

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

**SCC Board Addition Committee Minutes
September 27, 2022**

10:30 a.m.

SCC – SCC Room 2B (in person) and remote access via MS Teams

SCC Board in Attendance:

Frank Finneran, Chair - SCC Board Addition Committee (in person)
Deryl Brown-Archie, SCC Board Addition Committee (in person)
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 (in person)
Tony Sheehan, SCC Director of Information Services (in person)

Lorrie Starkweather, SCC Executive Assistant to President & Board of Directors (in person)
Andrew King, SCC Information Services Support Technician (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 (in person)
Chris Raftery, Raftery CRE (in person)
Gary Smith, Clark Lewis (in person)
Margery Aronson, Art Advisor (by MS Teams)
Jacob Rose, LMG Inc. (in person)

Chairman Finneran called the meeting to order at 10:30 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, Finneran asked Griffin to lead the review.

The Temporary Certificate of Occupancy (TCO) has slipped to November 11 due to fire alarm panel issues. SCC will still be able to start to burn in the building in October 10 wearing Personal Protective Equipment (PPE), similar to testing Climate Pledge Arena before TCO. The Health Department permits for the kitchens were submitted yesterday; the intention is to operate the

kitchens by mid-November. The overlap with continued construction and operations start-up is more complicated than we like.

On permits, PSG has been working with the City to separate the inter-relationships between the Public Benefits on Sites A, B and C, to enable SCC to complete the vacation processes sooner. This will also give the owners of Sites B and C more control over their projects. While this step isn't necessary, it will be helpful. The first discussion at City Council should take place at the Transportation Committee in early December, after completion of its budget cycle.

On Budget, the construction contingency dropped more in the past month than hoped; it has been replenished with a \$2 MM transfer from the general contingency.

SCC has agreed with Hudson Pacific Properties to carry \$20 MM in SCC liability starting January 1, 2023, a revised requirement from the condominium agreement. The Builder's Risk insurance expires at the end of October 2022. We are researching options.

On Financing, the project is close to being in balance on sources and uses; completing the agreement with T-Mobile will close the gap. We are exploring developing an additional \$10 MM to \$15 MM in resources from each of the State, County, and City, in case it's needed for the project or debt service.

With improving rents, the residential co-development is going back to market to find a new buyer. It will be marketed by CBRE, which has considerable experience in this product type. The option for the original investor group expired and there was controversy over an extension, which was resolved in an agreement for moving forward with SCC in control. The project will be marketed as permitted, to avoid the additional costs that would be incurred with new permits due to recent updates in the Code.

On Quality, the project is marching to conclusion by following the opening plan, sequencing punch lists and back punches. Concrete floors have been cracking more than expected; the team is working on understanding the cause and developing a fix.

The Art program will come to the full Board today with requests for approval of a new concept for the Public Benefits artwork at Ninth and Pike on the existing convention center and for a suite of acquisitions of existing artworks for the interior of Summit.

Contracts are in good shape, with the T-Mobile contract pending.

SCC is conducting many client tours in Summit, which is being very well received. There are many proposals in play. FF&E move-in has begun.

Being no further business, the meeting was adjourned at 11:05 a.m.