The meeting was called to order at 4:00 p.m. by James Savitt, Chair.

I. Administration
   A. Adoption of Agenda
      The agenda was approved by acclamation
   
   B. Review and Approval of Minutes of September 30th, 2010
      The Minutes were approved by acclamation

II. Public Comment Including the Market Community
    Felicia Stogner of Gary’s Tex Mex noted her desire to work with the PDA in paying off back rent and had reconsidered temporarily moving into the old Saigon space. Jim noted that Felicia and Gary should continue to work with PDA staff.

    Tony Morigi with Golden Age Collectibles spoke on behalf of Rod and Coleen Dyke. He asked Council to reconsider offering one hour free parking or a reimbursement program in the PDA garage at a minimum during the holiday season. He also suggested keeping the Market open on New Years Day and tenants could open their shops on a voluntary basis. Tony then read a letter from Sheila Lyons addressing her support of free parking in the garage. The email had been distributed to Council earlier in the day.

    Liza Couchman noted that she was in favor of the Economy Atrium fill in but was against determining its use, particularly for PDA office space, until after it was built.

III. Reports and Information Items
    A. Council Chair Report
       Jim moved the discussion of the Heritage House to after the Farm Program discussion.

       Jim welcomed Ben to his first full Council meeting as the new Executive Director of the Pike Place Market, PDA. He then reviewed the key issues for discussion over the next few months, they included, the budget with final approval at the November full Council meeting, Farm discussions over
the next several months with presentations from various representatives from organizations, Phase III
design issues and discussion to address empty tenant spaces upon completion of the renovations.
There would be a presentation in December or January which would include discussion on current
tenant mix and what would be a good addition to that mix.

Jim requested that Council observe the Charter guidelines when communicating and directing staff,
noting that Ben was the Council's sole employee.

B. Executive Director Report

Ben thanked Council and staff for the warm welcoming to the Market. He noted minor changes to
the ED report that included a switch to a memo style, the addition of Residential and Community
Outreach and changing “Comings and Goings” to PDA Employee Updates. He reviewed the Key
Operating Metrics noting overall sales were up over the previous year and with the excellent
performance of our food and restaurant business offsetting the mercantile losses. The net operating
income was expected to significantly exceed the expectations for the year end. Renovations
continued and were on schedule which including major renovations to City Fish and several
temporary moves of tenants. Ben briefly reviewed the budget schedule noting the community
meeting on November 1st and the final approval by full Council on November 18th. The final lease
hold appraisal for the New Market Tax Credits was completed on Friday. The financial model would
be completed the following Monday with final documents ready for review by the end of the week.
This would give three weeks for review before the final closing. Ben further noted businesses that
were relocated and how successful the project was due to excellent project management.

C. Reports from Committee Chairs

Matt Hanna reviewed budget issues and their status, noting concerns of the renovations impact on
retail tenants may have more impact on the budget than anticipated. He suggested that the budget be
monitored closely over the year with the possibility of changes. A conservative approach to the
Capital Budget was taken when considering this issue. Part of this conservative approach included
removing the replacement of the elevators leaving funds for consultant work only at this time. Ben
noted his support in this decision and further noted that he would like to hear Council’s goals and
priorities for the capital funds. John F noted that historically the PDA had approached the budget
conservatively and this may be an opportunity to not be as conservative. There was some discussion
amongst Council on their position. Bruce L noted possibly tracking and presenting two separate
ways, one being the more conservative approach.

IV. Key Issues: Presentation and Discussion

A. Farm Program

Jim noted several issues of concerns raised by Council regarding the farm program. Next month a
board representative from the PPC Land Conservancy would give Council a presentation.

James introduced Karen Kinney, Program Manager of the King County Agricultural Commission.
Karen gave a presentation on the background of the Ag Commission and their role in the community.
She reported that the number of farms in King County had grown over the years, particularly in the
past five. She distributed maps of the Agricultural Production Districts (APD’s). Many farmers were
facing difficulties in running their farms due to flooding in the winter and drought in the summer,
changes in zoning, increased traffic and increased land values. All these issues contributed to small
plots which made it difficult for farmers to make a living. Due to poor conditions many farmers would
leave and created a problem with replacing the farmers. Karen further noted that the Market was
attractive to farmers because it produced high revenues, was a competitive and stable environment,
farmers willing to participate in the collection of sales figures was a good indication of this. However
the Market had longer business hours. Karen took questions from Council and there was some
discussion. James again requested Council to consider what they considered to be a successful farm
program.

Jim noted that due to time constraints he requested that Capital Renovation Project: Phase III Design
Issue discussion be postponed. Ben requested that the Economy Atrium issues be addressed at
today’s meeting.
Heritage House discussion a continuation from the Council Chair report.

Matt Hanna left prior to closed session due to his law firm association with Providence.

The meeting went into closed session to discuss the Heritage House situation.
Closed session began at 5:28 p.m. (RCW 42.30.110(1)(b))
Closed session ended at 6:11 p.m.

Council agreed to form an ad hoc committee to assist Ben in addressing the Heritage House issues. The committee consisted of Patrick Kerr, John Finke and Bruce Lorig.

B. Capital Renovation Project: Phase III Design Issues
Ben noted that it was important to make a decision in moving forward to MHC with the design drawings in regards to the Economy Atrium fill in. If approved, and Council decided not to move forward with the construction they could easily be pulled from the drawings, it not, it would be a lost opportunity to include it in Phase III of the renovations.

Bruce Burger made a motion to authorize the preparation of necessary drawings for the Economy Atrium second floor fill in project and for presentation as appropriate of such plans to the Historical Commission provided that before any physical alteration is made (a) the project and its design shall be shall be presented for appropriate public comment and input including but not limited to any public process mandated by the Charter and (b) the Council shall approve such physical alteration or any construction work by further affirmative vote of the Council. John Finke seconded. After some discussion the question was called by a vote of 8 to 3.

The motion was brought to a vote.

For: John Finke, Ann Magnano, Gloria Skouge, Bruce Burger, Theresa Alexander, Jackson Schmidt, David Ghoddousi, Bruce Lorig
Against: Patrick Kerr
Abstained: Matt Hanna

The motion passed.

V. Resolutions and Other Action Items (Old and New Business)
A. Consent Agenda

   Matt Hanna moved and Theresa Alexander seconded.

   The consent agenda passed by acclamation.

B. Action Items
   i. Finance

      Ann Magnano moved and David Ghoddousi seconded.

      Steve reported that there were a few minor changes to the agreement including length and terms to a one year agreement renewable every six months for up to four years. A 45 day notice of termination and upgrades would be at PDA’s expense.
For: James Savitt, John Finke, Ann Magnano, Gloria Skouge, Patrick Kerr, Bruce Burger, Theresa Alexander, Jackson Schmidt, David Ghoddousi, Matt Hanna, Bruce Lorig
Against:
Abstained:

Proposed resolution 10-66 passed unanimously.

**Action Item:** Proposed Resolution 10-68: PDA Independent Auditor.
Matt Hanna moved and David Ghoddousi seconded.

Ben noted that the resolution was for the selection of a new PDA auditor.

For: James Savitt, John Finke, Ann Magnano, Gloria Skouge, Patrick Kerr, Bruce Burger, Theresa Alexander, Jackson Schmidt, David Ghoddousi, Matt Hanna, Bruce Lorig
Against:
Abstained:

Proposed Resolution 10-68 passed unanimously.

**Action Item:** Proposed Resolution 10-70: Amended Authorization for Contract Authority.

Ann Magnano moved and John Finke seconded.

Ben noted that the resolution was for additional, unforeseen costs associated with Trailer Town including electrical and plumbing.

For: James Savitt, John Finke, Ann Magnano, Gloria Skouge, Patrick Kerr, Bruce Burger, Theresa Alexander, Jackson Schmidt, David Ghoddousi, Matt Hanna, Bruce Lorig
Against:
Abstained:

Proposed resolution 10-70 passed unanimously.

**VI. Further Public Comment**
Bruce Burger left at 6:29 p.m.

Liza Couchman noted her support of having a conservative budget during a poor economy and requested that Council consider using the surplus of capital funds towards preserving the tenant mix in the Market. She additionally requested that Council consider current tenants when filling in open spaces after the renovations.

**VII. Concerns of Council Members**
Patrick noted his repeated requests to have the purchasing of PC1 North on the agenda and the possibility of purchasing the four story building for sale at the end of Pike Street.

Council directed staff to continue to investigate a free parking program and to give a report on any possible infractions this would create considering the public spaces guidelines and any legal and economic impacts. Jackson requested to see a five year comparison of the financials. Theresa noted that she would like to see free parking for the three month holiday season.

**VIII. Adjournment**
The meeting was adjourned at 6:33 p.m. by James Savitt, Chair.