

## MARCH 18, 2014 PIKE PLACE MARKET CONSTITUENCY GENERAL ASSEMBLY MEETING

BOARD MEMBERS PRESENT: David Ghoddousi, Ben Kirchner, Jill Andrews, Sharon Mukai, David Ott, Chris Scott, Joan Paulson, Patrick Kerr, Tom Graham.

OTHERS: Joe Read, Randy Stegmeier, Ben Franz-Knight, and Howard Aller.

The meeting was called to order by acting Chair Jill Andrews. The minutes for February 27<sup>th</sup> and January 21, 2014 were passed out for the first time. The minutes for January 30<sup>th</sup>, 2014 were approved by acclamation. (Tom Graham arrives late.)

The meeting began with the Waterfront Entrance discussion with Ben F.K. He said that the delay of Bertha gives more room to have the project complete before the demolition of the Viaduct in 2016. The source of the funding for low income housing will dry up by 2016. By 2018-2019 the parking level 2 will connect to the existing garage. The Plaza will have 38,000 square feet of public space. The public space on the rooftop plaza is being considered with retractable awnings for coverage from the rain. Housing is planned with social service spaces and outreach to Steinbrueck Park. The deployable canopy does need final approval.

Tom asked Ben F.K. to highlight what is different in this set of plans. Ben said the clarity of the leasable space, and the calculation of Public space. There is also refinement of donor recognition. The new plan is basically the BBplus plan with refinements. Joan then asked that since the Waterfront is not to be completed until 2018-2020, how we will go from the Market Plaza to the Waterfront until then. She also mentioned that in 2016, because of the Presidential Elections, funding will get more difficult. Ben F. K. said that the State does have money, and the City has some of the money for Waterfront funding, and that Bertha does not impact our project.

Tom mentioned that while Bertha is stuck, we cannot tear down the viaduct. Joan said the Seawall is 40 million dollars over budget. She also said the schools have first priority in Washington because of the Washington State Supreme Court ruling that schools have been underfunded by the legislature and the money must be put into the public schools of Washington State.

Jill asked if there is any red tape for funding with the City. Joan said that public areas of 38,000 square feet (30%) are not bringing in money. Joe R. asked Joan if there was a subsidy agreement between the PDA and the City.

Patrick said that money comes from the City; we will build until there is no more money from the City. He says we are protected and the PDA is taking care of themselves. He said the big

money will come from LIDs. Joan said LIDs are not going to happen. Joan also said that the proposed drawing of the development gives no estimate of cost.

David Ott asked what the phases are. Ben F.K. said there were no phases. The garage is first. Also, the viaduct must come down first before phasing of building to the Waterfront.

The Next item on the agenda was the introduction of Randy Stegmeier, the new head of security. Ben F.K. introduced him as the Ideal candidate for the job. Mr. Stegmeier had experience in law enforcement in Bellingham, as well as being at the UW most of his career. He was five years at Shoreline C.C. as project manager of expansion there. He was asked about issues of safety and security with the Design Phase of the Market. He said his first concern is "What kind of staff do I have." Our staff is very dedicated to the Pike Place market. Also we need policies and procedures in a written form. Emergency planning and preparedness is needed. A live exercise with staff and some community would help to ensure that all merchants and community are familiar with emergency preparedness. Mr. Stegmeier said that we are now fully staffed, and that security should be in pairs at night. David G. mentioned that sometimes only 3 officers are on the campus. Randy said that we never go below three. David G. said we need five at all times on a nine acre campus.

Jill asked what other challenges beside staffing were, and can we improve the manner of rapid communications to the Community. Joan mentioned that the Constituency is an advocacy group to focus attention where needed, and Randy signed up for the Constituency.

Tom concluded the discussion by saying that at some point we need to make a motion to the PDA to hire more security officers. Chris asked about Kshama Sawant coming to a meeting.

Tom said he had not heard from her or her staff. Ben F.K. said he tried to contact her with e-mails and calls. Joan mentioned that the \$15 minimum wage is on the fast track and wondered how it would affect small businesses.

We adjourned at 8 p.m.

Respectfully submitted by.

Sharon Mukai, Secretary



