

Pike Place Market Constituency Minutes

Meeting Type: General Assembly, Regular Meeting

Date: July 19, 2022

Time: 6:00 pm PST.

Place: Meeting was held virtually via Zoom.

Attendance: Bruce Rutledge, Gordon McIntyre, Nick Setten, Jerry Baroh, Bob Messina, Ruth Danner, Eric Pihl, Heather Pihl, Liz, Christine Vaughn and Colleen Bowman.

The meeting was called to order at 6:10 by presiding officer and Secretary/Treasurer, Bruce Rutledge.

Bruce Rutledge, Nick Setten and Gordon McIntyre discuss protocol for meetings taking place on day one of elections. It is determined that they will follow a generic agenda and the group will not discuss anything related to the election.

There were no minutes to approve from the June General Assembly meeting.

Motion 07192022-1 was made by Bruce Rutledge. He moved, "That the Secretary/Treasurer be empowered to outsource the work of writing the minutes."

The motion was seconded by Gordon McIntyre.

The maker spoke to the motion. Discussion ensued with Nick Setten, Christine Vaughn, Bob Messina, Gordon McIntyre and Ruth Danner contributing.

Ruth Danner calls to Question. Nick Setten objects, asking how long the duration of the outsourcing of minutes will last, requests some language.

Nick Setten offers a friendly amendment, "That this outsourcing procedure go in to effect until the General Membership votes otherwise."

The friendly amendment was seconded by Jerry Baroh.

Bruce Rutledge asks if there are any objections to this being approved by acclamation. Hearing none, the friendly amendment was approved by acclamation.

Public Comment

Christine Vaughn, Ruth Danner, and Bob Messina contribute.

Christine Vaughn asks if the motion has been approved by acclamation. Nick Setten specifies that the friendly amendment was approved by acclamation, but the motion is still on the table.

Bruce Rutledge restates his motion and the friendly amendment. “Bruce moves that the Secretary/Treasurer be empowered to outsource the work of writing the minutes, with the friendly amendment that the outsourcing of this work will continue until the General Membership votes otherwise”.

Christine Vaughn adds a suggestion that “this outsourcing work will continue until the General Membership says otherwise, and the issue will be revisited in November of 2022”. The suggestion is noted by Bruce Rutledge.

Bruce Rutledge asks for any objections to approving the motion by acclamation. Hearing none, Motion #07192022-1 was approved by acclamation.

Public Comment (cont.)

Christine Vaughn, Ruth Danner, Jerry Baroh, and Bruce Rutledge contribute.

PDA Council Officer Reports

Nick Setten reports from the PDA Council’s Finance and Asset Management meeting. Total Revenue for June 2022 was 28% above budget, expenses were under budget by 5.7%. Daystall attendance and revenue were both higher than budgeted. Farm revenue was higher than budgeted. \$158,000 in grant monies were secured from federal and city sources for the Farm Program. Residential revenue was under budget while the PDA works on bringing vacancies down. Percent rent is “doing quite good”, noting a “sizable jump” in percent rent from tenants in the Down Under. Parking revenue has seen a significant jump, largely driven by the Waterfront validation program.

Nick Setten continues his update and addresses Capital Projects, including a new Project Coordinator and some big projects coming in the Fall. The PDA is working on installing more security cameras. The PDA Council passed a resolution to replace doors in the First and Pine Building, Post Alley, by Rachel’s Ginger Beer and Sisters. The vote was unanimous. Overall Residential Occupancy rate is at 95%. There was a fire in the WASH building last week, and water damage. The Executive Director noted the speed at which Market Security and support staff responded. The PDA has temporarily relocated 3-4 tenants and in compliance with HUD rules. The fire happened at 9:30pm. An audit on the Western Avenue Senior Housing came back with no issues. There will be a return to residential get togethers.

Nick Setten responded to an inquiry from Jerry Baroh, that there is ongoing work to improve the quality of the acoustics in The Classroom. They are working on finding professional grade sound dampening materials. They are hearing and appreciating the feedback.

Nick Setten responded to an inquiry from Colleen Bowman and will report back to confirm how the farm grant monies will be allocated to the Farm community.

Gordon McIntyre adds updates from the Programs Committee Meeting. He states that “the farms in the local area have been really hard hit”. The Satellite Programs have pretty much

been canceled due to farmer attendance or venue changes due to COVID. He says, "Given that we have a mandate to Meet the Producer, those have been the outlet for the fact that we really don't have much local produce in the Market anymore, and so, they've been sort of our lifeline to the community at large for sourcing produce to the localities in Seattle." He recounts a history of local public markets and the Pike Place Satellite Markets. He adds that in the FAM meeting tonight "we were actually almost \$3M over budget in revenue taken in". He adds that he is skeptical of the whole idea of percentage rent.

Ruth Danner asks if the \$3M over budget is year-to-date or month, and how is it year over year? She asks if there was a "low ball guess" of what revenues would be?

Gordon McIntyre responds the \$3M is up until July 30 and says it could be because we low balled our expectations, "but we're still way above where we should be".

Jerry Baroh asks for a comparison to 2019.

Nick Setten responds that all comparisons are against 2019 numbers. He adds that 2018 and 2019 were two of the best years. Farm revenue compared against 2019 is the same. He notes supply chain issues, the pandemic, and farmers "having a tough go" with a wet winter and a hot summer, adding "there are a lot of extenuating circumstances".

Old Business

Ruth Danner is asked to give a report from last week's Market Historical Commission (MHC) meeting. She, Bob Messina and Skip Knox were in attendance and spoke, encouraging the Historical Commission to "fight against administrative review." She was really impressed with the members of the Commission and their passion towards defending the duties and responsibilities that the Commission has been assigned for the last 50 years. She notes that MHC Staff is willing to do a good job and notes that staff does their minutes, which have not been produced since February. She personally wonders if MHC Staff can't handle the minutes, how will they also handle administrative review, which they currently aren't responsible for. She closes reporting that there is another meeting tomorrow and asks members to check the online agenda.

More MHC-related discussion ensues. Heather Pihl, Christine Vaughn, Eric Pihl, Jerry Baroh, Bob Messina, Ruth Danner, Nick Setten and Colleen Bowman contribute.

Jerry Baroh encourages everyone to vote and adjourns the meeting at 7:05.

Bruce Rutledge, Secretary/Treasurer