



# MarketFront Committee Meeting Minutes

**Wednesday, January 21<sup>st</sup>, 2015**  
**4:30 p.m. to 5:45 p.m.**  
**Elliott Bay Room**

**Committee Members Present:** Rico Quirindongo, Jackson Schmidt, Betty Halfon, David Ghoddousi

**Other Council Members Present:** Gloria Skouge

**Staff Present:** Ben Franz-Knight, Lillian Hochstein, Tamra Nisly, Dianna Goodsell

**Others Present:** Justine Kim, Carrie Holmes, Howard Aller, Bob Messina, Haley Land, Brian Lloyd, Joan Paulson

The meeting was called to order at 4:32p.m. by Rico Quirindongo, Chair.

## **I. Administration**

### **A. Approval of the Agenda**

The agenda was approved by Acclamation

### **B. Approval of the Waterfront Redevelopment December 8<sup>th</sup>, 2014 Meeting Minutes.**

The minutes were approved by Acclamation

## **II. Announcements and Community Comments**

Bob Messina noted that typically with new building projects, there will be some type of fencing around the construction site which can include draped visuals for the project. He added that the signage associated with the construction of the MarketFront could be beneficial in familiarizing the public with the project and displaying what the project will look like. If construction signage has not yet been budgeted, it was suggested in doing so.

## **III. Key Issues and Discussion Items**

Ben Franz-Knight provided an updated on the MarketFront project. He noted that we had received approval for use of date for the project, including the donor recognition elements for the MarketFront project after a four hour meeting with the Market Historic Commission (MHC). He added that we had several members from the public who spoke eloquently regarding the MarketFront project at the recent MHC meeting. He acknowledged the PDA Council and public for their commitment and active participation in the project. He discussed the next steps procedurally for the MarketFront project including a briefing of the Development Agreement in Closed Session. He noted that we would also brief the Full Council on the Development Agreement at the end of the month, following a Special meeting of the Full Council to vote upon the Development Agreement in February.

Ben further discussed the MarketFront/PC-1 North Development Agreement timeline, noting that the week of Feb 9<sup>th</sup>, the Development Agreement would be introduced to the City Council select team and then before the City Council in March for a vote. He added that we would look for the Mayor to sign the agreement as soon as possible, thirty days therefore after having access to the funds. He lastly reported that there would be a notice distributed regarding the PC-1 North Project, which is consistent with the Charter and Statutory process regarding notice of proposed actions.

A. MarketFront Project Update - Budget Flow of Funds

Justine Kim, Project Manager provided an update on the MarketFront Project Budget Analysis with the Committee including a discussion on the current project budget, summary of the flow of funds and an overview of the project schedule. A copy of the project documents overviewed by Justine and Ben were included with the PDA Council records.

Ben Franz-Knight presented a brief update on the financing for the MarketFront project. He noted that he has had positive discussions with Chase Bank regarding New Market Tax Credits. He also added that we have had some progress on the State grant side, noting Lillian's recent work with State Representatives.

A. Report from Stakeholders Group

Haley Land presented on the Stakeholders Report with the Committee. He noted that the Stakeholders group had met in December. He mentioned that he has been sending notice out to new members with additional interest for the group. He reported that Lillian provided an update regarding the Capital Campaign, including the December 31<sup>st</sup> campaign goal and future goals for fundraising by the end of 2015. There was an update on the Development Agreement and construction documents and discussion on how the MHC's vote would play into that. There was lastly discussion on exterior finishes for the project and the need to meet with the community on their input regarding that matter. He noted the next Stakeholder's Group meeting would be scheduled on Thursday, January 22<sup>nd</sup> at 4:30p.m in the Goodwin Library.

**VI. Items for the Consent Agenda**

None

**VII. Public Comment**

Haley Land reiterated his past comments on the exterior finishes/palate of the MarketFront building. He commented on the opportunity we have with the exterior finishes for the project. He added that when the public thinks of the Market they see warmth. He noted that we have to be in the mindset that there is something we should do here that is going to be visually right and will be comforting to the public; he did not believe the color grey was it.

Bob Messina commented regarding the activation along Western Avenue. He noted that his original comments regarding Western Avenue Activation stemmed from the

Waterfront Redevelopment Committee, which has now transferred the matter to the Finance & Asset Management Committee. He noted that it would be fitting to invite Tamra Nisly to the MarketFront Committee to present periodic updates regarding Western Avenue Activation.

Howard Aller noted that with the construction documents nearing its completion, it could be later and less possible to make changes in the project, such as finishes. He noted that he had been invited to a meeting with Beacon on a design meeting regarding the residential component of the MarketFront project. He noted that it seemed that Beacon had already made the decisions regarding the residential design components but wanted the public to approve those changes.

**VIII. Closed Session**

- A. Development Agreement - PC-1 North (*Closed Session Per (RCW 42.30.110 (1)(b))*)

*The Committee entered into Closed Session at 5:05p.m.*

*The Committee entered into Open Session at 6:01p.m.*

The Committee discussed that status of negotiations regarding the MarketFront/PC-1 North Development Agreement during the Closed Session.

**IX. Concerns of Committee Members**

Rico Quirindongo stated his appreciation for the comments received at the meeting.

Betty Halfon commented on the collaboration of the MarketFront and Finance & Asset Management Committee responsibility regarding the of the activation of Western noting that we have to work together on this matter.

Rico Quirindongo responded to Betty's previous comments, noting that there will be cross committee efforts regarding the various components of the MarketFront project.

**X. Adjournment**

The meeting was adjourned at 6:03pm by Rico Quirindongo, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator