

**WSCC Board Addition Committee**  
**Minutes**  
**July 27, 2021**  
**10:30 a.m.**  
**WSCC – by remote access via MS Teams**

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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  
Linda Willanger, WSCC VP – Administration / A. G. M.  
Jon Houg, WSCC VP – Operations  
Sam Hecker, WSCC Chief Financial Officer  
Michael McQuade, WSCC Director of Sales  
Krista Daniel, WSCC Director of Event Services  
Tony Sheehan, WSCC Director of Information Services  
David Cononetz, WSCC Director of Facilities  
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  
Chris Raftery, Raftery CRE  
Ben Eitan, Clark Lewis  
Margery Aronson, Art Advisor

Guest:

Karen Sudderth, Former WSCC staff

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 funding sources and schedule, Finneran asked Griffin to lead the review.

On Schedule, the Temporary Certificate of Occupancy (TCO) continues to hold on July 1, 2022. After TCO, WSCC can start to move in furniture, test systems and procedures, etc. The team is beginning to work through TCO details with the City. There is considerable on-site work

necessary between now and TCO, and it will be a sprint to TCO. CL is thinking creatively to expand the workforce in this busy market.

The office podium completion is expected by late November; residential podium completion has slid into Q1 2022, as the team has focused on completing Convention Center items.

Permits continue to be obtained on a timely basis. The team is working with the City to separate the Certificate of Occupancy on Site A (main convention center block) from the public benefits required on Sites B and C. Doing so will enable earlier close out of final vacation-related items for Site A, but no change is also acceptable.

On Sources and Uses in the Financing Plan, costs have been holding steady for the past few months. The primary effort on sources is obtaining COVID-19 relief funds from the State. On costs, it's reimbursement from the steel erector for the costs of delay. Separately, WSCC is working to refinance its existing bonds; if successful, this will reduce pressure on cash flow.

HPP is expected to close on the office project before year-end 2021. On the residential project, rents continue to rise as the local population grows. Costs also are increasing with the robust economy. There are more people working in the regional construction industry in 2021 than there were in 2020. The deadline for the option on the residential project is end of 2022.

On Quality, the contract for LMN construction administration (CA) has been extended for six months; a determination on LMN CA needs for the next six months will be determined later. The team is working to quickly resolve design issues to clear CL's way. New flooring has been found for the Mixing Zone that is compatible with the radiant heat source; approvals are in process. The team is preparing for punch lists, commissioning, final permits, jurisdictional approvals, etc., as TCO is less than a year away.

On Outreach, WMBE commitments are about \$136 million against the \$80 million goal. Apprentices comprise more than 19 percent and priority hire more than 25 percent of the workforce. On Artwork, implementation contracts are being put in place and artists are now creating their artwork. Not all the artworks will be in place at TCO. A selection panel for the two final commissioned artworks, for interior spaces, will meet in September.

On Contracts, resolution of the steel erection delay costs will require revised agreements.

In Miscellaneous:

- In addition to the potential sources noted earlier, the team is focused on closing the sale of the marshalling yard property at 150 S Horton Street and completion of the DAS agreement with T Mobile.
- The marshalling yard purchaser has extended the Due Diligence period until July 30.
- Michael Murphy has resigned his position of WSCC Addition Project Coordinator to take a new position in Washington, D.C.
- Hard hat tours are continuing for stakeholders and downtown influencers. Upcoming tours with County Executive Dow Constantine and Seattle City Councilmember Andrew Lewis have been coordinated with Deryl Brown-Archie and the Government Affairs Committee.

Being no further business, the meeting was adjourned at 10:55 a.m.