

November 15th, 2011 Pike Place Market Constituency General Assembly Meeting

BOARD MEMBERS PRESENT: Tom Graham, David Ghoddousi, Gloria Skouge, Jill Andrews, David Ott, Sharon Mukai, Teagan McDonald, and Joan Paulson.

OTHERS: Mike Skouge, Joe Read, John Turnbull, Chris Vaughan, Chris Scott, Mike Smith, Ben Franz-Knight.

Tom called the meeting to order at 6:05 p.m.

The meeting began with the renovation update by John Turnbull. The 1st and Pine sprinkler was installed; the Economy Market underwent extensive work with the power off, but everything is back up and running and John praised the work by Turner Construction. The Stewart House needs extensive renovation. Not much of the structure is sound, with wet plaster board, etc., and will take longer to get finished than thought. All will be finished by 3/1/12.

Piroshky's in the Soames-Dunn building will be moved for several months; Bavarian Meats will stay open. There have been many surprises and unknowns in the 100 year old buildings. John then took questions from the membership: Chris Vaughan asked about where tenants of the apartments were being moved to, and John replied that 25 apts. need relocation with 6 apts. in the Livingston Baker, 4 units in the Stewart House, and some small hotel units. Joan then asked about warranties on the mechanical systems that are not complete. John said the warranties apply one year after repairs and the warranty logs are not closed on any projects. Next, Teagan mentioned that the new elevators have leaking down the wall from Rotary into the lobby, and John replied that the new roof will take care of that. John also mentioned that the east wall behind the Highstalls has lots of rotten wood. Teagan wanted to know why only a one warranty on the mechanical systems; Joan replied that it is state law. John said the roofs have a 5 year warranty.

Teagan brought the discussion to a Ch. 5 news report about the Seattle Center closing the arts/crafts center located there. She thought we should try to get them to consider relocating to the Market instead of adding another coffee shop. Joan asked when the next renovation update would be and John said January 2012. He said mid-March should be the wrap update for the renovation, although the Atrium floor may take longer. He also said the windows on Western Ave. are the last big thing on the levy, with a 2 million dollar holdover for this.

The next item on the agenda was Ben Franz-Knight with a discussion of the AWV REPLACEMENT PROJECT (Alaskan Way viaduct). The main concern with the AWV project is how it will impact the PPM and the PC1 North area. The PDA has its own design team to work with the City in creating a Viaduct impact study on the effects of the development on the Market during and after construction. Ben feels that the Elliott/ Western connector is the most significant concern we have today. Its placement may divert traffic away from the PPM if it is not strategically placed. The PPM has been involved in 30 years of study of the PC1 North site, concerning the managing and governing role of the PDA. Ben said that our focus during the Viaduct Replacement must be on our Market. We need to maintain that focus and not draw away from it. Adhering to protecting the views from the Market is an issue. Ben said the

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history and the intention for PC1 North is to be part of the Market. Under the Urban Renewal Plan, PC1 north sunsets in January and goes to the City to do with what they want. Ben says that our history and rights to PC1N are strong. Peter Steinbrueck, with Steinbrueck Urban strategies, is on board as a site consultant.

The next item on the agenda was the issue of Seattle Steam (SS) and the burning of waste wood in the urban area. Mike Smith spoke with new information. The re-issuing of permits to SS has been set back till spring by Puget Sound Air Quality Control, which is a step in the right direction. Nick Licata is putting together a brown bag lunch for this topic and is looking for a new date for this. Councilmember Conlin has given approval on studying expansion of the district's energy (Pioneer Square and Seattle Steam). Pioneer Square would only burn natural gas, and burning so much gas would be more polluting. At this time a motion was made by Jill Andrews to add the name of the PPM constituency as another group to support the Market Air Quality Campaign. The subject of the motion was "support for the Market Air quality Organization". The motion was seconded by Teagan McDonald. The motion was approved with 8 yeses and 4 abstentions. Executive Committee will meet with Mike smith at the Executive Committee Meeting on Nov.17th and write a letter of support. We will explore a second motion for monitoring air quality during the January 2012 general meeting.

Next were nominations for a member-at-large. Tom nominates Christopher Scott, who accepted the nomination. Sharon seconded the nomination, and it passes with 9 votes in favor and 1 abstention. Welcome and thank you to Chris.

OFFICERS REPORTS: Jill talked about the food bank. There is a design team for a new place with the expansion of the lobby on top of their list. Joan asked to please have a person from "FRIENDS OF THE MARKET" come to the Constituency to talk about the protection of the Market. January 2014 is the time when it must be decided if the Market can be protected historically.

The minutes for the 9/20/11 general assembly and 10/18/2011 general assembly meeting were approved unanimously, and the meeting was adjourned at 7:45 p.m.

Respectfully submitted by Sharon Mukai,

Secretary