

**WSCC Board Addition Committee
Minutes
September 24, 2019
10:30 a.m.
WSCC Room 3B**

WSCC Board Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee
Deryl Brown-Archie, WSCC Board Addition Committee
Bob Flowers, WSCC Board Addition Committee
Jerry Hillis, WSCC Board Addition Committee
Craig Schafer, WSCC Board Addition Committee

WSCC Board Absent:

Nicole Grant, WSCC Board Addition Committee

WSCC Staff / Consultants in Attendance:

Jeff Blosser, WSCC President / CEO
Jon Houg, WSCC VP Operations
Linda Willanger, WSCC VP Administration/AGM
Chip Firth, WSCC CFO/Treasurer
Michael McQuade, WSCC Director of Sales
Krista Daniel, WSCC Director of Event Services
Paul Smith, WSCC Information Systems Director
David Cononetz, WSCC Acting Director of Operations
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Fred Eoff, Public Financial Management
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Arnetta Libby, Pine Street Group
Jane Lewis, Pine Street Group
Jason Foley, Pine Street Group
Ashley Lippincott, Pine Street Group
Gary Smith, Clark | Lewis
Ben Eitan, Clark | Lewis
Margery Aronson, Art Consultant
Chris Raftery, Raftery CRE (by phone)

Chairman Finneran called the meeting to order at 10:30 a.m. After unanimous approval of the minutes and separate approval of the other items in the consent agenda, Finneran asked PSG to lead the project review.

Rosauer introduced Ben Eitan, the new lead for Clark-Lewis on the project and then explained the status of the schedule. The team is marching toward Temporary Certificate of Occupancy (TCO) at the end of November 2021. PSG met with Federal Highway Administration (FHWA)

and WSDOT to explore contingency plans if archaeological items are found on the north part of the site next spring, a potential schedule risk. Lewis explained that we continue to obtain permits as needed and have obtained most major permits at this point.

Lewis also explained that the FAR declaration for Site C (the office site) is nearly ready for execution, pending completion of the childcare documents/requirements which are also near completion. Finally, relative to land issues, the City has received the completed appraisal for the value of the vacated land; we expect to see it soon. If the property value is higher than expected, Griffin said the team will increase the value of the land on the east side of Boren to help compensate.

Libby reviewed the items needed from the general contingency. Finneran asked for additional explanation on the funds that could be raised if needed for the Addition or for renovation of the existing facility.

On the office co-development, Rosauer said the Development Management Agreement to assist the buyer in the development is proceeding, although more slowly than expected. Finneran deferred the discussion on the residential co-development to the board meeting later that day.

On quality, Rosauer said that the design team would meet this Thursday with Finneran and WSCC staff to conclude most of the material selections. On Outreach, he said that apprenticeship numbers continue to rise. Lewis reiterated that the WMBE contracts to date were above goal. She also said that the review of two public benefit artworks by Seattle Design Commission on 9/19 was completed without a hitch.

Griffin said the contracts were in good shape with the exception of the contract pricing of potential change increases and the Camlin contract (which isn't critical).

Murphy briefed the Committee on the process to sell the first marshalling yard for about \$9.2 MM. The differential between the net proceeds from that sale and the purchase price for the MLK yard will provide additional funds.

There being no further business, the meeting was adjourned at 11:10 a.m.