outstanding obligations; making a deposit to a debt service reserve account; and paying costs of issuance; and delegating the authority to approve the method of sale for and form and terms of the bonds.

Jackson Schmidt moved, Gloria Skouge seconded

There was a discussion by the PDA Council that followed regarding Proposed Resolution 15-07.

John Finke inquired about the debt to coverage ratio for the MarketFront project.

Fred Eoff responded to John Finke's question regarding debt service coverage. He noted that the projected debt service on this obligation would be 1.25 times the debt service coverage. He further added that we should not have difficulty meeting the 1.25 times coverage since historically, we have covered the debt service at a rate of about 2.5 times.

Jim Savitt inquired about the PPMPDA's 2014 operating revenue noting that we had 2.97 times the debt service coverage last year.

Jim Savitt said that if we are voting yes today as a Council, we are in essence agreeing to ratification at a later date. He further added that what we are doing today, in conjunction with voting of the amendments for the development agreement, is the final approval in pursuit of the MarketFont project. He noted that one of the reasons we are having relatively clean discussions on the project is because of the process that has taken place. He stated that nothing great happens without some boldness. If you are going to do something that really matters, you have to be out there. What we are doing here is not simply an effort to develop that hole in the ground. He further added that what we are

doing is an effort to ensure, that the hole in the ground, the last undeveloped piece of the Historical District, is the developed in a way that is in accordance with the Market's mission, values, needs and the Market's priorities. He said that we are making the Market more healthy by connecting it to the Waterfront, which is another goal of the project. He said that we have developed a project that is consistent with the Market's values and missions. He briefly discussed about the public and open process that we have gone through with the MarketFront efforts, including participation by the community. He lastly stated that there is some risk here and acknowledged that there is debt were taking on but we are ultimately doing this to benefit generations to come.

David Ghoddousi asked what would happen if the PDA defaulted in the repayment of the bond issuance.

Stacey Crawshaw-Lewis responded to David's question regarding defaulting on the bond payments. She noted that Municipal defaults are rare and promises for repayment need to be kept. In the situation of municipal default, there could be litigation that could lead to a settlement; potentially the bond holders could sue for money which is owed.

Jim Savitt thanked Gerry Johnson and Stacey Crawshaw-Lewis for their work on Resolution 15-07.

For: Matt Hanna, Gloria Skouge, Jim Savitt, John Finke, Jackson Schmidt, Patrice Barrentine, Betty Halfon, Patrick Kerr, Bruce Burger, David Ghoddousi

Against: 0

Abstained: 0

Resolution 15-07: Issuance of Special Obligation and Refunding Bonds with the PDA Council passed unanimously by the PDA Council by a vote of 10-0-0.

B. MarketFront Design Update - Plaza Canopy & Housing Color Palette and Materials

David Miller and Steve Doub from Miller Hull presented a design update regarding the plaza canopy and housing color & materials palette. They distributed samples the exterior and interior material finishes for the MarketFront project.

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

A. Consent Agenda

Proposed Amended Resolution **14:79:** Approval of Acceptance of USDA Grant Funding and Contract Approval for Lease of Farm Program Vehicle

Proposed Resolution **15-13:** Lease Proposals - March 2015

Proposed Resolution **15-16:** Approval in Upgrading PPM PDA's Access Control System

Proposed Resolution **15-17:** Authorization for Contract Authority - Replace Roof and Gutter Section over Pike Place Fish

Proposed Resolution **15-20:** Authorization for Contract Authority – Replace Lowell's and Elevator Penthouse Roofs

Motion to approve the Consent Agenda

For: Matt Hanna, Gloria Skouge, Jim Savitt, Jackson Schmidt, Rico Quirindongo, Patrice Barrentine, Betty Halfon, Patrick Kerr, Bruce Burger, David Ghoddousi

Against: 0

Abstained: 0

The Consent Agenda passed unanimously by the PDA Council by a vote of 10-0-0.

B. New Business

New Business items were presented and voted upon prior to the Presentation and Review of MarketFront Financing Plan and PDA Debt under Section V, Item A.

Action Item: Proposed Resolution **15-18:** MarketFront Public Art - Approval of Artist Design “Reflection” by GrayPants

Lillian Hochstein in introduced Proposed Resolution **15-18:** MarketFront Public Art - Approval of Artist Design “Reflection” by GrayPants to the PDA Council. The resolution 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 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 is required to include public art as a component of the MarketFront project and identified the Market Foundation to lead the art procurement and fundraising efforts; and, whereas, the Market Foundation in coordination with the City of Seattle Office of Arts and Culture conducted a public art procurement process which consisted of a public Call for Artists issued in November 2013 seeking unique permanent works of art. The art procurement process included a Selection Committee consisting of two PDA Council Members, two Market Foundation Board Members, one project team member and one community member; and, whereas, the Market Foundation in coordination with the City of Seattle Office of Arts and Culture and the Selection Committee selected the artist team Graypants to create and install a piece of art entitled “Reflections” on the plaza of the MarketFront. “Reflections” is a functional bench made of letters, between 4’ x 5.5’ high, that spell out Seattle, see attached Exhibit A. The bench will be made from marine grade metal. Now, therefore be it resolved that the PPMPDA approves of “Reflections” being included as an installation on the rooftop plaza of the MarketFront building as shown in Exhibit A.

John Finke moved, Betty Halfon seconded

There was a brief presentation of the proposed “Seattle” bench from Lillian Hochstein.

Betty Halfon noted that she was concerned over the insurance aspect of the art piece.

For: Matt Hanna, Gloria Skouge, Jim Savitt, Jackson Schmidt, Rico Quirindongo, Patrice Barrentine, Betty Halfon, Ann Magnano, Bruce Burger, David Ghoddousi
 Against: Patrick Kerr
 Abstained: 0

Resolution **15-18**: MarketFront Public Art - Approval of Artist Design “Reflection” by GrayPants passed by the PDA Council by a vote of 9-1-0.

Action Item: Proposed Resolution **15-22**: Adoption of Daystall Rules and Regulations

David Dickinson introduced Proposed Resolution **15-22**: Adoption of Daystall Rules and Regulations to the PDA Council. The resolution states that the PDA conducts an annual review of the Daystall Rules and Regulations; and whereas, 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 Regulations based upon those meetings; and on February 10th, 2015 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 2015 changes to the Daystall Rules and Regulations as noted in Exhibit A.

Bruce Burger moved, Patrice Barrentine seconded

There was a brief discussion that followed by the PDA Council.

David Ghoddousi inquired about the history of roll call and setup times for the craftspeople in the Market.

Betty Halfon inquired about Proposal #6 made by Sharon Mukai regarding reducing or eliminating the attendance requirement and/or the daily table rent fee for weeks in which the weather is extremely cold,

Patrick Kerr proposed an amendment to Proposed Resolution 15-22 that would approve the following 2015 changes to the Daystall Rules and Regulations as noted in Exhibit A, except for Proposal # 7, which would be approved. David Ghoddousi seconded the motion.

Betty Halfon proposed to amend the amendment made by Patrick Kerr, having setup ready by 11am instead of 11:30am.

Betty Halfon’s friendly amendment was not be accepted by Patrick Kerr and David Ghoddousi.

The PDA Council voted on the amendment proposed by Patrick Kerr.

For: Patrick Kerr, David Ghoddousi
 Against: Gloria Skouge, Jim Savitt, Jackson Schmidt, Patrice Barrentine, Betty Halfon, John Finke, Bruce Burger, Matt Hanna
 Abstained: 0

The amendment failed by the PDA Council with a vote of 2-8-0.

The PDA Council voted upon Proposed Resolution 15-22 a originally presented.

Resolution **15-22**: Adoption of Daystall Rules and Regulations passed by the PDA Council by a vote of 7-2-1

For: Gloria Skouge, Jim Savitt, Jackson Schmidt, Patrice Barrentine, Betty Halfon, John Finke, Bruce Burger
 Against: Patrick Kerr, David Ghoddousi
 Abstained: Matt Hanna

Action Item: Proposed Resolution **15-23**: Approval for Rental of Emergency Overflow Shelter for Daystall Vendors

Kelly Lindsay introduced Proposed Resolution **15-23**: Approval for Rental of Emergency Overflow Shelter for Daystall Vendors to the PDA Council. The resolution states that From March 2014 through May 2014 the PDA experienced an extreme shift in Daystall table availability, resulting in a total of 140 vendor turn-aways, including as many as 22 in a single day; and, whereas, the PDA has acquired approval from the Market Historical Commission for temporary placement of a 20' x 40' tent providing up to 16 extra covered Daystall tables from early April through mid-May; and, whereas, the PDA staff has solicited four bids for temporary shelter options, including two rentals and two custom tent purchases; and, whereas, the PDA has secured approval from Seattle Fire Department and Seattle Department of Transportation; and, whereas, the PDA has solicited input and support of Daystall Craftspeople affected by the shortage of table availability and the placement of the proposed temporary shelter structure; and, Now, therefore be it resolved, that the PDA contract for a 6-week rental of a 20' x 40' tent set up from ABC Special Event Rentals by CORT for an amount not to exceed \$13,000. The funds for this project will be drawn from the Contingency for Unknown Projects budget. GL code: 160970-00.

Kelly Lindsay noted that this time last year, we had a convergence of an increase in farmer attendance, early influx of flowers and a seasonably wet spring; all things that are again trending this year. The result of the convergence from last year was an unprecedented number of turn-aways from Craftspeople. From March through May in 2014, there were 140 vendor turn-aways, resulting in a loss of sales of nearly \$65,000 to our craftspeople. Over the past year we have been investigating some options for our craftspeople. She lastly noted that we are just trying to ensure the continuity of the crafts community until we know there are better options for them.

Bruce Burger moved, Gloria Skouge seconded

There was a brief discussion that followed by the PDA Council

Patrick Kerr had asked if the vendors would be able to sell without the use of the canopy with the temporary structure for the craftspeople.

David Ghoddousi stated his opposition to Proposed Resolution 15-23.

Matt Hanna noted his concern to Ben Franz-Knight with setting the precedent of weatherproofing for the daystall area and setting expectations. He said that we need to be clear with the intention of the resolution, adding that we are merely experimenting with this type of setup temporally; this will need to be communicated to all of the daystall community.

For: Bruce Burger, Gloria Skouge, John Finke

Against: Patrice Barrentine, Betty Halfon, David Ghoddousi, Patrick Kerr, Jim Savitt

Abstained: Matt Hanna, Jackson Schmidt

Proposed Resolution **15-23**: Approval for Rental of Emergency Overflow Shelter for Daystall Vendors failed by the PDA Council by a vote of 3-5-2

Action Item: Proposed Amended Resolution **15-15**: Approval of Development Agreement Exhibits: Exhibit E- Form of Quit Claim Deed, Exhibit F - Form of Covenant and Exhibit G - Form of Easement

This Action Item was postponed to the April 30th PDA Council meeting due to time constraints from the meeting.

C. Other

VI. Further Public Comment

David Kenagy commented on the art bench proposal noting that it is a nice piece but does not belong in the Market.

Joan Paulson commented that the Seattle bench is too tall. She further added that the word “Community” is better fit than the word “Seattle” for the bench. She lastly commented on the heating and safety concerns of the proposed bench material.

Frank Coble stated that he had hoped that the PDA Council would reconsider his appeal

VII. Concerns of Committee Members

None

VIII. Adjournment

The meeting was adjourned at 6:25pm. Matt Hanna, PDA Council Chair

Meeting minutes submitted by:
Dianna Goodsell, Executive Administrator