

**Washington State Convention Center Public Facilities District
“doing business as” (dba) Seattle Convention Center (SCC)**

SCC Board Addition Committee Minutes

July 26, 2022

10:30 a.m.

SCC – Room 303 (In person) and remote access via MS Teams

WSCC Board in Attendance:

Frank Finneran, Chair - SCC Board Addition Committee (in person)
Deryl Brown-Archie, SCC Board Addition Committee (by MS Teams)
Bob Flowers, SCC Board Addition Committee (in person)
Katie Garrow, SCC Board Addition Committee (by MS Teams)
Jerry Hillis, SCC Board Addition Committee (by MS Teams)
Craig Schafer, SCC Board Addition Committee (in person)

SCC Staff / Consultants in Attendance:

Jeff Blosser, SCC President / CEO (in person)
Linda Willanger, SCC VP – Administration / A. G. M. (in person)
Jon Houg, SCC VP – Operations (in person)
Sam Hecker, SCC CFO (in person)
Michael McQuade, SCC Director of Sales (by MS Teams)
Krista Daniel, SCC Director of Event Services (by MS Teams)
David Cononetz, SCC Director of Facilities (in person)
Earl Taylor, SCC Director of Operations (in person)
Loni Syltebo, SCC Director of Communications (by MS Teams)
Tony Sheehan, SCC Director of Information Services (in person)
Andrew King, SCC Info Services Support Technician (in person)
Lorrie Starkweather, SCC Executive Assistant to President & Board of Directors (in person)
Matt Hendricks, General Counsel (in person)
Fred Eoff, Public Financial Management (by MS Teams)
Matt Griffin, Pine Street Group (in person)
Matt Rosauer, Pine Street Group (in person)
Jane Lewis, Pine Street Group (by MS Teams)
Chris Raftery, Raftery CRE (by MS Teams)
Ben Eitan, Clark Lewis (in person)
Margery Aronson, Art Advisor (by MS Teams)
Steve Kennedy-Williams, LMG Inc. (in person)
Will Yoder, LMG Inc. (in person)

Chairman Finneran called the meeting to order at 10:35 a.m. with Committee members, SCC Staff, and Consultants participating in person as well as by MS Teams videoconference / teleconference. Public access was provided in-person as well as by teleconference via MS Teams. Following unanimous approval of the consent agenda and comments on the focus on the

Temporary Certificate of Occupancy (TCO), Finneran asked Griffin to lead the review.

The project is marching toward TCO in mid-October. The focus is on achieving TCO and then progressing through substantial and final completion. The critical path runs through the fire/life safety systems on the site south of Olive Way. There is a potential new risk with a cement shortage, but no impacts thus far.

HPP's construction on the office co-development is moving well and the podium for the residential co-development is now substantially complete.

On Budget and Finance, there are no recent surprises on costs although this would not be an unusual occurrence toward the end of this type of project. As noted in the Monthly Report, the sources and uses are currently somewhat out of balance. The gap will narrow with execution of the T-Mobile agreement to allow access to the cell service booster equipment in the building. The team continues to explore options for a potential back-up financing plan for the facility, including discussions at the County and State.

On Contracts, C&MRes (on behalf of NewResi) and SCC have agreed on how to move forward. To realize this funding source there are two key pieces: 1) a solution to the September 2023 expiration of the building permit, 2) agreement on sale or major financing. Another land source is the possible sale of the 7,200-sf parcel east of Boren at Olive. If this parcel can be matched with a nearby parcel, separated by an alley and owned by Bellwether, the value can be increased and new subsidized housing created.

As outlined in the Monthly Report, there are a few open insurance items, which SCC and PSG are addressing.

On Quality, PSG is working through quality issues with Chris Raftery, as well as managing punch lists and back punches. The Opening Plan schedule is holding.

On Outreach, Griffin emphasized the importance of sharing the workforce statistics with elected officials. On Art, the majority of the large artwork on Boren is now installed, the first of many art installations around the block. Also, the selection panel for the final two interior art commissions is under way and the process for acquiring a set of interior studio artworks has been established.

On Contracts, the number and value of PCIs is dropping, a positive and expected occurrence. PSG is extending LMN's service agreement for close-out, including construction administration, commissioning, LEED certification, warranties, as-builts, etc. It will be mid-2023 before close-out items are complete.

SCC continues a robust tour schedule with its existing and prospective clients. SCC also is planning December Grand Opening events, including a ribbon cutting, public opening, hospitality event for local and national constituents, and ballroom dedication. An art-focused event will occur later.

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