

WSCC Addition Committee Meeting
Minutes
June 25, 2019
10:30 a.m.
TCC – Yakima 1

WSCC Board Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee
Deryl Brown-Archie, WSCC Board Addition Committee (by phone)
Bob Flowers, WSCC Board Addition Committee
Nicole Grant, WSCC Board Addition Committee

WSCC Board Absent:

Jerry Hillis, WSCC Board Addition Committee
Craig Schafer, WSCC Board Addition Committee

WSCC Staff / Consultants in Attendance:

Jeff Blosser, WSCC President / CEO
Linda Willanger, WSCC VP Administration
Jon Houg, WSCC VP- Operations
Chip Firth, WSCC Chief Financial Officer
Michael McQuade, WSCC Director of Sales
Paul Smith, WSCC Information Systems Director
Krista Daniel, WSCC Director of Event Services
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Fred Eoff, Public Financial Management
Gary Fluhrer, Legal Counsel, Foster Pepper
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Armeta Libby, Pine Street Group
Jane Lewis, Pine Street Group
Webb Miller, Pine Street Group
Ashley Lippincott, Pine Street Group
Tessa Guastavino, Clark Lewis
Chris Raftery, Raftery CRE (by phone)
Margery Aronson, Art Consultant

Chairman Finneran called the meeting to order at 10:30 a.m. after confirming a quorum of Board members were in attendance. Following unanimous approval of the consent agenda, Finneran asked PSG to lead the review of the project.

Rosauer explained that the contractor was behind on the concrete walls by 20-40 days. The high, thick walls with multiple layers of rebar have been time consuming. The plan is for Lease Crutcher Lewis to add crafts people to the Garco team. The program is still unsettled. For the soft soil encountered in the NE corner of the site, the team has developed a plan using sections of controlled density fill, which should allow the work to proceed without much impact. For the claim by DBM, Griffin said that the Yarmuth firm is being retained.

The team continues to receive permits from the City just in time, but rarely much before they are needed. As for the land, the declaration with the City affirming that the below-grade loading dock, which spans two sites with different Master Use Permits, meets technical code requirements, has been completed. HPP is in the final steps of completing the childcare agreements, which will allow WSCC to complete the FAR declaration for Site B. Lastly, the City has hired Bates McKee for the appraisal of the vacated land and asked that the work be completed in 4-6 weeks.

In the costs, there have been ups and downs, which included some steel issues, that about balance each other. The net effect on the general contingency was about equal to the \$1.4 MM added cost from the increased excise tax. Eoff reported that the current tax revenue and rates look favorable for the future bond issuance.

On the office co-development, the pieces with HPP have been completed, and PSG will start reporting to them on a monthly basis. The residential co-development discussion was deferred to Executive Session.

On quality, Rosauer explained that most of the finishes have been refined and approved by Finneran and Blosser. On the retail, Griffin said PSG was constructing a pro forma for the current retail with some added services to match the net operating income in the HVS feasibility study.

Griffin explained that work on external signage will be completed in a month.

Lewis reported that the project now has WMBE contracts for about \$96 MM against the goal of \$80 MM. In the art program, two of the three public benefit artworks will be presented for Seattle Design Commission approval in August and all three will come to the WSCC Board for final approval in September.

Other than the Potential Cost Impact log of potential cost increases with the contractor, the contracts are in good shape.

Murphy said the new marshalling yard on Martin Luther King Jr. Way South has been purchased, and a new potential buyer is looking at the existing site.

Gary Fluhrer joined the meeting at 10:50 a.m. Chairman Finneran announced that the Committee would hold an Executive Session consistent with RCW 42.30.110 (1) (c) to discuss real estate matters with legal counsel as permitted by the Open Public Meetings Act for 15 (fifteen) minutes and commenced at 11:00 a.m. In addition to the Board members present (Finneran, Brown-Archie, Flowers, Grant), attendance at the Executive Session included Blosser, Firth, Hendricks, Fluhrer, Murphy. At 11:15 a.m. the Executive Session was extended for an additional 15 (fifteen) minutes. At 11:30 a.m., the Executive Session was extended for a subsequent 10 (ten) minutes. At 11:40 a.m., the Executive Session concluded, lasting 40 minutes. The regular open meeting reconvened at 11:41 a.m. after other meeting participants reentered the meeting room.

There being no further business, the meeting was adjourned at 11:45 a.m.