



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

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

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

Other Council Members Present: Gloria Skouge

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

Others Present: Paul Dunn

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 November 8th, 2010 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Levy Projects Update – Joe Paar Committee Operation

Joe reported; Phase I of the renovations was nearing the end with only final checks to be completed. Phase II was moving forward and ahead of schedule. The new electrical vault in the Sanitary would be turned over to Seattle City light on Tuesday, a month earlier than anticipated. The first brace frame, "Chili Pepper" was to be installed mid week. Bruce B asked when tenants were expected to begin moving back in. JT explained that there had been some delays including with permitting but tenants should begin moving in around Memorial Day.

III. Stewart House Update – Ben Franz-Knight

Ben reported; bids to the restoration and envelope replacement to the Stewart house were higher than anticipated. It was still a favorable bidding environment and

Recommend delay of steward house due to not aligning with NMTC (it's delayed), bids are higher than anticipated and want to look for better bid packages in this good bidding environment

Additionally the work was more extensive than originally anticipated including

and a lot of the work is more extensive than anticipated making tenant relocation more expensive and difficult.

Bruce and Gerry asked for nmtc update, Ben explained one cde problem with allocation.

IV. Phase II Mitigation Update – John Turnbull

JT gave detail of various relocations including...(tape) last of containers to come in Jan.

Pike place fish close in Jan, Don and Joe's stay open, mid Jan pure food fish, can can move falling apart, JT reviewed the various tenant relocation impacts. (problems with permitting)

What does he mean big piece of steel.

Ben re jacks fish. One of those tenants that more problems arose as closer to renovation time. JT took over, handed out (whatever and did not give me a copy) reviewed jacks fish design and length of location and what made him different than other fish markets including location and products. Creates special problems including poor drainage. (plumbing) JT proposed new plumbing as part of renovations. Crab pot and live tanks cannot come back to code but have to be moved or replaced with something. Reviewed proposed changes and modifications. To correct drainage problem.

JT reviewed opportunities (get handout) really take opportunity to fix, create shaft and be real restaurant (since building above empty would be opportune time) gave reasoning why good time and opportunity to follow through and invest in the property improvements.

Ben, difficult decision because bring back expensive and difficult without major changes and expense.

Bruce felt it was a good opportunity.

Discussion.

(guy sitting next to JT and Jennifer)

Decided that discussion best for OPSCOM for lease and business portion of the discussion. Cr could give recommendations to opscom.

V. Action Item: Proposed Resolution 10-76: Authorization for Contract Authority – Geotechnical Services – PPM Renovation

Joe reviewed the resolution. Joe explained the need to do the work in parts.

David Ghoddousi moved and Gerry Kumata seconded,

For: Bruce Lorig, Gerry Kumata, David Ghoddousi, Patrick Kerr

Against:

Abstain:

Proposed resolution **10-76** passed unanimously.

Action Item: Proposed Resolution 10-77: Authorization for Contract Authority – Additional Service Epoxy Floors & Column and Dry Rot Repairs – Turner Special Projects

Joe reviewed the resolution noting several components of the resolution. Epoxy entire floor in front and in back, a lot of moisture for pike fish. Don and Joe's also needs more extensive epoxy. N arcade columns are rotting on bottom, replace.

Come out of nmtc I account, still a lot of funds left.

David Ghoddousi moved and Gerry Kumata seconded,

For: Bruce Lorig, Gerry Kumata, David Ghoddousi, Patrick Kerr

Against:

Abstain:

Proposed resolution **10-77** passed unanimously.

VI. Items for Consent Agenda

None

VII. Public Comment
None

VIII. Adjournment
The meeting was adjourned at 5:27 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant