



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday October 12th, 2009
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, John Finke, Patrick Kerr, Joshua Anderson, Jan Oscherwitz, Tony Puma

Other Council Members Present:

Staff Present: Carol Binder, Joe Paar, Ken Johnsen, John Turnbull

Others Present:

The meeting was called to order at 4:32 p.m. by Bruce Lorig.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of September 14th, 2009 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Project Update

Carol gave the following project updates; she noted that as discussed at full Council and the Strategic Planning committee, various people of real estate development and retail expertise have been given tours of the Market. The purpose of these tours was to get various ideas for uses of the third floor Downunder. Guests have varied from developers, Market tenants and other business owners in the Seattle area. Most of them agreed that the space was difficult retail space because of the poor circulation of foot traffic. Ideas included were a B&B, professional office space rental, artists lofts, co-op winery or an ethnic specialty store like the French store, Spanish table and World Spice Market. These ideas would be discussed at FAM and some options developed and brought back to this group.

A dispute resolution board has been established as stipulated in the contract with Turner. This was a fairly common practice to consult and have a dispute resolution board on public projects. There were no disputes currently and the group would not have a final vote in the decision making process, but are useful in advising the parties in contractor and subcontractor disputes.

The West Façade window replacement application was still going through the Market Historic Commission process. The PDA has complied with their repeated requests to answers to the extensive list of questions from the board. At this time the PDA felt that this was a stall tactic and was evaluating our willingness to spend the time and money to answer their repetitive questions. Carol has consulted with

some land use professionals and two different historical architectural type professionals and both agreed that the window proposal was reasonable and the process as it is playing out is very unusual.

Bruce B. questioned what was the current position that MHC held in regards to the windows. Carol responded that their position was perhaps to allow replacement of the windows but with the same pivot style that was currently in place in wood, but it seems they prefer the existing windows be repaired. These windows would not suit the needs that were being sought after by replacing the windows with an energy efficient style. The old pivot style would deteriorate and the Market would be in the same position 10 years from now. There was a long discussion about the disadvantages of the pivot style windows including durability and the cost over the proposed replacement windows.

Patrick asked Carol how much the attorney fees, architectural proposals and other fees were. Carol responded that not all the invoices had gone through yet but the total would be a few thousand dollars. She also noted that it was not a waste of money because the information was useful now and in the future. as the consensus from the historical community is that this is a reasonable proposal.

III. Construction Site Tour

The remainder of the meeting was spent on a tour of the Market viewing the Phase I and Phase II sites.

IV. Adjournment

The meeting was adjourned at 6:00 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant