

## **DRAFT Pike Place Market Constituency Minutes**

Meeting Type: General Assembly, Regular Meeting

Date: September 20, 2022

Time: 6pm

Place: Meeting was held virtually via Zoom.

Attendance of Officers: Bruce Rutledge, Jerry Baroh, Gordie McIntyre, David Ghoddousi, Bob Braun, Adora Lopez, and Joan Paulson.

Members/Public Present: Bob Messina, Christine Vaughan, and Emily Pike.

The meeting was called to order at 6:13 by Vice Chair, Bob Braun.

### **Approval of the Agenda**

Christine Vaughan moves to approve the agenda. Jerry Baroh seconds. Hearing no objections, the agenda is approved by acclamation.

### **Approval of the Minutes**

Joan Paulson moves for approval of the August General Assembly minutes. Jerry Baroh seconds. Hearing no objections, the agenda is approved by acclamation.

### **Department of Neighborhoods Update**

Bob Braun mentions there was an email distributed to the membership.

Adora Lopez asks about a letter sent by Christine Vaughan associated with Allied Arts. Adora says the subcommittee discussed lobbying, a demonstration of some sorts. She asks if anyone would like to be emailed notes from the meeting. Adora asks Christine Vaughan about history.

Christine Vaughan explains that the movement to save the Market in 1971 was a combined effort between Friends of the Market and Allied Arts Association. It has a long history and Allied Arts is one of the nominating bodies to the Market Historical Commission. Christine reports that there have been at least three letters sent to the mayor and City Council, from Allied Arts, Friends of the Market, and Constituency. There has been commentary protesting any continuation of administrative review by DON. Christine suggests that those who could not attend the meeting due to Web Ex issues to send emails to the Department of Neighborhoods and possibly cc'ing the mayor should they want to express their frustration. Christine notes that the proposed legislation impacts several historic districts, and a good number of them have not been briefed, are not aware the legislation is even in the works. The Constituency is on the right track to make commentary, both as an organization and individually, to leave the Market out of the legislations because, one, it's working well, and two, it hinders public participation.

Bob Messina adds that there was yet another letter besides the three mentioned, from former Market Historical Commission members. He asks Joan if she could somehow get this letter sent to our membership.

Bob Braun adds that he will call a contact from Allied Arts Foundation.

Joan Paulson states that Allied Arts started in the 60's and their first effort was to be an anti-billboard organization and have written a book about their history and elements of interests that they have been able to get legislation on to correct. The letter that came was something that Joan had put forward to Karen Kane and others, as a past board member in the 80's. She felt they could provide a level of heavy headedness to counteract the covertness. She states that Greg Woo was appointed Interim Director of DON and was one of the actors behind the scenes to make this legislation happen. She reports that he has now been elevated to Deputy Mayor. She voices a concern if this is his track record. She's concerned about getting equal footing and transparency.

### **Budget Discussion**

Bob Braun notes that in reviewing a historic budget, that there was substantial funding in the past. It's his intention to shepherd a budget as soon as possible.

Christine Vaughan suggests that if the Constituency is asking for a specific amount, that they ask for specific purposes, not just because it has been funded in the past.

Bob Braun hopes to follow the historical budgets as a template to duplicate. He says Christine's point is well taken.

Adora Lopez asks if all budgets were sent to her today as requested. She only received one from Jerry. As decided at the last meeting, all should send their budgets to her to convey to Mary.

Bob Braun asks who the organization's treasurer is. Adora replies, Bruce. Bob mentions that most organizations have the treasurer traditionally submit the budget, to lend authenticity to the office.

Adora agrees that Bruce should approve, but she will be discussing with Mary.

Bob Braun asks for opinions, if the deadline is extended, are there people who would submit a budget? Bob asks Bruce to ask each member if they have anything to add.

Bruce Rutledge starts with Jerry. Jerry recommends that either Bob or Adora get ahold of all the expenses we've had this year. He'll print it out.

Joan Paulson mentions that she sent to Bob the latest report of the 2021 Budget PDA budget schedule. She notes as of today, at FAM that they don't have the Constituency listed in the

budget with an amount. October 13<sup>th</sup> is the next community meeting. She recommends that a budget be put together post haste and get it in to Mary, and that Bruce, Adora and Bob be parties of that presentation.

Bob Braun asks who the accountant is. Bruce explains the communication methods and Bob asks Bruce to contact the accountant and have them prepare a budget for us.

David Ghoddousi adds that he thinks Jerry is right and we should have knowledge of our past budget. He suggests a five-year analysis, noting many years we had money left over. He explains the accountant is a representative for the PDA and doesn't work for us. David says he sent the budgeting schedule to Bruce, so he could pass it out to the members attending this meeting tonight. He remembers the budget being \$2,000 and growing to \$10,000 or \$12,000. He asks us to make sure the expenditures are justifiable.

Bob Braun adds that the budgets he saw in the 70's the budgets were around \$30,000 and the equivalent of about \$70,000 today.

Gordie McIntyre says we have copies of our budget for the last three years that he can make available to Bruce. He says that last year our budget was cut to \$6000, ostensibly because we didn't spend the money. The two years prior were \$12,000, and he says we spent a lot of the money on the girl that did our newsletter and did all our mailing, she got the bulk of the money. She was doing it at a loss because she loved the Constituency. The rest would go to normal things. He will coordinate to give those to Bruce. We stopped keeping records in 2015 and didn't start again until 2019. They exist on tape if someone wants to go back and take minutes. He thinks Bruce should be charging for his duties.

Bob Braun adds that the city has adopted a minimum of \$20 per hour, at \$20,000 a year for half time. He understands there is a backlog and can't really envision a budget less than \$20,000 and maybe more like \$30,000.

Bob Messina says the membership would like to know if this is a half-time or quarter time job. He thinks it needs to be attractive for someone to take it. The writing of the minutes has not been written on a timely basis. He asks if Bruce has found a way to streamline this rather than a verbatim translation. Are we calling this person a web/office administrator? He thinks not. It's not attractive for the other skills we are looking for. He asks we keep the web/office person focus their strengths on those things. He asks us to consider a hybrid work from home situation that someone is going to want to take.

Bob Braun asks if Bruce if Zoom can transcribe the Zoom recorded meeting and adds that there are a lot of web designers around. He thinks there is much more to be done with communication. He says we might make several different line items than can be combined into one person.

Haley Land thinks the list of needs for a job description is important, and Joan's emphasis on a deadline is important. By way of background, he adds as a long-standing Constituency member, that there are times when the administration has been good and times when it is virtually absent. It has never been a consistent thing. When we are all volunteers, it goes up and down. He thinks it's important to put it in the budget and be realistic about it. He hopes we do things that will upgrade the Constituency to its membership, to build confidence in the membership list, maybe keeping office hours to give members a chance to come in and ask questions. He thinks it is the most critical part of the discussion of the budget needs to be discussed before the 13<sup>th</sup>.

Bob Braun thanks everyone for the productive discussion. He says in most cases a budget is impossible to put together with the entire organization. He recognizes this is 10 people out of 400, but they represent the most committed.

### **Old Business**

Bob opens the floor for Old Business.

Joan expresses a concern that the minutes for August have been approved, but we still need to verify why some people were unable to vote, if we are going to continue to use Election Runner. She asks for follow up to make future elections workable.

Bob asks if Joan has a thought on how we might have a follow up on this election issue. Or do we wait until we get an employee.

Joan says a member, Karen Kane, tried to vote by Election Runner and was not able to. She suggests one avenue is to reach out to the membership. Joan says she gave Karen Bruce's number, and she tried 18 times to go through the procedure, and it just didn't function.

Bob suggests we ask the membership, and then talk with Election Runner to analyze attempts and failures. How wide and deep is the problem is a good first step. Bob asks Bruce if he can produce such an email.

### **New Business**

There is no new business.

### **PDA Committee Reports**

#### **Finance and Asset Management**

David Ghoddousi reports that at Finance and Asset Management today a report was given by the Finance Director. David reports that the total revenue for end of August was \$15,243,138. Total operating expense was over budget \$3,460,000 and some change or 25.2%. Total operating expenses were \$10,834,080, under budget by "basically" \$380,000 or 3.4%. Net results after debt service and reserves \$3,026,000. Residential revenue was under budget by \$22,000. Commercial revenue over budget \$1,753,386, mostly from percent rent and CAM charges. Daystall revenue is over budget by \$140,905. Farm revenue was over \$136,606.

Garage revenue was over budget \$808,000. Some miscellaneous revenue is over budget due to interest rates going up. Renewals for businesses came in. Proposed resolution 22-35 included Ice Cream Delight, Maggie's Shoes, and Robot and Sloth. There was also a resolution for the Triangle building window repairs, estimated at \$12,108. David reports the community budget meetings are 10/13 from 4-5pm, 10/18 from 3-6pm and 11/3 from 4:30-5:30.

Gordie McIntyre comments on the amount over budget that the budget was made very conservatively due to COVID. He doesn't know if we are above 2019, a record year. He says it seems a little inflated, but that's because we didn't budget very much, but are going very well. He invites people to attend and recommends attending in person.

David Ghoddousi adds the residential report overall occupancy is 96%, the Western Avenue Senior Housing residents impacted by the fire repair were relocated in PDA housing, and the Stewart house is receiving retroactive funds from HUD, resulting in an increase in revenue. November 3 is Harvest Feast, offering meal delivery.

Bob Braun states that the Market has a substantial amount of extra cash, and expenses are down, which provides us a wonderful opportunity.

David Ghoddousi adds that the infrastructure needs of the Market could eat up every penny, so we must be considerate and conservative to propose a budget will bring value and will accomplish something.

Gordie McIntyre agrees with David, and reports that over the last three years, most money was coming from the garage, and the \$20M was earmarked for capital improvements. He mentions the \$2M that was spent on an elevator that "doesn't really go anywhere". What baffles him is why we haven't asked for money from the trillion-dollar infrastructure bill. To his knowledge, we have made no effort to contact our senators and district representative to get the money for us. He and David have discussed setting up a \$100M fund, rather than \$20,000, to electrify the garage, bring in solar panels, fix our electrical grid. It baffles him why we haven't asked for that money, and why we haven't written grants. He recalls his recount of the urban renewal monies and Senator Magnusson getting the Market money in the 1970's. He says a representative to the Council, he is trying to figure out why we are not doing this and remarks that "it seems criminally negligent".

Bob Braun responds that talking to us on this committee is not the right avenue, and that we need to organize our own house first. He reminds Gordie that we are part of the PDA. He suggests we get our own house in order first.

Gordie McIntyre agrees but says we do have an arrangement. He mentions that agreement with the PDA and Market Foundation and says, "if they ask the Foundation to help them write grants for that, the Foundation is bound by the agreement to help them with that." He suggests that he and Bob meet at the office to show him the records.

Bob Braun says he's interested and doesn't understand why when the Market can actually float bonds for infrastructure it has this big savings account. He urges Gordie to keep raising his points but thinks the principal issue is to get a budget and staff. He also recommends better outreach to be politically effective. He thinks the first order of business is to address the election question. He says, "if it's a one off or a five off out of 400, then it's not so critical." If it's more prevalent, he suggests research to increase internal credibility. He suggests staff to build external credibility, building greater capacity to deal with issues, as well as be of assistance to the Market in looking for external funding- but one thing at a time.

### **Public Comments**

Joan says that the reason the PDA has reserves is the 30-year plan to maintain the buildings, and it is capital costs they are putting money aside for. They did not have substantial reserves, even 15 years ago. This is one of two accounts created, the second being a "short-term" account, for secondary savings for bill payment as they needed during COVID. She mentions capital project fund and operational fund.

Bob says he doesn't know the legalities and has small amount of experience in public sector financing but suspects that all money in all agencies of the city belong to the city. He says his "hat is off" to the PDA to maintain its own course of conduct and be responsible in its management, and there is an opportunity for us to help with that self-reliance.

Bob Braun asks for a motion to adjourn. David Ghoddousi moves. Gordie McIntyre seconds. Hearing no objection, Bob declares an adjournment at 7:29.

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Bruce Rutledge, Secretary/Treasurer