

Pike Place Public Market Constituency
General Membership Regular Meeting

Minutes

January 18, 2022, 6 to 8 pm

Held via phone and Zoom (see Appendix Item #1)

Call to Order

Vice-Chair Jerry Baroh calls the General Membership Meeting to order at 6:04 pm.

Roll Call

In attendance:

Constituency Board Members Adora Lopez (Chair), Jerry Baroh (Vice Chair); Bruce Rutledge (Secretary-Treasurer); PDA Reps: David Ghoddousi, Gordie McIntyre, Nick Setten; Officers at Large: Joan Paulson (6 present, 5 absent)

Constituency General Members Liz Hughes, Ruth Danner, Colleen Bowman, Christine Vaughan (MHC), John Coburn (~6:15), someone unnamed with phone number 206-363-3412 (~6:37), Joe Read (~7:00)

Approval of agenda

The agenda was approved without amendments by acclamation.

Approval of minutes

Ruth moved that the June 15th General Assembly minutes and the June 24th Executive Committee Meeting minutes be approved with edits which she said she provided to Bruce via email.

David seconded the motion.

Ruth explained that in her review, the only substantial change she found was an error in the name of the group. She said that in reviewing the work of the Bylaws Review Committee that will be discussed in today's meeting, she is wondering why the minutes refer to this body as "The General Assembly." In the Bylaws it is referred to as the General Membership. She would like to see the minutes be more consistent with our Bylaws and reinforce what is in the Bylaws.

Haley agreed, saying he has tended to use the term "General Membership Meeting" because he thinks it was more appropriate and has seen no reference to General Assembly in our controlling documents.

Some members present said they were not prepared to approve minutes and would abstain from the vote, but there were no objections to voting. Bruce called the roll.

Ayes: Joan, Nick, David, Ruth, Haley, Bruce, Jerry

Nays: none

Abstentions: Colleen, Christine, Liz

The minutes were approved: 7-0-3.

With regard to other minutes awaiting approval, Bruce reported that there are minutes for two Special Meetings of the Executive Committee held on July 7th and July 12th, as well as a Special Meeting of the General Membership on July 19th. It was agreed that approval of these minutes would be deferred to a future meeting.

Public comment (6:14)

Haley said he wondered about the proper protocol for approving the minutes for General Membership or Executive Committee meetings. He referred back to Colleen's earlier comment that she thought the Executive Committee is supposed to approve both sets of minutes. "So, it seems like we've had conflicting messages at different meetings, so maybe it's something we need to straighten out, and maybe the bylaws will straighten that out for us or lead us in that direction."

Haley also expressed his appreciation for how hard the Bylaws Committee has been working. He reviewed the recently shared draft, which included written comments out to the side. He said, "While I don't agree with 100% of everything that I'm reading, I can tell how thoughtful it is. And I can tell that it's a document where there often has to be consensus and bargaining and people trying to be at peace with the way things work out in that way. But I'm impressed, and I'm looking forward to meeting the committee and talking to them tomorrow."

Bylaws Review and Revision Committee Update (6:15)

Christine Vaughan, Chair of the Bylaws Review and Revisions Committee, thanked Haley for his kind remarks and continued as follows:

- The reason for putting the bylaws recommended edits out at this particular point is so that people have a chance to read them and have a sense what direction we're going. Feedback has been received from Rolf and Gerd Nieuwejaar about the importance of including the word "Public" in the title of the Pike Place Public Market Constituency.
- I have received an extensive PDF from Ruth with her recommendations, which I have forwarded to the whole committee.
- And I have taken notes in this meeting. It's been suggested that we be consistent in calling the membership body the general membership and the general membership meeting rather than fluctuating between "membership" meeting and "assembly" so that there's consistency throughout the bylaws.
- The reason for putting these suggested edits out now is to begin to get feedback. And if there is anyone else who has specific comments, I would suggest that the committee hear those comments. And I will take notes on them and then present them to the committee rather than debating the points at this particular juncture, to let the committee know that they are areas of concern so that we can take another look at them.
- We are hopeful to complete this process at the end of January or early February. And then I know Adora had spoken earlier about the possibility of having a special meeting that dealt only with bylaws. At that point, the Chair will distribute the strike-through copy of the bylaws for review, and then we have a meeting where anyone who wants to make comment comes and make comments, not on the basis of debating the individual points, but simply commenting on areas of concern and

areas of agreement. And then the committee will meet one or two more times, if it's necessary, to take all of those things under advisement.

- Then the committee will put forward a revised, suggested document.
- One of the concerns that I have is that if the Constituency gets bogged down on all of the individual points, we could be at this for the rest of the year. What I am hoping is that the committee will put forward a consensus document that as Haley says he doesn't agree with all of it, but it's something that he can live with.
- I'm hopeful that we can come up with a document that everyone agrees is a reasonable way to go forward, and that it is adoptable.
- That said, once the committee turns over that document to the Constituency Membership, it will then be for the Membership, led by the Executive Committee, to decide what to do with it. My hope is that we will have come up with something that is agreeable enough to everyone that it will simply pass. We've taken out the grammatical errors. We've taken out the ambiguities. Some people will agree with the way those ambiguities are taken out, others may not; but I'm hoping that it will be a solid enough document that it will be acceptable, and we'll be able to move forward with it.
- So, what I'd like to hear is if anybody else has concerns, besides the ones that I've already received from Ruth, and the importance of including the word "Public" in the name of the organization, and then this evening's comment regarding consistency in wording between "General Assembly" and "General Membership," and the possible need to clarify who votes on what minutes. Are there any other points of concern with regards to the Bylaws?

Haley said: I think we need to somehow convey that it's a grassroots body, it's all volunteer. We don't need to have words like that. But we need to do something that suggests that the body has a way to give feedback to the PDA and to the council and to the community, as well as within its own body. And I think it's important for thinking of what a grassroots group does for a community and for our city to believe that there's some sense that it is a form of ... pushing back, sometimes with a counter opinion, if there's something felt strongly, and I would just like some suggestion of that a little bit more.

Joan said: My concerns are sympathetic with what Haley had said, because that's the heart of the organization, and its purpose as envisioned back in the early 70s, after the initiative had been passed.

- I think that we need to define words because words change over time. Meaning also changes because of legal actions that take place in response to what is happening. So, I'm a proponent of clarifying more about some of the words that are used.
- We could include an administrative chart showing how the different organizations function, or supposedly function, so that we see where the hierarchy is, and where communications are to occur and can occur.
- And that also means to City Council because there clearly are triggers in PDA's statutes that say that there can be intervention by City Council, which has taken place before with the East Coast debacle.
- I don't know if there should be a summary statement, but I think there needs to be organizational clarification.
- When organizations have authority in certain geographic areas, there should be a map of that geographic area of responsibility to provide basic information on how all of this is supposed to be working. This will help keep us from working in the dark and trying to guess or anticipate how it's supposed to be; we'll know because it's in the written document.

Christine asked Joan to clarify about what kinds of words she thought needed to be better defined. Joan gave two examples but said more would pop up as we go through this process:

- "Organ" is just a basic one that needs to be addressed in writing, and that has a way of changing over time.
- The information provided by Gerd and Rolf in regard to "Public" is important information to add (to show) how that name was prominent and then altered as time went on and still prominent today. We have two signs in the market that say "Public."

Ruth wanted to highlight a couple of key issues.

- "Organ" is a word we can certainly find a synonym for that is better, just like we searched to find a less emotive replacement for "Oversight." I think there might be some in the membership who will defend the continued use of the word "oversight," because it really does talk about the role that I think the Constituency exists for. But I'm willing to concede that there are better ways to say things. "Organ" is one that I think deserves some thought.
- I think you've done a good job of trying to find alternative ways to express the important role of the Constituency in the communications loop between the PDA and our elected officials and the wider community. I am really impressed 100% with this draft.
- The other thing that wasn't defined at all is our elected officials as a group. Our elected officials have always been referred to, by PDA and it's legal counsel, as "the Board." Just like my homeowners' association has a board, there are lots of volunteer boards in our community. They don't have to be boards of directors like Boeing. They're not bigwigs. They do not wield a hammer telling the membership what to do. They are simply servants of the group and help with the administration. In March one member said the Constituency officers are not a board, and based on that one opinion, other PDA officials have begun to strong-arm us all into trying to strike it from our comments. I believe it creates word-salad for us when we have to find another way to reference our elected officials from the Constituency.
- Our elected officials have pledged to uphold our bylaws. They are held to a higher standard than the General Membership. They even have to worry about taking personal liability for their actions, because of their positions as elected officials, which is why we had that big discussion earlier in 2021 about insurance coverage. They deserve the respect of being called "a Board." I would like to see us correct this oversight in this new revised set of bylaws.
- Now regarding "the Executive Committee," I agree that all of our elected officials are members of the Executive Committee, but that doesn't diminish what they are as a body. They are a Board who meet monthly in a "Committee of the Whole."
- Regarding the effort to change the definition of "One Year" with regard to election criteria for our Chair, Vice-Chair, Secretary-Treasurer, and PDA Reps, my concern is how it fits with the work that needs to be done before the election. Our fiscal year ends on April 30. And in May, our nomination committee has to present nominations. And they can't vet a pool of candidates unless they know for certain who's qualified. So that needs to happen beforehand. I recommend that we do not change the definition of a year to a floating 365 days, but to specifically describe it as our Fiscal Year.

Colleen thanked Christine and agreed with Haley's comments about the hard work has gone into this draft.

- I appreciated the explanation of the executive committee being the administrative arm. and the general membership being the policymaking arm. It makes a lot of sense and has never been stated clearly in the bylaws. I wonder on the other end, if it makes sense, possibly in Article Five, section Two, to end the last sentence of that paragraph with "Executive Committee members shall make recommendations to the Constituency General Membership, which is the policymaking arm" or something to that effect that specifies that policy comes out of the General Membership and not a subset.

- I would recommend checking at the end to make sure we're not deviating too far from the organizing documents.
- I think bringing new words in, such as the word "Board," which does not exist anywhere in our organizing documents. needs to be discussed before it is inserted.

Christine asked Colleen if she was suggesting that this document be presented to PDA legal counsel or a parliamentarian authority or someone before it's brought to the general membership.

Colleen said she was not suggesting a level of review. She said, "It could just be the committee itself that looks back at the actual purpose that is written in the Charter and then does another read and make sure we're not deviating too far. I think when we try to find synonyms and explain things more, that's sometimes helpful, but sometimes can stray. So being mindful of it before it comes out again, I think would be satisfactory at this point."

Haley offered comments on two subjects:

- I got in the middle of all of this in May or June. I know I started leading meetings in June, and so, I may have missed a beat or two leading up to that. Just prior to being made the Vice-Chair, I was made the head of the Elections Committee. And I asked a number of times, after going through the Bylaws, about the Nominations Committee. My general sense is that a lot of times there is no Nominating Committee. It doesn't serve much of a purpose. It's written out here and in ways that sound good, but it just seems as though people decide they want to run, and they contact the Constituency Officers or come to a meeting or however they do it. And if they're a member, and that's not very hard to check, then they're asked what position they want to run for and they're up for election. It just seems to me that reading both the previous election handbooks and then the Bylaws that the nominations committee sounds like they're supposed to go out and beat the bushes and bring good people in for consideration for offices. And as I said, I think that's a nice idea. I just don't think it's practiced. Maybe there's something in the Charter that suggests we have to do this. And maybe there's some way to call it a Nomination/Elections Committee. But it just feels intimidating.
- Also, I was reading about regular meetings and special meetings. And some of the controversy we had last year revolved around setting up quickly in time for an election. There were a lot of different controversies: whether we should hold it in person or anything like that. If we don't have issues that have to do with a pandemic, or anything, it still could come up where there's a 60-day time limit for the Constituency to get its act together. And I'm wondering if the language in the different parts here is consistent. I do wonder if there is a special general membership meeting that can be called by the proper people, like at the discretion of the chairperson or 10 members of the constituency, and if that could constitute a general membership meeting where some of this could be taken care of so that there's the proper 30-day notice. It's easy for a person to be confused by all of this. And I wonder if we could do some clarification so that people can say you didn't meet the criteria, you only have yourself to blame, in a way that's more clearcut.

Christine responded: That is the subject of tomorrow's Bylaws Committee Meeting. We have struggled with the concept of the Election Officer, which is currently in the Bylaws, and the Nominating Committee, as most organizations do indeed have a committee that, if they don't have volunteers, or even if they do, their responsibility is to go out and beat the bushes and find the people that have the time, the energy, and the background to fill the positions and how to get those to dovetail. There is a reference in the PDA documents. I believe it's the Rules and Regs, but it might be the Charter, that puts the PDA Council Chair as one of the persons that nominates to the nominating committee. All of those pieces have to be brought together. And

the committee has struggled with that. And that's one of the reasons that we asked Haley to be there tomorrow, because we hope to bring clarity to that.

Haley said: When I think about how the Bylaws call for the Secretary-Treasurer to chair the election committee on alternate years, with all the responsibilities that the Secretary-Treasurer has and everything else that's entailed in running an election, it seems like an enormous expenditure of time for one individual. I do think that this is the type of thing that needs to be addressed.

Christine said:

- Another thing that the committee has considered is that the Bylaws should lay out a broad, general process. But that the year-to-year individuals are probably better placed in a separate election procedures document that is more easily changed than Bylaws. The broad strokes should be done by the Bylaws and the Bylaw Committee, and then, the who does what, when and where -- who puts together the voting committee, all of that -- the Constituency might be better served by having that in a document that passes down from year to year but is more easily changed.
- The Bylaws Committee is also thinking about having the Elections Officer and his or her team or their team bring that to a meeting for approval each year, so that Constituency members know what's happening. But in order to do that, in all fairness, you really kind of have to give the Election Officers a framework to work with, so they don't have to reinvent the wheel every year. So that's what we'll be working on the next meeting or two, because it is complicated. And as soon as we have something concrete, we'll bring it to you.

Nick said: I just want to thank Christine and the entire Bylaws Committee for its work thus far. The comments tonight -- it's really good. It's really good to see this engagement. Thank you very much for your work. And your thoughts.

Ruth said: I want to make sure that Nick knows that it didn't slip past me that he worked really hard himself, I think a year ago, and maybe before that, to do this same work, and didn't get anywhere near the cooperation. So Nick, you really deserve our heartfelt thanks for your efforts, even though Christine is going to get all the glory.

Nick said: Let her have it. Thanks Ruth. Let her have it.

And Christine responded: Nothing happens one-by-one. This is a membership organization. Thank you.

Ruth asked: Do we want at all to talk about special organizations? I see that we're recommending striking that whole section. And I don't 100% disagree. I think I know what the people who inserted that in the first place were trying to get to. I don't know that we will ever know the affiliations of our members or if we would even want to ask them. But we would definitely have to do that in order to make use of this. And yet, I don't think it should go by -- I don't think we should just cross that section off -- without discussing the pros and cons of it.

Christine said: Let me quickly say we looked at the special organizations, we looked at some of the minutes from the meeting when the Constituency was actually becoming a more active body. And it looks to me as though what was attempting to be done was to bring all of these other organizations into the Constituency fold. And there isn't anything in the Bylaws that precludes that happening. The committee just hasn't felt the need to call it out as a specific section. But the whole idea of inviting the various organizations to come to the Constituency meetings and sending the representatives from the Constituency to other meetings isn't happening now. Some of the organizations that were active then like the Merchants Association aren't active

now. And there isn't anything to preclude the Constituency from doing that, should the time ever come; but to call that out as a purpose of the Constituency in the Bylaws did not seem to us to be necessary or even advisable, because it detracts from the other things the Bylaws are doing. And it's certainly open for discussion when we bring back the final product.

Pike Place Car Ban (6:45)

On the topic of policy changes proposed for Pike Place, Jerry said: I understand, from our last meeting, it sounded like most of the people would not like a ban. I'd like to find out: How do the craftspeople feel? How do the farmers feel? We don't have a lot of farmers there. Do we know? I mean, I know that the PDA wants to leave it like it is.

Christine said: My concern with this whole issue has less to do with whether there are cars all the time on Pike Place or cars never on Pike Place. My concern is when organizations that aren't part of the daily life of the Market begin to make suggestions. And then they bring those suggestions, not to the management body, but to the City Council. It begins to get cloudy. It seems to me that it always makes sense to have a continuing conversation about what's good for the Market, what's helpful for the Market. But it seems to me that it is the Pike Place Market management that should be receiving those comments and making the decision. To put this issue in the hands of the City Council, to me simply doesn't make sense. They have a city to run and all you have to do is look around the city to see there are plenty of issues. The most vital place in downtown Seattle is Pike Place Market. So why would we want to take management out of the hands of the PDA, whose task it is to manage the Market? It seems to me when the time comes, if it ever does, to close off the street to traffic, either temporarily or on a permanent basis, the body to hold that discussion and make that decision is the management that is responsible for the economic viability of the market, and to trust them to know whether that action is going to turn it into a ghost town in February, whether it's going to turn it into a pedestrian promenade, rather than a working, lively market. And to me that's where the pushback is. It's not should we ever have a conversation. But it's forces that don't necessarily live and breathe the Market that are pushing the discussion and putting it in the hands of those who don't have the economic responsibility for the Market, and who created a PDA so they wouldn't have the legal economic responsibility for the Market. So to me, it's the wrong venue for that kind of discussion to take place when the time comes for it to take place. I think there needs to be pushback.

Jerry said: Yes, you've got a great point. First of all, CM [Andrew] Lewis, it's his area, but the streets aren't his. Also, there is a meeting tomorrow. And it's the Downtown Greenways organizing committee that wants to do all this. And I do have information on it. So if you'd like, I can forward you information. Just let me know.

Several in attendance said yes, and Jerry posted the link in the Chat window.

Nick said: Just to piggyback a little bit on what Haley said, having seen people get hit by cars in the Market, and having been in a few close scrapes myself, I completely empathize with that. It's just a complicated issue. And I'm assuming that we're not trying to tackle this by ourselves. Like you said, Haley, we shouldn't be caught flat-footed with this. So I think there's value in asking the question of, who can we ally with to deepen the meaning of this continued conversation?

Jerry said: Thank you, Nick. And I'm thinking like, you were joining Friends of the Market. We have the Foundation, the PDA, ourselves, the Housing ... let's get together and band together because, you know, better in numbers. Okay, David, did you want to say something?

David said:

- I just want to mention again that this subject is absolutely not new. The PDA tried this twice, I believe, with two different Executive Directors. It did not work. It was problematic for a working market. It's not like this is a new idea.
- Of course, mention of it by a City Council member has brought a lot of media attention to that Council Member and to the PDA Council. Do we need that right now in the pandemic that we're trying to survive and navigate? The PDA has a lot on its table with the waterfront and helping nurture businesses through this terrible pandemic.
- But the media is like -- "if you ask people around the world" they say, "Oh, yeah, let's turn it into Europe." Well, this is not Europe, this business model. Europeans come to us. They say, "Wow, your market is great. Why? How does your market work? We want to be like you." Since I've been on the Council, we've heard that question over and over again.
- All over the country and the world, people come and say we want to be like you. And working, navigating, street traffic, that's all a part of the character of the market.
- I've been hit by cars in the U District. I've seen accidents all over the place, at the airport. Are we going to close the airport down to traffic? This is just something that's getting press right now.
- So much energy is going into this idea about the street closure. I'd like to see that same kind of energy going into trying to appoint members to the Historical Commission.
- The PDA is the one that runs the Market really well. They can close the street at any time. They've closed the street when there's too many people. We don't have that problem right now.
- Management of the Market is -- we were created to take on that burden. And so they need to strengthen the Historical Commission, strengthen the PDA.
- Councilmember Lewis has mentioned that he's going to talk to all the stakeholders in the Market.
- It's a beautiful dream to say, let's close it down so people can play frisbee in the street. But again, as I've said in the past, we are a working Market and we're a little different than those big giant squares in Prague and in Paris. We're not those squares. We're a little street, a few blocks long, and we just make it work. We just come every day, and we just make it work. And that just blows me away. And it makes me happy to see that. So anyway, thank you so much.

Jerry thanked David and then asked, "What is the purpose to want it to be just a people market? Is there a reason?"

Ruth said, "I think that question would be a good one to ask or to try and understand at their meeting on Friday. After speaking to Andrew Lewis about this, I think, it's a Pandora's Box that the Green Streets people opened, and we have no ability to close it without actually examining the contents. I think we need to put on our best smiles and our best hats and do the best we can to defend the Market and its future in the way that we see as best.

Christine said, "In a push back against the Friends of the Market newsletter that addressed this issue, one of the comments was, 'It's about time to get rid of the smelly, noisy vehicles and make it a good place for walking.' So there are some people that just see cars as noisy impediments to enjoyment. That may be true on a park street or a promenade, but this is a working, living market. And so places for customers to park, delivery trucks, even the people that drive through because they can't walk through. It's different here than it is in a park or a promenade."

Joan drew a parallel to the earlier discussion that we had on the Bylaws about the future of Pike Place as it relates to separating the day-to-day operational aspects from policy. She said this “Brings it in better focus as to where the problems lie.”

- Councilmember Lewis is basically structuring a policy decision at the highest level of City Council. That will interfere with the day-to-day operations of this working public market that is 115 years strong and wants to continue.
- I think there's middle ground that can be looked at and adjusted to better communicate, not only to the public, but also to the tourists who come and don't understand what a working market is.
- This gets to the definition issues that need to be defined and worded properly to show that it's more than what meets the eye. It has to be functional 12 months out of the year. And those months are different in January versus August.
- That needs to be spelled out to the public with greater clarity. I see this as an administrative slicing between policy issues that City Council is doing, which I see as clearly top-down decision-making.
- The City Council created the PDA to do the day-to-day administrative levels of operational function. Their butting in is basically a threat and inappropriate. There has never, ever been a speed limit established for Pike Place. There's never been a sign posted in terms of what the speed limit is. And that basic level of communication to the public, about going slow, a warning to expect intermingling of cars and people, as it had been 1907 and is today, because it's a working market that needs to function -- all of that can be handled without the global decision making at city council.
- I think these are the smaller steps that are more workable and will achieve the same outcome of protecting public safety, which is a reasonable concern.
- But, nobody has died, and that's kind of a big win for the millions of people who come to the Market every year. We're back up to 14 or 15 million again and going up.
- The PDA already closes off the street if it's too busy. And they make that decision on a day-to-day operational basis. I'm going to bet that City Council doesn't even know that.
- It's not a problem. Don't change it. That's how I look at it -- from an administrative standpoint.

Haley said, “It's not a problem until it's a problem. Those are famous, last words that people have used many, many times and lived to regret if there's a tragedy.”

- There's a little bit of naivete and a little bit of arrogance in some of what I think I'm hearing. I hope I'm wrong about that.
- I do think if people want to go to the meeting and speak about what the process ought to be, that's fine, but the reason anybody is suggesting anything is because they are thinking about public safety.
- There are all kinds of models of working markets, with cars and without cars.
- If we're going to do this intelligently, we need to think in terms of why they brought this up in the first place. And I'm sure it is because of public safety. It's not because of a power grab.

Jerry said, “Haley, I understand what you're saying, but at the Market, we have Market Security, and if they increase the budget to help with that street, is that something you're thinking about when you're saying public safety?”

Haley responded:

- If the Market is saying, we want to make the streets safer, and we want to look at our condition, as Joan rightly says, we have 15 million people coming in. If we only had 15,000 people coming in, we probably wouldn't be talking about this in the same way. But we have 15 million and if we get up to

20 million, we increase the odds of something happening. I do think that it's right for the institutions within the Market to be talking about this from the standpoint of public safety.

- As you suggest, Jerry, maybe some money could be put into people monitoring? I don't think these things would work: would crosswalks work; could lights stop traffic for pedestrians; could the law change so that the public and the traffic share the street, which is a crazy situation, or should the traffic have the right of way? I don't know. But I do think that those are the types of things that ought to be part of the conversation. Jerry, I think you're right to suggest that maybe we should look at ideas like that and more.

Christine said: I think, it's important to know why this was brought up. I have two comments on that.

- Someone, I cannot remember who, indicated that they've never been hit by a car, but they had been knocked down by a bike. So if we're talking public safety, should we then be talking about banning all wheels on Pike Place? To think of this solely as a public safety issue, I think, might be a little narrow in vision.
- The other thing I would say is, the body that's going to be looking at this is the Downtown Greenways organization. I think it might behoove us to take a look at the mission statement of Seattle Greenways. Seattle, Greenways does not strike me as being something that brings to mind public safety. It strikes me as an organization that has an image of what downtown should look like. And they are now putting forward that image. And, again, I have no problem for myself with any of this discussion. To me, for the discussion to be, as Joan says, top-down from City Council, instead of taking place with the management organization that's responsible for the economic health of the Market is a misplacement of where that conversation and the final decision should lie.

Jerry signaled that it was time to begin transitioning to the next item on the agenda, saying, "Hopefully, some of us will attend the meetings, get some input. I know I will because I'm interested. I mean, there's all sorts of different ways to think about this -- I've heard many of them, and I appreciate everybody's comments on this -- so that we can all kind of have the same idea. Yes, more than anything. I do not like the top-down approach, and that's where we all have to get in together and work on things."

Ruth added: Regarding the comments about mixing cars and pedestrians, there's a meeting this Friday at 10 am with the design team for the Pike Pine Streetscape. This is one of the six projects in the Waterfront LID, formerly known as Pike Pine Renaissance. Now it's called Pike Pine Streetscape. There's going to be Zoom meeting to show the latest plans for Pike in the 100 block. And I think Pine, too, but they're gonna just do an overview of the whole thing. And I was wondering if members of the Constituency would like an invitation. I asked the presenters and they said everyone is welcome. So should I share that invitation?

Jerry agreed.

Ruth said she would do that. Then changing topics, she apologized and said she had to leave the meeting to run off to the hospital to collect a family member who was ready to be released. But she wanted to comment on the next agenda item quickly before she left. She said, "I have a problem with regard to the next issue on the agenda. I'd rather not have us submit the Elections Audit Report to the membership without also including my 14 points of concern. It's a Minority Report, and I don't think that we should ignore it, so I'm hoping that somebody will make a motion to that effect." Then, Ruth left the meeting.

Election Audit Committee Final Report (7:11)

Jerry asked for an update on last month's motion to distribute the Election Audit Report and a survey of voting preferences to the full membership. No one spoke so Jerry moved on to the next order of business.

PDA Committee Reports (7:12)

PDA Market Programs Committee, Jan 11, 2022

To put things in context, Nick noted that there is a pretty major surge in COVID right now, so that's continuing to have a pretty big impact across the board. Given that, Nick provided an update from the January 11, 2022, PDA Market Programs Committee.

- But first, looking ahead for the first quarter of this year:
 - The marketing team is very active on TV, both KING and KOMO, and on the radio and digital channels.
 - They're working on getting the new Market Map finalized for the website. They were looking to roll that out in January or the beginning of February, but again, COVID has caused a number of delays there.
 - They're also working on adding some more market crafters that have yet to get onto the website. Sounds like the marketing team has been working with the Daystalls team sending out emails asking individual shop owners and businesspeople to create bios about who they are, when they sell online, avenues for getting that sweet, sweet merchandise. A number of them have yet to submit bios, some have yet to submit photos, some have reached out and asked not to be listed. So that's kind of where we're at with the state of that online directory.
- Daystall Rules Review Update
 - Daystalls rules review is an annual process. They are beginning that process now. With COVID impacts, many of the usual rules have been and continue to be on pause. COVID, of course, as many of us are aware has created a space for alternate attendance requirements, tablespace, basically every single corner of the program.
- Holiday Pike Box Overview
 - The Holiday Pike Box was a new pilot program that the CSA team put together that found a significant amount of success. Participating farmers made between \$250 and \$650 each. They played around with doing pickups at the Holiday Night Market. I tried waiting in that line two times before getting too cold and going for a beer.
 - Let's see other major takeaways from the Holiday Pike Box: there are a lot of folks who are interested in shipping.
 - It sounds like it was a very popular program and something that they're going to continue to be doing moving forwards.
- Q4 Marketing and Programs Recap
 - Pedestrian traffic is up.
 - There's been a lot of great online coverage.
 - The new website is kicking butt.
 - There's a co-op advertising program.
 - a program that the marketing team does in conjunction with market business owners.
 - They had 10 submissions from the market community.
 - They're going to continue to push this and really lean into that, which will continue to go hand in hand with the new website.
- 2021 Marketing End of Year Recap
 - Daffodil day in March
 - The Handmade and Homegrown Small Business workshops
 - Mom's Market Day
 - The Pike Boxes was one of the CSA programs.

- The zoo partnership was in June. Holy Toledo! Remember those hamsters?
- The government official visits produced a nice little buzz
- There was a new partnership program that the PDA put together with “Visit Seattle” where folks staying at certain hotels would get vouchers for a bouquet of flowers. That program put almost \$10,000 right back into the pocket of the flower farmers, which, again, is pretty good.
- And then lastly, the website use is way up. Things are looking pretty good as far as engagement online.
- And then we have sort of a visitation of things to come for 2022, which sounds like it's going to be pretty poppin’ with of a lot of events and a lot of things happening, if not every single month, throughout the year.

PDA Finance and Asset Management (FAM) Committee, Jan 18, 2022

David reported on today’s Finance and Asset Management committee meeting:

- At the beginning of the meeting, we had public comments, and then we went into closed session from four o’clock until five, I believe.
- Following that, we discussed moving rent renewals forward to full council.
 - Lands of Origin is a new merchant to the market, an African themed business that's going to have African spices and other wares. And we wish them well and welcome them.
 - Pasta Casalinga is also up for renewal, and
 - Tenzing Momo is up for renewal.
- The Report was next. We’re doing okay. Okay is subjective, of course; we’re in a pandemic.
 - Total revenue at the end of December was just under \$18.5 million. That was \$3.5 million dollars over budget, or up 24%, which is good.
 - We want to, obviously, have more revenues. But this is what we’re living in right now on our third year here.
 - Expenses were under budget by \$173,000. That's good. We basically are just paying our bills and trying not to lose too much money every year.
 - Sabine and her team do a great job.
 - Our farm revenue is over budget by \$87,500.
 - Daily craft is under budget by \$18,000.
 - Garage revenue is over budget by \$1.6 million.
 - For the end of December, Net Revenues after Debt Service were just under \$2.5 million, which was over budget by \$3.4 million, because we had predicted a nearly \$1 million loss.
 - I recommend everyone to look over the finance documents, because it really is the meat and potatoes of how we're doing.
- We voted to continue working with a consultant who helps us with the waterfront and the elevator design ideas. I believe the management's name is Next Bold Move, LLC.
- Residential housing all over the country, obviously, is a challenge. I think we’re down to 5% vacancy, which I think is great. We have a lot of transition, which is normal. If you have a tenant who's been in a unit for a very long time, when they move out, you have to basically blow out the unit and put in new stuff. So turnover takes a little bit more time. And that is understandable. Our team does a great job: Grady and our maintenance team and facilities, everybody, the residential property management team, everybody works together to make things happen and keep the nuts and bolts of this place where we work and live going every day. And we really want to congratulate them and wish them much success.

Nick said he wanted to call out specifically the Garage budget numbers and upcoming capital projects.

- David pointed out that the garage is over budget. That was pointed out as being driven -- haha -- so to speak, directly by the salaries and the credit card fees, as a sign of just how much busier the garage is this year than was planned and budgeted for. So that seems like a good problem to have.
- Upcoming capital projects in the next few months include:
 - The market clock is due to start in May.
 - The project on Flower Row is currently in the permitting phase and likely to start in May.
 - The skybridge painting is happening ad hoc.
 - There's a North arcade window restoration coming up. That work is supposed to start on January 24th. I don't know if that'll have an impact on crafters or daystalls, but it's something to be aware of.
 - They've finished replacing the Livingston Baker elevator door much to the, I'm sure, pleasure of a lot of residents over there.
 - And then there's some street work coming up.
 - There's a fire hydrant repair that's going to be happening this week during the nighttime, so that shouldn't be affecting business.
 - And then the big street work project at the foot of Stewart and Pike Place should begin next week
 - There will be tenant advisories coming up.

Joan wanted to add that she made public comments at the Finance and Asset Management meeting.

- I wanted to say that I made comments both at the beginning and the end. Now that the PDA does have more in their revenue stream from 2021, there should be a program established for keeping the businesses and helping the businesses, as has happened in 2020 and 2021.
- This is the start of the third year of COVID, and the businesses are having more difficulty.
- Plus, with the construction that's starting on Pike Place in a week or so, that's going to continue for a period of multiple weeks. So I was advocating for additional efforts that happened with the Foundation and the Market and also dealing with reduction in rents during this critical first quarter and possibly in the second quarter, because people are suffering as tenants. I hear it anytime I'm down there.
- Bob also seconded my comments in his comments at the end. We need to keep saying that. Thank you.

New Business (7:26)

Nick asked: Are we going to come back to the election conversation at the next meeting?

Jerry said: Yes if that's what we want to do. Nobody would talk about it earlier.

Nick said: I think that I'd love to try to get the conversation started. One of the big challenges we had last year, no finger pointing intended, but we got started late. And I think the best way we can come out ahead of that this year is to get the ball rolling.

Joe Read said: I was glad to hear that comment. Because I think one of our biggest challenges might be straightening out the election situation, at least for a lot of people. Our election situation has been very demoralizing.

Public Comments (7:27)

Haley asked for clarification on the reason behind the \$87,000 in net revenues over budget for Farms. He said: That seems like a lot of money.

Nick said he didn't have an answer for that off the top of his head, but that he could send an email out and do a little bit of digging to get for some extra context on that.

David said usually budgets fluctuate seasonally, but he agreed that should be verified.

Jerry said: Now, another comment I received is that the Elections Audit will be sent out to the membership. So that will be sent out to everybody. And, there's gonna be a survey with it. Okay, just letting everybody know. Okay, we asked for public comments. Do I hear any more comments?

Hearing none, Jerry thanked several individuals by name, and then adjourned the meeting at 7:31 pm.

Presented by Secretary-Treasurer Bruce Rutledge on 2/12/22.

Posted in draft to website on 2/12/22. Adopted with edits.

END