



Pike Place Market Preservation and Development Authority (PDA)

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**CAPITAL RENOVATION COMMITTEE**  
**Meeting Minutes**

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**Monday February 8<sup>th</sup>, 2010**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

**Committee Members Present: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, Patrick Kerr**

**Other Council Members Present:**

**Staff Present: Carol Binder, Anita Neill, Joe Paar, John Turnbull**

**Others Present: Ken Johnsen**

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 January 11<sup>th</sup>, 2010 Minutes  
The minutes were approved by acclamation.
- C. Announcements and Community Comments  
Bruce B. asked why the bakery was still closed. Carol responded that the Bakery had some permitting problems with its new location in Renton. They also had several problems with moving their equipment; it didn't fit, was broken or stolen. John noted that they should be operational in a couple of weeks and reopen their arcade location.

Gerry Kumata joined at 4:33 p.m.

**II. Phase II Update**

- A. PowerPoint Presentation – John Turnbull  
John had some technical difficulties with the projector and gave the presentation from his laptop. John continued with his presentation describing the work to be completed in Phase II of the renovations. Work would be extensive in the Corner, Sanitary and Triangle buildings. Plumbing from the new boiler system would cross Pike street and run throughout the buildings. Extensive seismic work and bracing and the installation of a new elevator would create considerable disruption and all residential tenants would need to be relocated. Many commercial tenants would need to be temporarily relocated or closed for several months or some may choose to close permanently. Each tenant would be worked with individually. Part of the plan to relocate the tenants would be to move them

into temporary trailers that would be located on the west side of Pike street. Bruce B asked if there were any foreseen problems that MHC would have with the plan. Carol and John noted that there was some discrepancy as to whether these spaces would be considered street vendors or temporary makeshift businesses, but the preliminary application was in and being evaluated without major concerns.

John continued with his PowerPoint presentation noting the scope and timeline specifics for the electrical upgrades, plumbing replacement, seismic bracing, new public restrooms, and a new elevator in the Corner Market. The closing of the Sanitary apartments, storage in the Triangle and Sanitary would not be accessible, rummage halls would be closed, the sanitary restrooms would be closed.

There were some questions from Council regarding businesses that may choose to close down permanently. Carol noted that the owner of Fero's Meats was nearing retirement and may choose this time as an opportunity to retire. A major overhaul was necessary for Jack's Fish and would be necessary for the business to be closed while the work was being completed. John continued to explain the detailed plans for moving and shuffling tenants around the Market noting that the goal was to schedule work with the least amount of impact and mitigation. It was very important to the PDA to do everything possible to minimize impact to tenants and was working one on one with all tenants and holding regular informational meetings.

Tony asked what would happen to the east side of Pike street with all the construction and the west side being used for temporary business stalls. John replied that they were hopeful to keep the sidewalk and street open to traffic and pedestrians. Gerry questioned if there would be enough space for construction and delivery trucks. Joe and Ken noted that most of the construction deliveries would occur in the early morning and would work to be as least disruptive to the rhythm of the Market as possible.

Carol noted that the 2010 budget may not have estimated fully the extent of the anticipated financial impacts to the PDA and its operating budgets. Expenses continue to rise as does the added services needs but revenues would be reduced with the loss of revenues in residential and commercial. Expenses would need to be closely monitored and evaluated over the next few years.

### **III. Phase I Update**

#### **A. Market Tour**

While on the tour, Joe Paar pointed out the tile work on the arcade, the Downunder spaces under renovation and the large boiler pipes, the north and south publics, the temporary bathroom trailer located on Pike street, the completed fluid cooler pads on the exterior of PCI North and the boiler room in level 4 of the garage.

### **IV. Adjournment**

The meeting was officially adjourned at 5:19 p.m. by Bruce Lorig. The committee then took a walking tour of the Phase I construction.

Meeting minutes submitted by:  
Anita Neill, Executive Assistant