



# Executive Committee Meeting Minutes

**Wednesday, March 18, 2015**  
**4:30 p.m. to 5:45 p.m.**  
**Salish Room**

**Committee Members Present:** Matt Hanna, Gloria Skouge, Rico Quirindongo, Betty Halfon, Bruce Burger, David Ghoddousi

**Other Council Members Present:**

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

**Others Present:** Joan Paulson

The meeting was called to order at 4:31 p.m. by Matt Hanna, Chair.

**I. Administration**

- A. Approval of the Agenda  
The agenda was approved by Acclamation
- B. Approval of the December 10<sup>th</sup>, 2014 Meeting Minutes.  
The minutes were approved by Acclamation

**II. Announcements and Community Comments**

None

**III. Council Chair's Report**

Matt Hanna presented a brief Council Chair Report for March 2015. He acknowledged Ben Franz-Knight, Gerry Johnson and staff for all their efforts with City Council and the approval from the select Waterfront Committee regarding the MarketFront/PC1N Development Agreement. Matt briefly discussed the financing efforts for the MarketFront project including a thorough presentation on the MarketFront project financing options at the recent Finance & Asset Management Committee meeting.

*Bruce Burger entered into the meeting at 4:37p.m.*

**IV. Committee Chair's Report**

- A. Finance and Asset Management  
Gloria Skouge presented a report on the Finance & Asset Management Committee. She provided an overview on the resolutions that were on the meeting's agenda including the approval of the MarketFront/PC1N Financing package with Proposed Resolution **15-07: Issuance of Special Obligation and Refunding Bonds**. Other action items at the March 17<sup>th</sup> meeting included; Proposed Resolution **15-16: Approval in Upgrading PPM PDA's**

Access Control System, Proposed Resolution **15-17**: Authorization for Contract Authority - Replace Roof and Gutter Section over Pike Place Fish, Proposed Resolution **15-20**: Authorization for Contract Authority – Replace Lowell’s and Elevator Penthouse Roofs and Proposed Resolution **15-13**: Lease Proposals for: Country Dough, Old Stover Brewing, Our Fabric Stash, Shug’s Soda Fountain & Ice Cream Shop, Conscious Wear and House of Silver & Gold and Proposed Resolution **15-23**: Approval for Rental of Emergency Overflow Shelter for Daystall Vendors for March 2015.

There was a separate report from Ben Franz-Knight regarding Proposed Resolution **15-23**: Approval for Rental of Emergency Overflow Shelter for Daystall Vendors. He said he looked at an alternative location this morning with David Ghoddousi to present to the PDA Council.

There was a brief discussion that followed by the Committee regarding Proposed Resolution **15-23**.

Matt Hanna inquired on the concerns expressed regarding Proposed Resolution 15-23.

Ben Franz-Knight noted that there were several layers of concerns by the Finance & Asset Management Committee members including: the financial model and recapture of the investment, the location of the tent, setting precedent for permeant weather protection and if the tent is really the right character of the Market in any permanent fashion.

Betty Halfon mentioned some of the concerns that were brought up at the Market Programs Committee, including the costs and overall goal for the emergency overflow shelter for Daystall vendors.

Matt Hanna noted his concerns with the resolution including setting expectations with establishing some type of permanent weather protection.

There was a discussion on the costs for the table rentals and the cost of the overall investment with time and staff.

David Ghoddousi noted that we do want to support the daystall community but he would like to look at the alternatives in terms of location and costs.

Rico Quirindongo suggested an idea of doing a beta testing for the program and to use it as an opportunity to advertise what is coming with the MarketFront project. He said that if we plan to do this program, let’s do this for the long-term.

Betty Halfon would like to see the craftspeople incubated throughout the Market to help with activation, especially in the DownUnder.

## B. Market Programs

Betty Halfon, Market Programs Chair, provided a report on the March 10<sup>th</sup>, Market Programs Committee meeting. She noted that there was follow-up on the Salal issue from

the previous Daystall Rules proposal process by Zack Cook and Leigh Newman-Bell. Action items included: Proposed Amended Resolution **14-79**: Approval of Acceptance of USDA Grant Funding and Contract Approval for Lease of Farm Program Vehicle and Proposed Resolution **15-22**: Adoption of Daystall Rules and Regulations. Betty further added that there was a review of the final 2015 Daystall proposed changes and recommendations by David Dickinson. Lastly there was a presentation and discussion on the Hmong Farmer Outreach and Advocacy Project with collaboration from Seattle Tilth, King County, WSU and Pike Place Market.

Ben Franz-Knight noted Leigh had created a flyer for the farmers regarding the fifteen hour minimum wage ordinance in Seattle.

### C. MarketFront

Rico Quirindongo provided a report on the March 9<sup>th</sup> MarketFront Committee meeting. He reported that there was a lot of discussion on the interior finishes, specifically regarding vinyl flooring for the residential component of the MarketFront project. He reported that Miller Hull would explore other color finishes for the Marketfront residential flooring at the April MarketFront Committee meeting. He further added that there was an addition of color with the exterior residential building panels that synchronized with the Desimone Bridge. Lastly, there was a brief presentation on the proposed public art for the Plaza by Lillian Hochstein and artist's graypants.

There was a discussion that followed by the Committee.

Matt Hanna noted that when the MarketFront material palette was presented to the Committee, there was not enough background regarding the aesthetic, logical and economic reasoning that was involved with selection of the materials. He suggested in having Miller Hull come back to the Committee to help understand why and how the materials were chosen.

Ben Franz-Knight highlighted some of the concerns indicated by the MHC regarding the graypants art proposal.

There was a brief discussion around the public art and the feedback from the committee.

Betty Halfon noted that she was part of the artists' selection committee. She had originally been hopeful when she started the art selection process but noted now that she was not as hopeful. She was concerned in the color choice of the proposed art piece, noting that Seattle is gray.

Gloria Skouge said that she was initially not fond of the proposed Seattle bench but has grown to love it. She stated that the art piece was voted in favor by the community and that we should take that into consideration.

David Ghoddousi noted his agreement with Gloria's comments adding that the art piece is representing Seattle and was voted upon from the public.

Rico Quirindongo noted that the artist piece should reflect fair accommodation in regards to space, materials and scale.

Tamra Nisly provided a brief review of the timeline of the public art proposal with the Market Historic Commission. She noted that our goal is to submit our application by the end of the month; this would ideally place the design review for April 1<sup>st</sup> and the April 8<sup>th</sup> MHC meeting.

There was a separate discussion on the PDA Council agenda key items. Ben Franz-Knight reported that there are some changes to be made regarding the Restrictive Covenant for the Development Agreement which will need to be approved the PDA Council.

Rico Quirindongo noted that in order for us to have a discussion regarding an art piece, it needs to be subjective not objective.

**V. Reports and Actions Items**

**A. Review of Electronic Communication Procedures for PDA Council & Committee Meetings**

Ben Franz-Knight discussed the regulatory framework of the PDA's current electronic participation public meeting guidelines with the Committee; he said that this had been a subject we have been researching and testing preliminary these last few months. He added that he has researched through PDA governing documents in relation to the conduct of meetings and to identify where there might be touch points on remote participation. In regards to the PDA Charter, he noted that we would have to be consistent with the Open Public Meetings Act in the State of Washington, under RCW 42.30.010. The RCW is actually silent regarding remote participation, except for interpretations on the definition of "meeting". He further added that we can technically violate the Open Public Meetings Act by engaging in serial group emails by the definition of "meeting". He reviewed potential changes within the PDA Council Operating Procedure and Policies and Rules & Regulations if we were consider electronic participation at the meetings. He discussed the PDA Council Operating Procedure and Policies, under Section 5, Item G in relation to expected attendance at meetings; this would need to be amended in regards to accommodation by phone or other electronic method with limits placed for the PDA Council.

There was a discussion that followed by the Committee.

Gloria Skouge noted her opposition for establishing electronic participation within the PDA Public meetings. She noted the importance of being physically in attendance.

Bruce Burger made a suggestion in trying a year trial with phone participation without changing the rules; this would not include voting rights or counting the attendee as part of a quorum. He further added that this would be with discretion by the Chair.

David Ghoddousi and Betty Halfon noted that they were not in favor of voting rights through electronic participation.

Matt Hanna mentioned about looking at improved technology options first before proposing a resolution in regards to updating the public meeting guidelines. He further added that as of present, we do not have the technology for a worthwhile participation. He had said that it was important though for the people who are the most affected by this, that they hear that the Council has considered this. He further added that for now, it is better for us to allow for participation through this medium, but not through a vote.

**B. Market Authenticity**

This discussion was postponed until the April 22<sup>nd</sup> Executive Committee meeting.

**VI. Executive Director's Report**

Ben Franz-Knight presented the Executive Director's Report for the month of March and the 2015 year so far. He said that that window work along Western Avenue is moving along quite well as it expected to be completed within budget. He added that as soon as the window work is complete we would focus on the cool condensers and Desimone seismic work with the use of levy dollars. He reported that the garage entrance modification is underway; we would work on improving signage in the next week. He mentioned that the elevator work is taking longer than anticipated. Lastly he said that the City of Seattle was planning in painting stripes on Pike Place and 1<sup>st</sup> & Pike; this work would start in the last week of September into the first two weeks of October.

Betty Halfon asked about the status of the Western Ave. window project and its anticipated completion date.

Ben Frank-Knight responded to Betty Halfon's question regarding the Western Avenue window project. He stated that so far we have been able to minimize market store closures with the work on the windows. He added that the Western Avenue window work is schedule for completion in June.

**VII. Public Comment**

None

**VIII. Concerns of Committee Members**

None

**IX. Adjournment**

The meeting was adjourned at 5:47 pm by Matt Hanna, Chair