



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday November 8th, 2010
4:30 p.m. to 6:00 p.m.
PDA Conference Room

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

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz Knight, Anita Neill, Joe Paar, John Turnbull, Brittney Farrow, Jennifer Maietta

Others Present: Shaun Senik, Bob Wagner, Lisa Harris, Lynn Stewart

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

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of October 11th, 2010 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Levy Projects Update – Joe Paar

Joe reported that the levy projects were moving along smoothly and on schedule. Demolition to the Sanitary bathrooms was complete, wall structures were in place and dry wall was ready to be installed. Steel and concrete foundation piles have been installed and the excavation of the elevator pit would be completed this week. With electrical conduits installed, cement walls poured and masons installed, the Vault in the Sanitary was near completion and Seattle City Light was expected to take over about a month ahead of schedule, December 6th. Structural upgrades continue as the first seismic brace frame was to be scheduled to be installed in the old El Mercado space.

III. Phase III Economy Atrium, Hillclimb and Post Alley Long-Range Program – Ben Franz-Knight.

Ben distributed a report to Council that discussed the subjects of the Economy Building 2nd floor expansion, commercial space restoration, Hillclimb and Post Alley Activation and PDA Office space. He noted that it was an opportune time to re-evaluate and make long term plans for the future of these spaces. He reviewed the staff recommendations, potential schedule with quarterly goals and potential uses of space. There was some discussion on the 2nd floor fill in of the Economy Building, the total square footage gained and potential use. Tony noted his objection to the business incubator space. There was

then discussion on possible uses of the PDA space should the offices be moved. Ben noted further analysis and research would be completed before moving forward.

John T reviewed the concept and opportunity to create a night zone from the Zig Zag and up the Hillclimb to lower Post Alley. Businesses that had an alternative entrance from the Market could remain open while the Market was closed. John continued to review the vacant spaces and possible tenants. He noted that Council had about a year to consider the use of space.

IV. Soames Dunn – Presentation of Current Design Options – John Turnbull

John T handed out and reviewed the design proposal to the Soames Dunn first level. He noted that the Dunn side was to remain relatively untouched. Changes to the Soames side included the fill in of the front staircase, expanding the Pike Door staircase to the basement, expanding the bathrooms and open them to the public and the elimination of the Saigon space. A large open space would remain, there were two possible options on how to utilize the space. One included offering additional store frontage on Pike street.

Lynn Stewart of Bavarian Meats noted that as a third generation owner, she would very much like the opportunity to expand the store that would include store frontage on Pike street, additional space for inventory and potentially offer simple Bavarian breakfast.

Shaun Senik of Seattle Cutlery noted their long term tenancy since the 70's and their desire to take the opportunity to expand the business.

Bob Wagner noted that while he was not directly affected by the renovations he was in support of seeing Bavarian Meats and Seattle Cutlery given the opportunity to expand their businesses.

Lisa Harris also noted her support and felt that the space and that the expansion of these businesses would be a better utilization of the space.

John T asked Council to consider what direction they would like to take.

V. Action Item: Proposed Resolution 10-71: Amendment of Design Contract for Renovation Related Work in Chez Shea.

John T reviewed, due to design and related changes to the structure the contract now exceeded \$10,000.

John Finke moved and David Ghoddousi seconded.

For: Bruce Lorig, David Ghoddousi, John Finke, Patrick Kerr

Against:

Abstain:

Proposed resolution **10-71** passed unanimously.

Action Item: Proposed Resolution 10-72: Purchasing of Fixed Equipment for City Fish RSW, Inc. Leased Space.

John T reviewed the resolution, in the course of making improvements to City Fish, significant deterioration to the wall behind the freezers was discovered and required immediate repair, additionally it was discovered that replacement of the freezers was necessary.

Jan noted that the resolution should state that funds used would be non levy funds. John T noted that funds would come from Phase II New Market Tax Credits or other non levy funds. John F noted that ...be increased by an amount...be deleted from the proposed resolution.

David Ghoddousi moved and John Finke seconded.

For: Bruce Lorig, David Ghoddousi, John Finke, Patrick Kerr

Against:

Abstain:

Proposed resolution **10-72** passed unanimously.

VI. Public Comment
None

VII. Items for Consent Agenda

Bruce L placed proposed resolution 10-71 and 10-72 on the Consent Agenda, it was approved by acclamation.

VIII. Concerns of Council Members

Patrick noted his concern that the renovations in the Soames Dunn would create a dispute amongst the tenants.

IX. Adjournment

The meeting was adjourned at 5:50 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant