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 11th, 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