

# MINUTES

Pike Place Market Constituency • General Assembly Meeting • June 15, 2010

## ATTENDANCE

Tom Graham, chair; Teagan McDonald, vice-chair; Patrick Kerr and Gloria Skouge, PDA Council representatives; Jill Andrews, Liza Couchman, Ben Kirchner and David Ott, members-at-large; Joan Paulson, Joe Read, John Turnbull and Steve Wilkins, members.

## CALL TO ORDER

The meeting was called to order at 6:10 P.M.

## APPROVAL OF AGENDA

In the absence of any proposed changes, the meeting agenda was approved by acclamation.

## RENOVATION UPDATE

Chair Graham turned the meeting over to John Turnbull, in his capacity as PDA Director of Asset Management & Development, for an update on the Pike Place Market Renovation:

- This week marks the official close of Phase I, with touch-ups during the ensuing month.
- Heating work continues.
- Electrical service has been transferred for Leland and Fairley commercial tenants, and the new metering is helpful in tracking usage.
- Phase II work in the Sanitary Market building is ready to begin.
  - Most Section 8 residential tenants have been relocated close by.
  - A three-story scaffolding will be erected on Pike Place next week, for incoming materials and outgoing demolition debris.
  - Roof deck demolition is estimated to take three to four weeks.
  - A new entrance is planned for Matt's and Chez Shea.
  - Dog Alley is moving, and that space will become Pike Place Chowder's new kitchen.
  - Demolition is set to begin in Emerald Kettle.
  - The Rummage Hall will be moved to Heritage Center on Western Ave.
  - The barber shop and tailor are moving.
  - Faro's Meats is closing, unrelated to the renovation, and the PDA is seeking a vendor for that space through the end of the year.
- The four fish markets—Jack's, City Fish, Pike Place Fish and Pure Foods Fish—will be on a staggered closure schedule in which two will be open at all times in order for extensive floor work to be done.
- Eight 40-foot trailers will be arranged as temporary vendor spaces on the west side of Pike Place, from the clock to Pine St., January through March 2011.
- 60 businesses are affected by Phase II, of which 15 will be relocated temporarily and 35 will closed under special lease suspensions with allowances for moving and storage.
- A trench will be dug across Pike Place and under Mr. D's in three stages from mid-September to mid-October.
- In January 2011, Pike Place vehicle traffic will be restricted to pick-up and deliveries.
- Power will be added to the North Arcade as night shift work.
- The next year's work will be disruptive, and the PDA and contractors are applying lessons learned during Phase I.
- Tax credit financing approved by the PDA Council will allow \$500,000 of tenant assistance in tying in to the new refrigeration system improvements and \$250,000 for Downunder businesses to tie into the new fan-coil system.
- Temporary craft locker space will be strictly rationed at 3'x5' floor spaces.
- The Hillelimb opens to traffic this week, with the official ribbon-cutting set for August 17<sup>th</sup>, to coincide with the Market's anniversary.
- The daycare center will not be using the new play yard this summer, and alternate uses are sought.

During discussion, the following points were made and additional information provided:

- The daycare center board is discussing its options since the electrical vault shielding did not result in electro-magnetic field measurements as low as hoped (goal of 5 milligauss during project planning, with actual of 12-15 after installation).
- January 2011 traffic diversions at First Avenue & Pike Street could be eased with a single-card handout for drivers showing detour routes.
- The trans-Pike Place trench(es) will have to be deeper than five feet in order to avoid layers of brick, concrete, utilities and deadheads (installed in 1936 with an expected 150-year lifespan).
- No great conflict is anticipated between Phase II work and the Market Street Fair.
- There will be a better effort made to minimize subcontractors' wasting power during Phase II.

- The new Fairley elevator will operate between 7:00 A.M. and 7:00 P.M.
- The box compacter and trash/recycling corral will be relocated to Western Avenue, and while Cleanscapes was picking up at 4 or 5:00 A.M. on Pike Place, it is not yet known what the pickup schedule will be on Western.
- Phase II fishmonger floor replacement will entail temporary enclosures that may worsen foot traffic because the epoxy to be used on the floors requires a steady 60-degree temperature to set (the alternative is for the work to be performed July through September).
- The Pike Place Fish floor will have to be performed in two stages in order to preserve the greatest possible access to Flower Row, Soundview Café, etc.
- The PDA will continue its schedule of drop-in renovation updates on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays (see [pikeplacemarket.org](http://pikeplacemarket.org) for details).

#### **NEW MARKET TAX CREDIT FINANCING**

Chair Graham announced that PDA Council Finance Committee chair Matt Hanna was not able to attend the meeting to provide background on this new financing scheme.

#### **OFFICER REPORTS**

All present thanked Vice-chair McDonald for her time and effort spent bringing order to the Constituency office after the mess made by renovation workers.

John Turnbull apologized that no Tenant Alert notice was issued to the Constituency officers before renovation workers accessed the Constituency office to do work in the adjacent half space.

#### **APPROVAL OF MINUTES**

The minutes of the meeting held on April 20, 2010, were approved by acclamation, subject to the inclusion of Steve Wilkins in Attendance.

#### **ADJOURNMENT**

The meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Liza Jayne Couchman  
Acting Secretary