

WSCC Addition Committee Meeting
Minutes
July 30, 2019
10:30 a.m.
WSCC Room 204

WSCC Board Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee
Deryl Brown-Archie, WSCC Board Addition Committee
Bob Flowers, WSCC Board Addition Committee (by phone)
Nicole Grant, WSCC Board Addition Committee
Jerry Hillis, WSCC Board Addition Committee
Craig Schafer, WSCC Board Addition Committee
Terry McLaughlin, WSCC Board
Susana Gonzalez-Murillo, WSCC Board (by phone)

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
Krista Daniel, WSCC Director of Event Services
Paul Smith, WSCC Information Systems Director
David Cononetz, WSCC A/Director of Operations
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Fred Eoff, Public Financial Management
Becky Bogard, Bogard & Johnson
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Armeta Libby, Pine Street Group
Jane Lewis, Pine Street Group
Jason Foley, Pine Street Group
Ashley Lippincott, Pine Street Group
Gary Smith, Clark Lewis
Chris Raftery, Raftery CRE (by phone)
Margery Aronson, Art Consultant
Gary Fluhrer, Foster Pepper
Ryan Durkan, Hillis Clark Martin & Peterson
Joseph Smolen, Eastdil Secured
Jeff Weber, Eastdil Secured (by phone)

Chairman Finneran called the meeting to order at 10:30 a.m. After unanimous approval of the consent agenda, Finneran asked PSG to lead the discussion of the review of the project.

Griffin explained that the concrete work has caused the project to be about 40 days behind the schedule that was adopted in late March. Clark-Lewis is evaluating other options to reduce the effect of the current 40 business day delay.

Rosauer underscored the team's role with C-L. At this point, PSG views its role as precipitating decisions, and eliminating hurdles/questions to facilitate smooth construction. While some items will not be installed for a couple years, PSG reminded everyone that addressing questions today helps clear the way to put work in place. If we have important requests, we need to address them, but we should realize that we have a team with a large project that wants to put the work in place rather than review alternatives.

In the updates to the finance plan, there were not many cost changes this month. Griffin reminded the Committee that we have open questions about the applicability of tariffs. For future financings, the rates have stayed favorable. While total tax revenues have been about on plan, the recent off month in tax revenues is a caution.

Griffin explained the effort for a child-care facility (or preschool) in the office co-development. The Committee unanimously approved authorizing Firth to transfer the funds required of approximately \$755k to Wells Fargo to secure the letter of credit until HPP closes the sale.

Rosauer provided updates on a few design issues and progress on leasing the retail space. He then explained that the number of apprentices on the job is increasing. Lewis said she would present one of the Urban Design Merit items (a garage door) to the Board today for approval. She also said we would go before the Seattle Design Commission on 9/19/19 to present the Olive and Boren public benefits artworks.

Gary Fluhrer, Ryan Durkan, Joseph Smolen and Jeff Weber joined the meeting at 10:55 a.m.

Chairman Finneran announced that the Committee would hold an Executive Session pursuant to RCW 42.30.110 (1) (c) to discuss real estate matters with legal counsel for the residential co-development for 30 minutes and commenced at 11:07 a.m. In addition to the Board members present (Finneran, Brown-Archie, Flowers, Grant, Hillis, Schafer, Gonzalez-Murillo, McLaughlin), attendance at the Executive Session included Blosser, Firth, Hendricks, Murphy, Griffin, Rosauer, Lewis, Libby, Fluhrer, Durkan, Smolen and Weber. At 11:37 a.m., the Executive Session was extended for an additional 30 minutes. At 12:07 p.m., the Executive Session was extended for an additional 15 minutes at which time members of PSG (Griffin, Rosauer, Lewis, Libby) and Eastdil (Smolen and Weber), were excused from the Executive Session. At 12:22 p.m., the Executive Session was extended for an additional 15 minutes. At 12:37 p.m., the Executive Session was extended for an additional 15 minutes. The Executive Session concluded at 12:52 p.m., lasting 105 minutes. The regular open meeting reconvened at 12:55 p.m. after other meeting participants reentered the room. A motion was made by Board member Brown-Archie to forward to the full Board action to authorize the Board Chairman to enter into contract negotiations with C & M Res, LLC to develop the residential building that is part of the Addition Project. Board member Flowers seconded the motion and the motion was approved by Finneran, Brown-Archie, Flowers, Schafer, McLaughlin, and Gonzalez-Murillo; with Ms. Grant abstaining.

There being no further business, the meeting was adjourned at 12:58 p.m.