



Pike Place Market Preservation and Development Authority (PDA)

Executive Committee MEETING MINUTES

Wednesday, April 20, 2011
7:30 a.m. to 9:00 a.m.
Goodwin Library

Committee Members Present: James Savitt – Chair, Ann Magnano – 2nd Vice Chair, , Gloria Skouge, John Finke, Pat Kerr

Staff Present: Ben Franz-Knight, Ryan Yale

Others: Ernie Sherman

This meeting was called to order at 7:33 a.m. by Jim Savitt, Chair.

I. Administrative

- A. Approval of Agenda
Agenda was approved by acclamation.
- B. Approval of March 23, 2011 Minutes
Pat Kerr suggested the meeting minutes amended to reflect his attendance at the March 23rd meeting. The amended minutes were approved by acclamation.
- C. Announcements and Community Concerns

II. Council Chair's Report – Jim Savitt

Jim discussed the design and development of the Waterfront and the Market's involvement. Jim updated the committee on the Market walk around with James Corner of Field Operations, which added some insight to how the Market's areas of interest. Jim added that Ben and Peter Steinbrueck will be providing the Full Council additional information at the April Full Council meeting. In addition, Jim noted that Ben will be meeting with the Waterfront development team in May and he will provide additional information to the Council when it becomes available. Jim then discussed the Market's commercial real estate presentation on the current spaces available, how the Council should proceed with the process, and to what level should the Council be involved. The discussion of commercial real estate will most likely be held in May after the Council has the full scope of the process and information involved. Jim then discussed the Strategic Planning committee and stated he felt that at this time he does not see the point of pushing the process of strategic planning. Due to the divergence of opinions and views on strategic planning, Jim felt that the Strategic Planning committee should not move forward and instead the Council and PDA Staff will identify the current and future issues of the Market and address them accordingly. Jim added that beyond the Strategic Planning committee there will also be a discussion going forward about the other committees, which will include the names of certain committees and will detail the functions the committees should be responsible for.

III. Executive Director's Report – Ben Franz-Knight

A. Renovation/Levy Update

Ben reported on the Phase II renovation phase and he stated that we are making great progress. He also added that the elevator is in at the Corner Market and the macro work done by Turner construction has been completed. Ben then discussed Jack's Fish and the status of the lease negotiations, which will require a significant investment from Jack. Ben discussed the PPM Historical Commission and their design review process of Jack's Fish. Ben will be attending the next MHC meeting in order to stress to them how critical it is that they approve the current design presented, which includes a necessary 14' hood. Ben then discussed the Market renovation tour with City Councilmember Sally Clark and Sally Bagshaw and stated it was a great success. Ben updated the committee on the MACC resolution that will be presented during the upcoming full Council meeting and he stated that even though it was approved for the consent agenda, it will be an action item due to the large dollar amount. Ben also acknowledged the outstanding job that Joe Paar has done with the negotiations with Turner and the entire bidding process. Ben added that he was very pleased with the cooperation of Turner Construction to ensure the renovation could be completed on time and within budget.

B. NMTC Update

Ben reported on the NMTC II closing in March and stated that the first draw package will be roughly \$2.2m in reimbursement/distribution. He stated that the \$2.2m does include all legal fees, which were roughly \$400k and were incurred over the course of the entire NMTC II negotiating process. The balance of the NMTC II funds is roughly \$5.4m and Ben described the various ways they will be used, which include Stewart House work and other tenant improvements. Ben then discussed NMTC I potential uses, which include the Hillclimb and ways to activate vacant spaces.

C. Waterfront Planning

Ben updated the committee about a presentation on the Waterfront that he and Peter Steinbrueck gave at the previous Constituency meeting. Ben then discussed the progress of the Waterfront planning and mentioned his appointment to the Waterfront Partnership and Finance Committee. Ben added that there will be a more refined waterfront presentation at the upcoming full Council meeting, which will provide three different options of the Market's potential involvement with the design and development process. These three options, outlined in the first presentation, are as contributor, developer, and manager. He noted that these options will not be mutually exclusive and will be presented to the Council in more detail at the next Council meeting. Ben added that, going forward, the PDA must be respectful of the design process and be congruent with the process the Waterfront is undertaking. Ben discussed his meeting with the Seattle Aquarium representatives and their design roles and focus. During the meeting they discussed the Aquarium's 10 and 20 year plan which focused mainly on the actual waterfront, the surrounding parking areas, and some lower Hillclimb aspects. Ben felt that there should be no real significant integration issues between the aquarium and the Market beyond parking. Ben noted that one of the key components of the Waterfront is to preserve the Market and define our role with the Waterfront without compromising the core issues facing the Market.

A brief question and answer period followed.

D. Other Issues

Ben discussed an issue that has come up during renovation, which consists of Market tiles purchased during the 1980s by individuals. Ben noted that the tiles removed during renovation have been recorded in a database and the intent of the PDA is to be proactive in dealing with the tiles of the individuals that may have been displaced. Ben discussed the Picnic in the Park luncheon which was assisted by the Nature Conservatory. He added that James and staff have done a great job in recruiting restaurants and setting ideal price points. Ben stated that the relationship with Nature Conservatory should not be solely event based and we should engage them regarding their farm land, which may be used for Market farmers.

IV. Other Reports and Action Items

V. Items for the Consent Agenda

None.

VI. Public Comment

Ernie commented on the benefits of a daily walk through of the Market.

Ann agreed with Ernie's comments and also questioned why certain areas of the Market were closed.

VII. Concerns of Committee Members

Ann was concerned about the process and distribution of the meeting agendas. Ann also stated that she was having trouble tracking the minutes and would like the minutes to reflect specific comments she made at the meeting. In addition to her request for clarification of the minutes, Ann requested that her comments on the gate closing at the North end of the Parking Garage as well as the stairs at the Desimone Bridge.

VIII. Adjournment

Meeting was adjourned at 8:12 a.m. by Jim Savitt, Chair.

Meeting minutes submitted by:
Ryan Yale, Executive Assistant