

DRAFT Pike Place Market Constituency Minutes

Meeting Type: Executive Committee, Regular Meeting

Date: August 25, 2022

Time: 6pm

Place: Meeting was held virtually via Zoom.

Attendance of Officers: Bruce Rutledge, Bob Braun, Jerry Baroh, Russell Monroe, Joan Paulson, Gordie McIntyre (46 minutes into the recording), Nick Setten (50 minutes into the recording)

Members/Public Present: Liz Hughes, Bob Messina, Christine Vaughan, Colleen Bowman, Erik Pihl

The meeting was called to order at 6:02 by Vice Chair and acting meeting Chair, Bob Braun. He notifies the group that the meeting is being recorded. He states that “the recording is not an official record for the association or corporation, it is merely note taking.”

Due to a lack of a quorum, the beginning of the meeting is postponed until 6:20pm.

Approval of the Agenda

Bob Braun asks if anyone objects to the agenda. Hearing nothing, the agenda is approved by acclamation.

Approval of the Minutes

Russell Monroe moves to approve the minutes.

Jerry Baroh seconds.

A voice vote results in multiple ayes and zero nays. The minutes from the July 28th Executive Committee were approved unanimously.

Public Comment

Bob Braun asks if anyone would like to move to enter Ruth Danner’s written comments into record.

Joan Paulson requests for the written comment to be read.

Bruce reads into the record Ruth’s edits to the July Executive Committee minutes. “I offer the following edits and requests related to the July Ex Comm minutes, attached. For committee minutes, including Ex Comm, the bylaws appear to be silent as to defining a quorum, but this is a perpetual question that takes up time in our meetings. I believe a quorum for committees is a simple majority of committee members, and for the Ex Comm that number is six. It would be helpful to have Ex Comm minutes to show a separate list of Ex Comm members versus general members and the public to state if a quorum of six has or has not been satisfied. When

individual arrive after the meeting is called to order, they should be added to the attendance with the time of arrival noted in parentheses after their name. Per the 2021 Membership List, Christine's last name is spelled Vaughan, V-A-U-G-H-A-N, not Vaughn, V-A-U-G-H-A-N. And Mr. McIntyre prefers to be addresses as Gordie, not Gordon. Finally, the Ex Comm needs to be consistent about whether they will allow the general membership to make motions, or not. Otherwise, it looks like the rules are selectively administered. I think members should suggest the need for a particular motion, but that a committee member needs to actually adopt the suggestion and take ownership as the maker of the motion. I hope this is helpful, Bruce."

Bob Messina states that he disagrees that a quorum of six is required. As a member of the bylaws committee, he remembers "we wrote five".

Bob Braun notes that Christine Vaughan also weighed in and suggests that we should enter Ruth's comments as she suggested, though she may be in error. He confirms that it really is only five.

Bob Braun asks if there is any opposition to adding her document to the minutes. Hearing none, he states they will take judicial notice of her correspondence and add it to the minutes.

Gordie McIntyre joined at 46 minutes into the recording.

Bob Braun makes judicial commentary. "Ruth is in error. It really only requires five persons, as both Christine and Bob M. have pointed out."

Bob also comments that noting entry times might be burdensome, and asks Bruce, "are we are even really able to do that." Bruce says he thinks it's generally possible, but maybe not the exact minute, but a sort of general indication of when they join.

Bob Braun asks on a provisional basis to try that out, and the committee can amend after it is attempt. He asks for any alternative thoughts or suggestions and hears nothing.

Nick Setten joins at 50 minutes into the meeting.

Skip Knox is first recognized at 50 minutes into the meeting.

Christine Vaughan asks about a two-paragraph letter by Ruth Danner that she wanted read in to the meeting.

Bob Braun asks what the purpose is. Christine explains that Ruth asked for it to be entered as public comment for the Executive Committee's consideration.

Bob Braun states that his preference would be to add it to the minutes as a notation.

Bob Braun asks if there is any objection to this. Hearing none he asks us to make a notation that we received a comment and will appended them to the minutes (below).

Adora and all,

I will be unable to attend this month's Constituency meetings. Please include the following as public comment for the August ExCom meeting as written public comments for the ExCom's consideration.

I provided public comment at today's MHC meeting. They said that only some 33 respondents responded to the survey about making administrative review permanent. They believe that more letters to the Mayor and City Council from market merchants and residents would be helpful in defending MHC from a taking of this authority and other by DON.

I recommend a survey, either on paper or electronically via www.change.org. The ExCom can draft the language and if you wish to pursue the latter option, I am happy to provide technical support for change.org if that would be helpful in making use of that tool.

Thank you for your efforts to promote and defend the market now and into the future.

*Sincerely,
Ruth Danner*

Skip Knox hopes an Executive Committee member will propose a motion for an online item to be stricken.

Bob Braun asks for the particulars of this and if he can call and talk to the person, stating, "You're quite correct. We don't need any adverse or derogatory comments out there".

Bob Braun says they have taken judicial notice of Skip's concern. He asks if anyone else would like to make a motion or commentary about Skip's concern.

Nick Setten sends Bob Braun a link to the petition. He requests that if Bob does not get any traction, that we bring it back to a General Assembly meeting to do something more formal. He adds, regarding the bylaws, that this may have been related to a suggestion to review the bylaws as a group exercise. In any event, he reviewed the website today and found it in the blog section, but requests either a different tab or subheading under the About Us section for ease of navigation, "so we can all access them".

Bruce reports that he maintains the website, and that there is now a tab on the site, which he put up at approximately 5:55 today. Right now, you can download a PDF, and he hopes to add the actual text in the next.

Bob Braun feels that individuals need to be responsible for reviewing the bylaws.

Nick is inclined to agree and adds part of it is to develop a “shared understanding”. He notes different interpretations and thinks it can be postponed tonight but sees an opportunity for a team building exercise predicated on a deeper understanding of our rules.

Bob Braun recommends a team building exercise outside of this meeting and offers to host.

Christine Vaughan adds that it must be an open meeting by requirement and noticed.

Nick Setten adds we could notice it and invite people who are interested, but no action can take place.

Discussion About Banning Cars from the Market

Bob Braun asks for comments, concerns, etc.

Bob Braun adds there is a meeting of west side interest, regarding the Pike Pine initiative. He notes an upcoming meeting with SDOT on August 26th. He will be attending. He is the President of the Newmark Tenants Association and the Newmark Building Association. He will attend and will be happy to give a report.

Christine Vaughan asks for a link to the meeting.

Bob Braun reports that it is an in-person meeting.

Gordie McIntyre verifies the meeting is at 1:30 afternoon, at a condo at 4th and Virginia.

Bob Braun states the address is 1920 4th Avenue, at the Escala’s large meeting room.

Discussion about the meeting details continue with Christine Vaughan and Gordie McIntyre.

Russell Monroe makes a Point of Information, that a discussion about “Cars on Pike Place” is not on our agenda. He states that he’s, “not trying to detour” from the conversation, just wants to make sure we are all on the same agenda that was sent on the 14th of August.

Gordie McIntyre gives a quick report that there will be an SDOT report on the Pike Pine Corridor at the next PDA Council meeting.

Conversation regarding the Pike Pine Corridor and cars on Pike Place continues, with Jerry Baroh, Bob Braun and Skip Knox contributing.

Old Business

Bob Braun calls for discussion. Hearing none, he proceeds with the agenda.

New Business

Gordie McIntyre notes that the agenda for the next General Assembly meeting needs to include the Constituency budget, “if we are not going to be talking about it tonight”.

Bob Braun states that a discussion about the budget will be on the horizon. He has been reassured by Mary that there is plenty of time.

Discussion regarding the budget continues with Gordie McIntyre, Bob Braun, Bruce Rutledge and Christine Vaughan contributing. Christine asks for clarification on the motion regarding the budget made at our last meeting.

PDA Committee Reports

Nick reports from tonight’s PDA Council meeting. He reports that there were “three big things on the docket tonight”.

Nick reports that the first of three items was an update about the PDA’s Master Plan, a 50-year plan. A resolution was adopted to select the lead firm, HR&A Advisors. There will be a strategic planning session on the afternoon of November 17th.

The second item was a Commercial COVID Recovery and Transition Report presented by John Turnbull and Mary Bacarella. This report is generally given in the annual retreat. It was a report that covered from January to June, comparing to 2019, 2020, 2021 and 2022. There will be challenges that the Market was insulated from due to rent moratoriums. Some 27 business that have sold, moved, closed, or retired from the Market between January of 2020 and June of 2022. Most have been replaced with new tenants, however, “there are still a couple of holes...most notably in my opinion would be the Manzo’s spot”. It currently takes about 2-12 months to fill in a new business in the Market. He lists a number of challenges looking forward, including lease renewals, accounts receivable, rent collections, payment plans for delinquent rent, new leasing strategies and maximizing the potential of spaces. The Market is doing well, as has been echoed in FAM meetings over the last year. We are at about 90% of where we were in 2019, which was one of the best years the Market had on record. Nick says, “As a whole the Market is doing pretty well. There continues, I think, to be a struggle philosophically amongst the PDA Council with understanding that not everything needs to be, or should be, highest and best use.” He thinks, “there is a lot of empathy around that as well.”

Lastly, Nick reports that the PDA adopted a new slate of PDA Officers, which included Russell Monroe as Vice Chair of the Market Programs Committee, and David Ghouddousi as one of the At Large members of the Executive Committee.

Gordie McIntyre adds that we found a new member for the Council named Margaret Norton-Arnold, who hails from an Eastern Washington farm family. He says she has a resume as a conflict resolution person, got her M.A. from the University of Washington school of International Studies, and a mediating license from the UW Law School. He adds that she has been essential in negotiating big projects while simultaneously running a business in the

Terminal Sales building, across the street from the Virginia Inn. “Now she is retired, and she is making herself available to us, and I think we have jewel- not even in the rough- just a plain jewel.” He adds she will be a PDA Council nominee, so she takes her seat immediately next month.

Gordie goes on to expand on Nick’s report about leases in the Market and CPI adjustment. He explains, “when you sign your lease, you have an automatic possible increase in your lease, based upon the Consumer Price Index.” He reports that the PDA has not been able to charge that for the past few years because of the moratoriums on rent. He adds that they were looking for a way to reinstate it without necessarily making it retroactive.

Discussion around the report and then around the Pike Place Market Historic Commission ensues with Bob Braun, Nick Setten, Erik Pihl and Christine Vaughan.

Colleen Bowman reads for the record the motion language from the General Assembly about the budget conversation. She reads for the Executive Committee “Christine moves that the General Assembly of the Constituency direct the Executive Committee to prepare a budget based on specific tasks to present to the PDA with all due speed, with a report to be made to the General Assembly at the September meeting.” She notes there needs to be a report from the Executive Committee at the next meeting.

Bob Braun states we have moved into Public Comment without formality.

Public Comment (cont.)

Bob Messina reflects on the web, office administrator position. He says that the way the job climate is now, we want to entice or attract someone with a clear job that is easy to understand, and packaged right as a work from home position, to adhere for the job climate today. He recommends focusing on core needs.

Bob Braun speaks to the ability to get creative and have multiple people contribute to multiple tasks.

Bob Braun asks when the next meeting is.

Nick answers, the third Tuesday in September.

Bob Braun adjourns the meeting at 7:54 pm.

Bruce Rutledge

Bruce Rutledge, Secretary/Treasurer