Thursday, August 28th, 2014
4:00 p.m. to 6:00 p.m.
Elliott Bay Room

Committee Members Present: Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Bruce Burger, Rico Quirindongo

Staff Present: Ben Franz-Knight, John Turnbull, Scott Davies, Jay Schalow, Lillian Hochstein, Tamra Nisly, Brady Morrison, Patricia Gray, Andre Zita, Emily Crawford, Jennifer Maietta, Matt Holland, Dianna Goodsell

Others Present: David Miller, Howard Aller, Haley Land, Justine Kim, Carrie Holmes, Joan Paulson, Chris Scott, Jonny Hahn, Larry Barton

The meeting was called to order at 4:01 p.m. by Patrick Kerr, PDA Vice-Council Chair.

I. Administration
   A. Approval of the Agenda
      Section IV, Item II was removed from the agenda along with Proposed Resolution 14-54: Pike Place Market Waterfront Entrance (PC1N) Sellen Pre-Construction Add Services being taken off the Consent Agenda and moved under a New Business item.

      The agenda, as amended, was approved by Acclamation

      The minutes were approved by Acclamation

II. Announcements and Community Comments
   Jonny Hahn, Market Busker commented on the parking and traffic paradigm in the Market on the Summer Sundays. He specifically commented on the traffic situation where by Pike Place is open to vehicles from Pike to Pine, and where the vehicles have to exit by First Ave and Pine. He stated that from the corner from Pike Place and Pine where he street performs, he has repeatedly observed that the traffic situation has not been ideal. He noted that the stress and tension from the drivers and vehicles moving slowly along from Pike Place to Pine is very noticeable. He further elaborated on the traffic situation, especially on weekends through Pike Place to Pine. He added that he is all for nothing in regards of either keeping the main street open or permanently closed.

   Haley Land commented on the Pike Place Market Waterfront Entrance canopy design before there is a final council vote. He noted that there was a public meeting at the Roll Call on the 23rd. He noted that should the Council decide to approve and go ahead with
the design, he was assured that if there was a need for further input and possible modification of the design, time would be made appropriately available.

Howard Aller reflected on Jonny’s comments. He noted that the past few weekends he had been volunteering for the Market Foundation. He added that he has encountered several people walking along Pike Place who have stopped and asked him why does the Market not close the street. He concluded that the street issue is something we need to carefully think about.

Patrick Kerr asked that Pike Place Street Closures be discussed at the September 16th Finance & Asset Management Committee meeting.

Ben Franz-Knight noted that what we are being presented to approve tonight is the general design direction for that Plaza Canopy, the Central Stairs; we would talk about the Stair activation across Western as a separate piece. He added that what he has relayed to Haley, which has maintain consistent through the entire process, is that there are significant community concerns regarding the PPMWE design details in which the Council staff and designers will continue to listen and respond to. He added that the Council vote tonight for Proposed Resolution 14-53: Pike Place Market Waterfront Entrance (PC1N) Construction Documents – Plaza Canopy, Central Stair Design does not stop the design involvement.

III. Reports and Information Items

A. Council Chair Report
The PDA Council Chair, Matt Hanna was not present at the August 28th PDA Council to provide a Council Chair Report to the Committee.

Ben Franz-Knight briefly noted that his Executive Director Annual Review is approaching this fall. He inquired with the Council members in regards to volunteering for the sub-committee and tasking this year’s extensive Executive Director Review.

Bruce Burger briefly explained the Executive Director Review process this year in which he noted that the Executive Review is expected to be very thorough and time intensive.

B. Executive Director’s Report
Ben Franz-Knight presented a brief Executive Director’s Report for the month of June 2014. He stated that there was a written Executive Directors Report which was included in the monthly PDA Council packet. He highlighted some of the items in the ED Report which actually were examples of failures in our systems in the Market; these failures were truly functions of capacity. He noted that these failures are a reminder of how difficult it is to work in the Market; he further added that this is an incredible place to work but it is not easy. He acknowledged all the departments in the PDA for all their hard work, dedication and how each of the departments managed through these failures.

C. Committee Chair Report
None
D. Other Reports
None

IV. Key Issues and Presentations
A. Pike Place Market Waterfront Entrance Update
   I. Final Canopy Design
   David Miller from Miller Hull Architects presented on the Pike Place Market Waterfront Entrance update; a copy of the presentation was included with the PDA Council meeting records. David presented on the final Canopy Design for the Pike Place Market Waterfront Entrance Project.

B. PPM-WE Donor Art
   Lillian Hochstein, Executive Director of the Market Foundation presented on the Pike Place Market Waterfront Entrance Donor Art Opportunities. Lillian discussed the primary donor art opportunities for the Pike Place Market Waterfront Entrance Project which included the Community Gifts phase, Lead Donor Mosaic Art Recognition and Billie’s Goof Print Trail.

   Patricia noted that the presentation tonight was identical to the presentation given at the August 13th meeting.

   Ben Franz-Knight discussed the process regarding the Pike Place Market Waterfront Entrance Donor Art design. He noted that the Market Foundation would seek approval of the final Pike Place Market Waterfront Entrance Donor Art design from the Market Historic Commission in the Fall.

   There was a request from the Council to review the final PPMWE Donor Art design before approval from the MHC through the Waterfront Redevelopment Committee.

C. PPM-WE Flow of Funds Update
   Justine Kim provided an update on the Pike Place Market Waterfront Project (PC-1N) Flow of Funds; a copy of the document was included with the PDA Council meeting records. She noted that we have received the construction expenditures from Sellen Group.

   Ben Franz-Knight highlighted several items including holding a spot in the Project Flow of Funds for the New Market Tax Credits, in which we did not make the list this year. He further added that we are looking at a consultant with seeking a national investor.

V. Resolutions and Other Action Items (Old and New Business)
A. Consent Agenda
Action Item: Proposed Resolution 14-57: Medical and Dental Coverage 2014-2015

Motion to approve the Consent Agenda

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Bruce Burger, Rico Quirindongo
Against: 0
Abstained:

The Consent Agenda passed with a vote of 8-0-0.

B. Action Item: Proposed Resolution 14-54: Pike Place Market Waterfront Entrance (PC1N) Sellen Pre-Construction Add Services

Ben Franz-Knight introduced the resolution which states that the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 et. seq with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and: WHEREAS in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-1N that may directly affect the future of the Market. WHEREAS, the PDA Council adopted Resolution 13-56 approving PPMPDA selection of Sellen as the GC/CM Contractor and enter into a contract with Sellen for Pre-Construction Services; WHEREAS, the PPMPDA and project consultants have identified areas requiring additional exploratory and investigation work to be performed by Sellen during the preconstruction phase. Additionally pre-construction services have been extended through February 2015 due to delay in start of construction. NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Sellen in an amount not to exceed $80,000 for the exploratory and investigation work and additional pre-construction services through February 2015. The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165-00 PC1-N City Funds.

David Ghoddousi moved, Jackson Schmidt seconded

For: Patrick Kerr, Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Bruce Burger, Rico Quirindongo
Against: 0
Abstained: Ann Magnano

Resolution 14-54: Pike Place Market Waterfront Entrance (PC1N) Sellen Pre-Construction Add Services passed with a vote of 7-0-1.
**Action Item:** Proposed Resolution 14-55: Authorization for Contract Authority – Western Avenue Window Repair & Replacement Project - Levy Work

Ben Franz-Knight introduced the resolution which states that the Pike Place Market Preservation and Development Authority (PPMPDA) was chartered by the City of Seattle pursuant to RCW 35.21.730 et. Seq with the mission of promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses, and the expansion of services to the public market and community; and, WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the windows of the Fairley and Leland Buildings are in need to be repaired and repainted. WHEREAS, the PPMPDA has executed a bid to repair Western Avenue windows. NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Legacy Renovation Products & Services, Inc., in an amount not to exceed $942,323 for the execution of work necessary to accomplish scope. The funds for this project will be drawn from the Levy Budget, 163726-00

David Ghoddousi moved, Bruce Burger seconded

There was a brief discussion that followed.
For: Gloria Skouge, David Ghoddousi, Jackson Schmidt, Ann Magnano, Patrice Barrentine, Bruce Burger, Rico Quirindongo
Against: Patrick Kerr
Abstained: 0

Resolution 14-55: Authorization for Contract Authority – Western Avenue Window Repair & Replacement Project - Levy Work passed with a vote of 7-1-0

C. Other

VI. Further Public Comment
Joan Paulson commented on the Resolution 14-56: Authorization for Contract Authority – Elevator Maintenance Contract - ELTEC that was approved by the PDA Council. She noted that the Heritage House elevator was recently down for approximately 36 hours. She stated that the Heritage house is a building that the PDA newly owns and manages and with the incident exemplifies a lack of maintenance and preservation on the PDA’s part. She separately commented on the Windows project and noted that the Window replacement issue has been debated for too many years and the PDA has no strategic plans regarding the maintenance aspect for the windows. She noted that we are not going to get any overruling from the Mayor since the MHC will has the last say on this issue.

Ben Franz-Knight noted that the recent elevator incident in the Heritage House was a gross overstatement. He further added the lease for Providence includes that it is the operator’s responsibility regarding elevator maintenance.
VII. Concerns of Committee Members
None

VIII. Adjournment
The meeting was adjourned at 5:18 p.m. Patrick Kerr, PDA Council Vice-Chair

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator