

March 20, 2012 PIKE PLACE MARKET CONSTITUENCY GENERAL ASSEMBLY MEETING

Board members present: Jill Andrews, Sharon Mukai, Gloria Skouge, David Ghoddousi, Chris Scott, Ben Kirchner, Joan Paulson, and David Ott.

Others: Haley Land, Joe Read, Ben Franz-Knight.

The meeting was called to order by Jill Andrews at 6:02 p.m.

Ben Franz-Knight began with information on the renovation process. He said that the renovation is almost done. Windows in the Stewart House are still being worked on. The Soames-Dunn building needs special seismic work and will take longer, but phase III is largely completed. He said that now ways to show Citizen Appreciation are under discussion. April and May events will be held to show appreciation to stake holders, i.e. tax payers who voted for the levy. The windows on Western will get bids for repairs in the fall, along with approval from the Historic Commission. Haley questioned that since changing the windows on Western may be controversial with the Historic Commission, will there be trouble getting approval? Ben felt that there would not be a problem since the PDA would listen to the concerns of the Commission, and present a clear path with reasons to restore the badly deteriorated windows.

The Soames-Dunn area will have some space in the open for retail and some for seating. Ben said there may be some seating on the Hill Climb, and World Class Chili space will become a Demonstration Kitchen in the Economy Atrium. Ben next began a discussion of the Pike Place Market PDA Metrics for Success. Metrics for Success was developed at the October 2011 Full Council Retreat. The Council identified five strategic issues to address in 2012. Ben began the discussion by saying that the Market cannot be gauged by numbers alone. "Metrics" plus historic perspective are both needed. (Joan Paulson arrived at 6:15 and a quorum was reached.) We are at a unique moment in time after the major renovation. Market Strategy, Social Services, Strategic Capital Projects, and Waterfront Property Development & Connection and Metrics for success are the five strategic issues. The Asset Management Committee evaluates different Departments such as Operations- Facilities, Operations-Security, Operations-Parking, evaluated under Metrics for Success, as Ben described using a "don't make work" by using existing information. For example, in the Residential Leasing Department, communication and collaboration about vacancies and the economic impact as well as the reason there are vacancies will lead to more information about how to solve the problem. (David Ott arrived at 6:20.)

A new development at the Market from the renovation is a big increase in the number of restrooms. According to work orders there is a decrease in the number of major clogs because of newer stainless steel pipes, but the tripled number of restrooms will require more service fees in toilet paper and maintenance. The new restrooms are also a public service. The Market Foundation and the Social Services are monitored for success under the Metrics. The area of Finance has the most closely tracked over the years with several yearly audits as well as HUD audits. Ben said now is the time to do a "capital needs" assessment for several years into the future. Joan talked about how very important parking is to the Market and asked about surface parking on Blanchard and Lenora which is City owned. She had praise for the "Metrics for Success" approach, and was also concerned about how the tourist trade in the summer keeps the local trade away and therefore we need more winter events to attract the local trade. Jill asked about webcams at the Market to be used to attract more people. She said that she felt Ben's presentation was well received the Constituency group. Haley stated that the gathered data should be consistent in when it is presented.

*Mar 2012*

The next item on the agenda was the formation of the Nominating Committee for the Constituency general election in July 2012. The nominating committee will be chaired by the Secretary, Sharon Mukai, and Joan Paulson will be a member of the Committee, and other members will be sought.

New Business: Jill suggested that we ask Sally Clark to give a presentation to the Constituency about how the City will establish a procedure to work with HUD, since the existing structure no longer exists. City Council needs to come up with a process of replacing the land use plan that Sunsets January 4, 2014. Sally Clark is the new President of the Seattle City Council.

The next item on the agenda was the approval of the minutes for the January 24, 2012 Constituency General Assembly meeting. The minutes were approved, with 9 for, and 1 abstention.

The meeting was adjourned at 6:56 p.m.

Respectfully submitted, Sharon Mukai

Secretary