

Pike Place Market PDA Council Meeting Minutes

Date: Thursday, November 30, 2023

Time: 4:00 p.m. – 6:00 p.m.

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

Join Zoom:

<https://us02web.zoom.us/j/81690121247?pwd=eNoZTNzMjlWSXNuYWR5TWxMR010dz09>

OR Dial 253-215-8782 (alternative number 253-205-0468), Meeting ID: 816 9012 1247, Passcode 850646

ALL PPMPDA COUNCIL MEETINGS ARE BEING HELD BOTH IN PERSON AND VIRTUALLY VIA ZOOM.

Council Members Present: Devin McComb (Chair), JJ McKay (Vice-Chair), Jan Hendrickson (Secretary), Gundeep Singh (Treasurer), Patrice Barrentine, Ray Ishii, Gina Karaba, Gordie McIntyre, Russell Monroe, Paul Neal, Margaret Norton-Arnold, Nick Setten

Staff/Consultants Present: Mary Bacarella, Karin Moughamer, John Turnbull, EJ Griffin, Amy Wallsmith, Erica Bates, Brady Morrison, Sabina Proto, Zack Cook,

Others Present: Jean Bateman, Clint Bennet, Jonathan Berner, Traci Calderon, Craig Eidsmoe, Murad Habibi, Jonny Hahn, Maggie Haines, Haley Land, Annie Lannin, Bob Messina, Joan Paulson, Heather Pihl, Bill Razey, Chris Scott, Christine Vaughan, and one other member of the public.

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

1. Administration

A. Approval of the Agenda

The agenda was approved by acclamation.

Patrice Barrentine joined the meeting at 4:01 p.m.

B. Approval of the October 26, 2023 Meeting Minutes

The October 26, 2023 Meeting Minutes were approved by acclamation.

Russell Monroe and Gundeep Singh joined the meeting at 4:02 p.m.

C. Approval of the October 27, 2023 Special Meeting Minutes

The October 27, 2023 Special Meeting Minutes were approved by acclamation.

D. Approval of the November 8, 2023 Special Meeting Minutes

The November 8, 2023 Special Meeting Minutes were approved by acclamation.

2. Public Comment Including the Market Community

Heather Pihl requested the PDA Council sign a letter in opposition to the First Avenue Streetcar. Her second comment was the Master Plan should equally emphasize preservation of the historical district and bringing farmers back to Pike Place Market. She noted energy codes may not be required of the historic district and be counter to the authenticity of the Market.

Jonny Hahn added his support to the letter in opposition to the streetcar. He thanked the Pike Place Market PDA arborist for her work in the displays around the Market and thanked the security team for their handling of challenging situations.

Joan Paulson commented on the costs and timeline of the newly installed elevator connecting to the waterfront. She discussed oversight of other projects as they related to the Master Plan. She urged the PDA Council to abstain from voting or vote no from Proposed Resolution 23-60 in order to first review completed work on the Master Plan.

Bob Messina commented in opposition of bringing celebrity chefs to the Market. He cited successful smaller restaurants that found success in the Market serving as the soul and authenticity of the Market.

Maggie Haines seconded Heather Pihl's comments and commented that Traci Calderon was already a celebrity chef at the Market.

3. Discussion Topics

A. Master Plan Draft Outline

Devin McComb started by asking councilmembers provide written comments to the outline materials. He emphasized the importance of feedback from everyone. Mary Bacarella added the due date for comments was Monday, December 4 by noon.

Mary Bacarella noted this would embody all the work from the year, including PDA Council discussions, meetings with staff, and the internal and external community. The responses to the outline would allow for councilmembers to address any concerns or feedback ahead of the issuance of the full draft Master Plan in early 2024.

Under the section questions to consider, Devin noted providing feedback at this stage would better inform the narrative draft of the Master Plan. Mary Bacarella shared the next steps of the Master Plan process, which were:

- December 4: Councilmember feedback regarding outline due and will be forwarded to the consulting team
- December 21: HR&A to send first narrative draft of the Master Plan in the morning and to attend the Council meeting in the afternoon, providing an introduction and brief discussion on how to review and provide feedback to the narrative.
- First week of January: Master Plan meetups to solicit feedback from the community.
- January 15: PDA to provide feedback to HR&A on first draft of Master Plan.
- January 17: HR&A to attend Executive Committee to further discuss first draft.

Devin McComb added the December PDA Council meeting was set to discuss responses received and how they were implemented into the draft narrative. Paul Neal confirmed this was when councilmembers could see their feedback included and answered in the narrative. Karin Moughamer added all past materials could be found at the [Master Plan website](#) for reference when giving comments.

Mary Bacarella commented there would be a community meetup as there had been at the start of the process. She stated comments could be submitted ahead of the meeting to masterplan@pikeplacemarket.org or through the Master Plan website.

Mary Bacarella then shared the continued next steps for the Master Plan, which were:

- January 31: HR&A to send second draft of Master Plan to the PDA.
- February 8: Special PDA Council meeting with HR&A to review second draft.
- February 14: PDA to send HR&A feedback on the second draft.
- Late February: Final Master Plan submitted to the PDA.
- February or March PDA Council Meeting: adoption of the Master Plan by PDA Council via resolution.

Nick Setten asked if members of the public would see their feedback included in the Master Plan. Mary Bacarella answered all responses were passed along to the consultant team, but not all feedback would be added to the Master Plan. She noted all comments were seriously considered, especially feedback from the internal Market survey and comments received from the Market community. Paul Neal added he saw public comment shaping a few places in the overview, including the extra emphasis on Meet the Producer. Jan Hendrickson emphasized a comprehensive Master Plan would likely feature elements from various sources and wouldn't be fully any one group or individual's ideas.

4. Action Items

A. New Business

i. Proposed Resolution 23-57: Adoption of 2024 PDA Operating and Capital Projects Budget

Mary Bacarella introduced Proposed Resolution 23-57, which states:

WHEREAS, 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, as a public corporation, the PDA operates on a non-profit basis, where any excess of revenues over expenditures is reinvested in the Market; and,

WHEREAS, the PDA desires to communicate to the Market community and the public the bases for its financial, operational and other policy and program decisions; and,

WHEREAS, except for HUD contract rents, the PDA's operations are not subsidized by public funds and rely on rental and miscellaneous income for its total operating and capital revenues; and,

WHEREAS, the budget schedule and summary were made available to tenants; the PDA Council's Finance & Asset Management Committee conducted working sessions, considered public testimony, and suggested amendments to the 2024 Proposed Budget; and has recommended adoption of the 2024 Budgets; and,

WHEREAS, the 2024 Operating and Capital budgets are approved as a whole, with the exception of the Employee Pension contribution which will be determined in February 2024 based on the 2023 Final Operating Statements.

NOW, THEREFORE, BE IT RESOLVED, that the PDA Council does hereby adopt the 2024 PDA Operating and Capital Budgets as outlined in the 2024 Budget Document attached hereto as Exhibit A.

AND, BE IT FURTHER RESOLVED, that the PDA Council affirms its established budget, revenue and operating policies as follows:

(1) All tenant sectors of the Market bear a responsibility for PDA costs incurred to serve the Market's operating and capital needs as a whole, and to fulfill the public interest purposes of the PDA, to preserve and promote the traditional character of the Market; and,

(2) The PDA Council recognizes that external economic conditions and competitive pressures affect Market businesses and residents and attempts to prudently and sensitively take these factors and their potential effects into account in setting revenue estimates and requirements and in conducting its property management responsibilities in the course of the year; and,

(3) The Market is operated as an integrated whole with services distributed in accordance with ongoing maintenance and operations requirements, current and future capital needs, and needs for response to critical or emergency demands. The flexibility created by operating the Market as a whole, instead of as independent and exclusive separate and individual buildings or tenant groups, enables the PDA to maximize efficiency and responsiveness to community-wide and Market-wide needs, while still providing attention to individual tenant needs.

This operating mode, combined with the PDA's fulfillment of Charter-mandated public interest and preservation objectives, does not lend itself to a strict relationship between costs and revenues from individual buildings or between costs and revenues from individuals or groups of tenants. While costs and revenues can be estimated for subgroups of Market facilities and tenants, it is not appropriate from a policy or operational standpoint to develop the budget and operate the Market on a strict cost center basis.

Mary Bacarella noted changes made to the 2024 Proposed Budget since the last update, which were:

- More money was dedicated to insurance.
- The Foundation's funding sources were explicitly stated in the narrative.
- The actuals were updated with October's numbers.
- The budget was the largest in the PDA's history.

Gundeep Singh noted that the Market had been operating in survival mode throughout the pandemic and there had been a rise in revenue in 2021 and 2022 as the city recovers. He cautioned that with the recovery and a return to stabilized operations outside of that survival mode, expenses were predicted to rise. This meant a return to normal staffing levels, investing in the business in critical ways, and the growth in revenue would not outpace inflation and growing expenses. He concluded noting this was something that highlights the importance of the Master Plan as the Market looks to ways to support its mission.

Gundeep Singh moved the proposed resolution and Nick Setten seconded.

Ray Ishii thanked the PDA staff for their work on the budget and added the Master Plan work was not included yet. There was a short discussion on how consideration of the budget was helped by discussions around the Master Plan and efforts to preserve and protect the Market.

For: Devin McComb, JJ McKay, Jan Hendrickson, Gundeep Singh, Patrice Barrentine, Ray Ishii, Gina Karaba, Gordie McIntyre, Russell Monroe, Paul Neal, Margaret Norton-Arnold, Nick Setten

Against: none

Abstain: none

Proposed Resolution 23-57 passed by a vote of 12-0-0.

ii. Proposed Resolution 23-58: Election of PDA Officers, Committee Chairs and Vice Chairs

Devin McComb introduced Proposed Resolution 23-58, which states:

WHEREAS, the PDA Council annually elects its officers and approves the appointment of PDA Council Committee Chairs and Vice Chairs for one year terms; and,

WHEREAS, the PDA Council has recommended the following Councilpersons to serve as Officers and as Chairs and Vice Chairs of PDA Council Committees for a one year term beginning on November 30, 2023 through July 31, 2024; and,

NOW, THEREFORE, BE IT RESOLVED that the PDA Council elects the following officers for a one year term effective immediately until July 31, 2024:

Chair	Devin McComb
Vice Chair	Patrice Barrentine
Secretary	Jan Hendrickson
Treasurer	Gundeep Singh

AND, BE IT FURTHER RESOLVED that the PDA Council appoints the following chairs and vice-chairs of its standing committees for a one year term effectively immediately until July 31, 2024:

Committee	Chair	Vice Chair
Finance & Asset Management	Gundeep Singh	Ray Ishii
Market Programs	Russell Monroe	Margaret Norton-Arnold

AND, BE IT FURTHER RESOLVED that the PDA Council elects Paul Neal as the at-large member of the Executive Committee for a one year term effective immediately until July 31, 2024.

Jan Hendrickson noted this slate was part of the work conducted by the Nominations Work Group, which included members Jan Hendrickson, Paul Neal, and Russell Monroe. She added with the Master Plan work, there had not been much discussion of the work conducted during Council and committee meetings. This is why there had been a delay in nominations for the year's slate. Part of the nominations involved a survey carried out amongst councilmembers identifying key issues and leadership opportunities. There was also individual outreach via phone.

Jan Hendrickson moved the proposed resolution and Paul Neal seconded.

Mary Bacarella asked how recruitment of new councilmembers would be conducted and noted previous struggles in finding qualified candidates. Jan Hendrickson answered work would begin in January to discussion nominations and recruitment. There was a discussion on the need for earlier recruitment, better communication, having an ongoing candidate pool, and long-term planning.

For: Devin McComb, Jan Hendrickson, Gundeep Singh, Patrice Barrentine, Ray Ishii, Gina Karaba, Gordie McIntyre, Russell Monroe, Paul Neal, Margaret Norton-Arnold, Nick Setten

Against:

Abstain: JJ McKay

Proposed Resolution 23-58 passed by a vote of 11-0-1.

iii. Proposed Resolution 23-59: 2024 Annual PDA Council and Committee Calendar
Devin McComb introduced Proposed Resolution 23-59, which states:

WHEREAS, 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, the PDA Council and Council Committee meeting schedule is currently determined by setting the meeting of the full PDA Council generally on the last Thursday of each month from 4:00 pm to 6:00 pm with standing Committee meetings scheduled prior to that date throughout the month as follows:

Market Programs: 2nd Tuesday of the Month – 4:00 pm to 6:00 pm
Finance & Asset Management: 3rd Tuesday of the Month – 4:00 pm to 6:00 pm
Executive: Wednesday, one week prior to PDA Council – 4:30pm to 5:45pm

WHEREAS, certain Council and Committee meeting dates have been adjusted for holidays or shorter months (in the case of February), which will include:

- Executive Committee Meeting – June 20, 2024, originally June 19
- Market Programs Committee Meeting – November 5, 2024, originally November 12
- Finance & Asset Management Committee Meeting – November 12, 2024, originally November 19
- Executive Committee Meeting – November 13, 2024, originally November 20
- PDA Council Meeting – November 21, 2024, originally November 28
- Market Programs Committee Meeting – December 3, 2024, originally December 10
- Finance & Asset Management Committee Meeting – December 10, 2024, originally December 17
- Executive Committee Meeting – December 11, 2024, originally December 18
- PDA Council Meeting – December 19, 2024, originally December 26

WHEREAS, the PDA Council annual retreat has been set for Thursday, September 28th from 1-4 pm followed by a regularly scheduled council meeting.

WHEREAS, all PDA Council and Committee meetings will continue to be offered both in person and remotely via Zoom.

NOW THEREFORE BE IT RESOLVED, that the PDA Council hereby amends its meeting schedule by setting the meetings for the 2024 Calendar year attached as Exhibit A – 2024 PDA Council and Council Committee Meeting Calendar.

Paul Neal moved the proposed resolution and Jan Hendrickson seconded.

JJ McKay requested PDA Council and committee meetings not be held in December 2024. Paul Neal proposed the October 2024 PDA Council meeting be moved to a day before Halloween and asked if the July Executive Committee meeting conflicted with a Muslim holiday. Jan Hendrickson supported JJ McKay's suggestion to cancel December 2024's meetings. Paul Neal asked if there would be an issue with the Constituency if December meetings were to be cancelled. Gordie McIntyre noted historically, the Constituency did not hold a General Assembly meeting in December and it should not be a consideration for Council.

Devin McComb asked if it would be easier to cancel meetings or to schedule meetings should the need arise for a December meeting in 2024. Karin Moughamer answered her preference was having a PDA Council meeting scheduled as business could be conducted. She noted there could be a motion to clarify what the schedule amendments would look like.

JJ McKay made a motion to amend the proposed resolution so that all December meetings be cancelled and the October PDA Council Meeting be moved to another day. Mary Bacarella suggested the October meeting be held on October 30th. Jan Hendrickson seconded the motion.

Paul Neal made a motion for the Executive Committee meeting on July 17th be included as well. There was a discussion on whether it was a major holiday and a request for further information. Paul Neal withdrew the motion. The proposed amendment was put forward to a vote.

For: Devin McComb, JJ McKay, Jan Hendrickson, Gundeep Singh, Patrice Barrentine, Ray Ishii, Gina Karaba, Gordie McIntyre, Russell Monroe, Paul Neal, Margaret Norton-Arnold, Nick Setten
Against: none
Abstain: none

The proposed amendment to cancel December 2024 meetings and move the October PDA Council Meeting to October 30th passed by a vote of 12-0-0.

For: Devin McComb, JJ McKay, Jan Hendrickson, Gundeep Singh, Patrice Barrentine, Ray Ishii, Gina Karaba, Gordie McIntyre, Russell Monroe, Paul Neal, Margaret Norton-Arnold, Nick Setten
Against: none
Abstain: none

Proposed Resolution 23-59 passed by a vote of 12-0-0.

iv. Proposed Resolution 23-60: Authorization for Additional Funds for HR&A Regarding Master Plan

Mary Bacarella and Devin McComb introduced Proposed Resolution 23-60, which states:

WHEREAS, 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 the PPMPDA has undertaken an effort to identify and address strategic issues and opportunities that may directly affect the future of the Market; and,

WHEREAS, in January 2023 the Council approved Resolution 23-04 which authorized the Executive Director to enter into a contract with HR&A Advisors for the development of a Master Plan for the Pike Place Market; and,

WHEREAS, a scope of work was identified and agreed upon as part of the contract, however, throughout the process of completion of the work to develop the Master Plan, additional consultant time for HR&A, BERK, Mithun and MRA was necessary to meet the expectations of the PDA and the Council and ensure the success of the Master Plan effort; and,

WHEREAS, HR&A has calculated the additional costs at \$208,900 (covering HR&A, BERK, Mithun and MRA) but the consulting team has agreed to provide the PDA a 40% discount, taking the total amount of the current Master Plan project from \$785,000 to \$910,340; and,

WHEREAS, it is agreed upon between the PDA and HR&A that these additional funds are sufficient to complete the final draft of the Master Plan by end of Q1 2024 in accordance with the final approved schedule of meetings and drafts.

NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the Executive Director to enter into a change order with HR&A Advisors in an amount not to exceed \$165,000 (includes a 4% contingency).

Jan Hendrickson moved the proposed resolution and Patrice Barrentine seconded.

Gordie McIntyre commented he had been skeptical of the process initially and had not seen value thus far, and therefore would be voting no on the proposed resolution.

Nick Setten asked if the cushion from Capital Projects had been spent and Mary Bacarella clarified it had not been spent yet and was part of the money.

Jan Hendrickson asked what percentage of the additional funds would go to each consulting firm. Mary Bacarella clarified it was mostly for HR&A, but some would go to Mithun and MRA International.

Jan Hendrickson asked if there was a detailed breakdown in billing. She noted BERK had provided services that had received praise as well as MRA International. She asked if the other firms were providing the same level of work. Mary Bacarella answered yes and noted there had been additional diagrams provided as well as supplementary materials.

Gina Karaba asked if Capital Projects would be impacted with the withdrawal of these funds. Mary Bacarella noted this would not impact necessary Capital Projects.

Ray Ishii asked how much of the extra cost was due to the revised process and whether it was due to there being more work than initially anticipated. Devin McComb noted the discount was partially due to a recognition of the underestimating of the work needed and some was due to the need for meeting attendance.

Margaret Norton-Arnold asked if there was enough budgeted should there need to be many changes to the draft. Devin McComb and Mary Bacarella discussed how this tied into the necessity of submitting feedback and that with the work of the Retreat, the draft should reflect previous discussions. Further work outside of the budget was not anticipated by the consulting team. Karin Moughamer clarified that there were two rounds scheduled for review of the draft Master Plan.

Patrice Barrentine requested more time for review of documents and the drafts in January. Karin Moughamer asked that if councilmembers felt like the timeline was not long enough, they express that in feedback due on December 4.

Gordie McIntyre commented that councilmembers consider whether the money from those within the Market was being spent responsibly as a government entity might answer to its taxpayers.

For: Devin McComb, JJ McKay, Jan Hendrickson, Gundeep Singh, Patrice Barrentine, Ray Ishii, Gina Karaba, Russell Monroe, Paul Neal, Margaret Norton-Arnold, Nick Setten
Against: Gordie McIntyre
Abstain: none

Proposed Resolution 23-60 passed by a vote of 11-1-0.

B. Consent Agenda

- i. Proposed Resolution 23-53: Authorization to Pay Studio Matthews for Development of Heritage Signs
- ii. Proposed Resolution 23-54: Sole Source Procurement with VITALITY IO Inc. for Sub-metering Buildings in Pike Place Market
- iii. Proposed Resolution 23-55: Authorization for Contract Authority – Repair Fairley Garbage Chute Lift
- iv. Proposed Resolution 23-56: Lease Proposals November 2023

The Consent Agenda was approved by acclamation.

5. Programs and Information Items

A. Council Chair Report

Devin McComb provided the following updates:

- He thanked the Friends of the Market and Heather Pihl for their help in the Master Plan process.
- He highlighted collaborative work in sending a letter in response to SDOT's potential plan to turn Pike Place into a café street.
- He proposed cancelling the December Finance and Asset Management Committee meeting and the Executive Committee Meeting, consolidating them in the December PDA Council Meeting.

B. Executive Director Report

Mary Bacarella provided the following updates:

- A letter was sent to SDOT and others regarding Pike Place's inclusion in the Seattle Transportation Plan. Mary Bacarella added some background information leading up to letter, noting the inclusion was a surprise.
- The elevator project came in under budget by \$85,000.
- Magic in the Market was successful and the Market looked great thanks to work across departments.
- More events scheduled throughout the holiday season were posted online.
- The 38th Annual Figgy Pudding Caroling Competition is scheduled for December 1.
- The assessment of Heritage House concluded and findings are to be presented at an upcoming meeting, with ties into the Master Plan.
- A meet and greet with tenants and Commercial team is scheduled for December 7.

Nick Setten asked if there would be any other events scheduled for Council gatherings. Mary Bacarella answered no, the gathering was in celebration of the PDA's 50th anniversary.

Paul Neal asked if there was a request for councilmembers to sign onto the letter in opposition to the street. Mary Bacarella suggested councilmembers add their support.

Margaret Norton-Arnold asked if there could be an established process when the PDA Council takes a stand on issues. There was a discussion on implementing a potential policy on publicly addressing issues as they arise as a council. It was noted for the letter addressing the streetcar, a decision would be needed ahead of the December PDA Council meeting.

Paul Neal introduced a motion to authorize Devin McComb to sign the letter on behalf of the Council. Patrice Barrentine moved the motion and Jan Hendrickson seconded the motion.

Patrice Barrentine suggested Devin McComb could either sign the letter or author a letter of his own.

The motion was called to a vote.

For: Devin McComb, JJ McKay, Jan Hendrickson, Gundeep Singh, Patrice Barrentine, Ray Ishii, Gina Karaba, Russell Monroe, Paul Neal, Margaret Norton-Arnold, Nick Setten, Gordie McIntyre
Against: none
Abstain: none

The motion passed by a vote of 12-0-0

C. Committee Chair Reports

Patrice Barrentine gave an update on the Market Programs Committee meeting. She highlighted:

- Continued outperformance of programming and marking goals.
- A Q3 Marketing recap and Refract and Craft screening recap were shared in the meeting.
- A resolution on the heritage signs project was brought before the committee and shared via the consent agenda.

Gundeep Singh gave an update on the Finance and Asset Management Committee meeting. He discussed:

- Several Proposed Resolutions were moved forward, including the 2024 Proposed Budget.

- VITALITY IO, Inc. sub-metering was approved and ready to move forward.
- Three lease proposals were passed for the month of November.

6. Public Comment

Joan Paulson commented SDOT funding is approved partially by the City Council on a two year time frame and partially by a transit bond voted on next year by voters. It will have to be approved by the City Council with a funding period of seven years.

Haley Land commented he appreciated hearing the councilmembers' questions and discussions. He requested evidence be shared of public input shaping the Master Plan.

Christine Vaughan commented in favor of authorizing Devin McComb to speak on behalf of the PDA in opposition to the streetcar. She felt it was important for the PDA Council to take a stance on issues that impact the Market. She encouraged the continued coordination between MHC and the PDA to improve their processes. She encouraged seeking candidates for the PDA Council who could understand the work of MHC as well.

Bob Messina commented the Master Plan document should not be an all or nothing approach and the adoption of elements in parts be considered. He requested a graph of revenue versus expenses to show reflect the conversations on finances around the Master Plan. He requested clarification of the phrase, "updating Market organizations," in relation to the plan as well.

7. Concerns of Councilmembers

Margaret Norton-Arnold requested the creation of a system to act and speak as a council be added to a future agenda and that she would write down ideas on potential policies and procedures.

JJ McKay expressed his gratitude to PDA staff. He shared his experience at Magic in the Market, commenting that in the gathering of previous councilmembers it was noted that councilmembers had faced the same issues for decades and other transitions. He noted his most impactful interaction was speaking with the first PDA Council Chair who was impressed with the Master Plan work.

Paul Neal seconded Margaret Norton-Arnold's idea and requested it be discussed in December, with a vote in January. He echoed Christine Vaughan's previous comments encouraging the communication between MHC and the PDA as the Master Plan process finalizes.

Mary Bacarella shared two videos from Magic in the Market. One video was of the raising of the tree by the Clock and Sign. The other video was taken by a visitor at the Market, capturing all the events of the night.

7. Adjournment

The meeting was adjourned at 6:07 p.m. by Devin McComb, Chair.

Meeting minutes submitted by: EJ Griffin, Executive Administrator