

WSCC Board Addition Committee
Minutes
October 20, 2020
10:30 a.m.
WSCC – by remote access via MS Teams

WSCC Board in Attendance:

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

WSCC Staff / Consultants in Attendance:

Jeff Blosser, WSCC President / CEO
Jon Houg, WSCC VP – Operations
Chip Firth, WSCC CFO
Michael McQuade, WSCC Director of Sales
Krista Daniel, WSCC Director of Event Services
Paul Smith, WSCC Director of Information Systems
David Cononetz, WSCC Director of Facilities
Michael Murphy, WSCC Project Coordinator
Lorrie Starkweather, WSCC Executive Assistant to President & Board of Directors
Matt Hendricks, General Counsel
Becky Bogard, Bogard & Johnson
Fred Eoff, Public Financial Management
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Jane Lewis, Pine Street Group
Arnetta Libby, Pine Street Group
Jason Foley, Pine Street Group
Ashley Lippincott, Pine Street Group
Chris Raftery, Raftery CRE
Gary Smith, Clark Lewis
Ben Eitan, Clark Lewis
Margery Aronson, Art Advisor

Guests in Attendance:

Karen Sudderth

Chairman Finneran called the meeting to order at 10:30 a.m. with Committee members participating by MS Teams videoconference/teleconference and public access via telephone. Following unanimous approval of the consent agenda and comments on the focus on schedule, costs, and financing, Finneran asked Griffin to lead the review. On schedule, Griffin commented on Covid-19, but the bigger concern is the steel erection by

American Bridge (AB), which is the critical path. Rosauer explained that while AB made progress near expectations in September, October had setbacks. One of the steel erection cranes was damaged when it struck a concrete column and has been sidelined. AB has used its second crane in double shifts to mitigate the delay.

Over 450 people are working on the site. Until the recent Covid-19 outbreak within the AB crew, where 10 people tested positive, only one person on the site had tested positive. This recent outbreak caused further delay in steel erection. C-L stepped in with testing and increased separation.

The work north of Olive, which is an approximately 80,000-SF site, is moving well. Excavation and the expected contamination mitigation are proceeding as planned. Archaeology issues may arise in the excavation, and a new plan was prepared in anticipation. Thus far, the few minor archaeology finds haven't caused delays. The excavation will be through the archaeology risk in the next two to four weeks.

On Sources and Uses, PSG provided a draft revised Financing Plan that reflects significant updates. Costs have been added for delays and Covid-19, among other adjustments. Griffin said the plan would be reviewed with the Finance Committee later that day, and PSG plans to provide a revised version for approval in November. The team is still improving the processes which caused the increased forecasts last month.

On the co-development, HPP is moving forward on updating drawings which WSCC will have the right to approve. HPP appears prepared to move forward with closing. For the residential project, revised documents are under way to allow more time for the downtown market to recover.

On financing, the County is providing leadership. The project needs action by year-end or will need to take steps at the first of the year to suspend the project in the Spring.

Rosauer reported that the team is closely watching the status of the architectural logs, which is a good indication of engineering and oversight resourcing. The Zone 1 steel tolerance issues have been resolved. Risk related to steel imports is over, as all the steel is now stateside.

On outreach, Lewis reported that efforts are under way to elevate awareness of the project's outreach initiatives, including with partners What's Next Washington and ANEW. The website has been revised to better highlight outreach efforts and content has been added to help provide support for the financing efforts. The most recent newsletter featured What's Next Washington, ANEW, and workforce statistics relative to WMBE goals, Priority Hire, and apprenticeships.

On art, the primary progress recently is the Indigenous artworks collection for the building entries. The concepts are all nearly complete from the five artists to enable identification of artwork infrastructure needs ahead of construction progress.

Griffin reported that Pine Street Group, on its own account, is working with the Downtown Seattle Association to encourage people to come back downtown, a necessary step to support the retail and hospitality sectors, among others.

Murphy reported that they may obtain a lot adjustment on the first marshalling yard to create two

saleable parcels. In the meantime, the yard is being used for Enclos storage, which is saving the project about \$30k monthly.

There being no further business, the meeting was adjourned at 11:12 a.m.