

Pike Place Market PDA Executive Committee Meeting Minutes

Wednesday, January 18, 2023

4:30 p.m. to 5:45 p.m.

Location: Economy Building Classroom (1435 First Ave, 3rd Floor) OR

Join Zoom Meeting:

OR dial +1 253 215 8782 US (Tacoma), Meeting ID: 825 5631 4489, Passcode: 805342

Committee Members Present: Devin McComb, Paul Neal, Patrice Barrentine, David Ghoddousi, Gundeep Singh

Other Council Members Present: Jan Hendrickson, Russell Monroe, Gordie McIntyre, Nick Setten, JJ McKay

Staff Present: Mary Bacarella, Karin Moughamer

Others Present: Skip Knox, Christine Vaughan, Heather Pihl, Bob Messina, Joan Paulson

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

1. Administration

A. Approval of the Agenda

The agenda was approved by acclamation.

B. Approval of the October 19, 2022 Executive Committee Meeting Minutes

The October 19, 2022 meeting minutes were approved by acclamation.

C. Approval of the November 9, 2022 Executive Committee Meeting Minutes

The November 9, 2022 meeting minutes were approved by acclamation.

2. Announcements and/or Community Comments

Heather Pihl thanked the Council for their support of amending CB 120456. She urged the Council to reach out to the Market Historical Commission about the Master Plan and to do so early in the process. The MHC guidelines are a living document and are periodically updated. She provided the example of the MarketFront building and the issue of blockage of the view and the extension of public usage of the Market.

Christine Vaughan thanked the Council for the cautious endorsement of amended of CB 120456. She would like to see the commission filled, better staff to serve them, and updating of the guidelines, which have been stalled for over two years. She believes the City should be doing more to help the commission. She hopes the Council finds a way to provide public comment at the City Council meeting.

Joan Paulson thanked Council for the luke warm support of amendment of CB 120456. She believes the letter is a declaration of war on the original Revelle statement about the Market, the 1971 initiative, and the 1973 establishment of the PDA and historical commission. She does not believe the Master Plan should overrule the history of the Market.

Bob Messina thanked Council for their letter to the City regarding the amendment to the MHC legislation. Bob commented he would like to hear details about the Master Plan timeline and what things are triggering changes to the Seattle Municipal Code.

Skip Knox commented he interprets the draft letter to the City Council as the PDA Council not wanting to take sides. He would encourage the Council to remove the ambivalence in the letter. He believes a stronger letter would state the PDA Council approves the amendment to CB 120456. He shared information on a survey previously conducted by the Department of Neighborhoods (DON) supporting administrative review. He believes the DON is not being truthful in their reasoning.

3. Discussion Topics

A. PDA Council Letter to City Council re MHC Legislation

Devin McComb introduced the draft letter and the context behind the letter. The chair can send a letter without a vote but he would only send a letter if there is council support.

David Ghoddousi commented he's in support of a partnership with the MHC and asked for clarification in the types of administrative changes the chair foresees changing in the future. Devin McComb commented he doesn't have examples and what may come out of the Master Plan process related to that.

Mary Bacarella commented she keeps getting asked what the Market wants to change with regard to governance. She noted the process of the Master Plan is going identify those areas for change and those ideas are going to become apparent over the next 9-12 months. She agrees with the public comment about talking early with the MHC about the Master Plan.

David Ghoddousi provided comments about his history with the Market and commented he has not heard much about authenticity as it relates to the Master Plan.

Patrice Barrentine appreciates the letter drafted by the Chair and the fine line he's making politically. She supports it and would offer up a few edits.

Gundeep Singh commented this letter preserves the flexibility of the PDA and this letter looks after the PDA and what's in the best interest of the Market.

Jan Hendrickson appreciates the thoughtful letter drafted by the Chair. She agrees with the preservation of flexibility the letter provides and the Council can't imagine what the Master Plan will reveal during the process. She believes this will be a time of discovery and will be exciting.

Devin McComb commented he understands the importance of the MHC and to him he was asking what the best way to engage through this process is.

Paul Neal commented this is the right letter at the right time. He noted with regards to the draft scope of work for the Master Plan, public outreach and input is the biggest line item in the plan and runs the entirety of the project. The MHC has been a part of that input and he endorses that. He looks forward to the process as it unfolds.

Nick Setten thanked the Chair for the letter. He would like to see the language stronger in certain areas but he would like to know what the next steps are with regards to the letter.

Mary Bacarella responded she has talked with CM Lewis and he knows the letter is coming.

Paul Neal suggested publicly acknowledging the letter has been sent at next week's Council meeting.

Patrice Barrentine suggested working through the path identified by CM Lewis.

May Bacarella responded she will call CM Lewis after the letter has been sent.

On a separate topic, Devin McComb commented about how meeting agendas are developed and if Councilmembers have a topic they would like to discuss, they should reach out to him and an agenda can be amended at the beginning of each meeting.

B. Master Plan Update

Mary Bacarella noted the scope of work is very close to being finalized and is based on the Council retreat in November. Edits are currently being completed and the plan was going to be presented at Council in January. However, Candace Damon from HR&A is not available to present on January 26th so a special meeting is going to be set in order for HR&A along with the PDA to present the scope. We are currently looking at January 31st (priority) and January 30th.

Devin McComb added the Master Plan will be a standing agenda item and a lot of the work will continue at the Executive Committee.

Mary Bacarella noted it will just be HR&A at the Special Council Meeting but the entire consulting team helped to draft the scope.

Paul Neal asked for the scope of work to be shared with the Council well in advance of the Special Meeting.

4. Council Chair Report

Devin McComb noted there will be a presentation on insurance at the January Council meeting to talk about what goes into insuring the Market and what are the factors that make insuring the Market unique. Devin will be researching why the Secretary/Treasurer and Vice Chair are not voting members of the Executive Committee and that will be a topic at a future meeting.

5. Committee Chair's Report

A. Finance & Asset Management Committee

Gundeep Singh noted 2022 preliminary financials are looking at strong and expense control and revenue growth was apparent almost across the table. There was conversations about account receivable and notifications to tenants regarding payment plans. Three leases were reviewed; two will be on the Consent Agenda while the third will be presented as New Business as it involves a Councilmember commercial lease. There was another resolution passed to the Consent Agenda approving funds to cover the fire at the WASH LLC.

B. Market Programs Committee

Patrice Barrentine noted there was a 2022 overview presentation on marketing and programs. It was a great year filled with new programs and really an inspiration. There was also a presentation on the Holiday PIKE BOX as well as an overview of the Craft Holiday Programs. The Daystall Rules Review process is underway.

Russell Monroe left the meeting at 5:26 p.m.

6. Executive Director's Report

Mary Bacarella provided the following updates:

- Waiting to hear back from the city (SPU/SDOT) about when the bricks on Pike Place will be replaced.
- Western Avenue window project is complete and scaffolding is coming down.
- Elevator project is still on budget and the opening is pushed back one week. Stair demolition begins this week and she'll provide an update at full Council.
- WASH fire restoration is complete and one resident is still needing to move in.
- Interviews are underway for John Turnbull's position.

- Daystall Rules Review is underway and the calendar is on the website.
- January 28th is the Shop Local Appreciation event at the Market. She shared the shopping incentive tote bag with the committee.
- Tomorrow is the state audit exit conference.
- The new convention center opens on January 25th.
- Mary encouraged everyone to be patient with everyone.

David Ghoddousi also noted he received an email from the PDA asking tenants to share about Valentine's Day gift ideas and promotions and thanked the PDA for continued support of the tenants. There is also a free small business workshop tomorrow.

7. Public Comment

Skip Knox shared that he met with the DON in which the acting director stated the MHC would not go back to pre-COVID management. He questioned why she would say that before a vote of the City Council. He does not feel the amendment is a slam dunk which is why he is encouraging the PDA Council to be stronger in their letter of support.

Heather Pihl encourages transparency and public participation and she's worried if the amendment isn't approved, then public input and participation stops. Administrative approval does not ensure preservation as the people involved in decision making have not made a pledge to preserve.

Christine Vaughan feels decisions about the Market need to stay within the Market community.

Joan Paulson commented if there are changes identified in the Master Plan that require City Council approval, there will be many new city councilmembers in place. She is concerned that meetings about the Master Plan have not been in compliance with the Open Public Meetings Act. She also feels the draft letter to City Council was not vetted through public meetings. She stated her concern for the Master Plan is continued gentrification and loss of small business.

Bob Messina commented he would like to receive more information with regards to the Master Plan process, specifically about the community outreach component. He shared his views on what he thinks needs to be incorporated in the Master Plan outreach and he hopes to see the outreach meaningful. He would like to start seeing specifics about the Master Plan.

8. Concerns of Committee Members

David Ghoddousi suggested hosting a refresh for Councilmembers about the MarketFront and the connections to the waterfront, including programming of the new space. He noted the PDA worked closely with MHC during the MarketFront project to ensure completion.

Mary Bacarella noted she's working to bring the city to a future council meeting to present on Overlook Walk and the Pike/Pine corridor.

Devin McComb noted the community outreach portion of the Master Plan is being approached with intentionality and there will be a lot of meetings during the process.

9. Adjournment

The meeting was adjourned at 5:56 p.m. by Devin McComb, Chair.

Meeting minutes submitted by:
Karin Moughamer, Executive Administrator