

**Washington State Convention Center Public Facilities District  
(dba) Seattle Convention Center (SCC)**

**SCC Board Addition Committee Minutes**

**November 22, 2022**

**12:00 p.m.**

**SCC – by remote access via MS Teams**

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SCC Board in Attendance:

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

SCC Board Absent

Katie Garrow, SCC Board Addition Committee

SCC Staff / Consultants in Attendance:

Jeff Blosser, SCC President / CEO  
Linda Willanger, SCC VP – Administration / A. G. M.  
Jon Houg, SCC VP – Operations  
Sam Hecker, SCC CFO  
Michael McQuade, SCC Director of Sales  
Krista Daniels, SCC Director of Event Services  
Earl Taylor, SCC Director of Operations  
Loni Syltebo, SCC Director of Communications  
Tony Sheehan, SCC Director of Information Services  
Lorrie Starkweather, SCC Executive Assistant to President & Board of Directors  
Matt Hendricks, General Counsel  
Fred Eoff, Public Financial Management  
Matt Griffin, Pine Street Group  
Matt Rosauer, Pine Street Group  
Armeta Libby, Pine Street Group  
Deborah Ross, Pine Street Group  
Gary Smith, Clark Lewis  
Ben Eitan, Clark Lewis  
Margery Aronson, Art Advisor

Chairman Finneran called the meeting to order at 12:00 p.m. with Committee members participating by MS Teams videoconference/teleconference and public access via telephone. Following unanimous approval of the consent agenda, Finneran asked Griffin to lead the review.

The current focus is schedule. The project isn't getting done as quickly as it should, or on the schedule provided to Blosser and the operations team. Griffin advised they realize it is PSG's responsibility to get done.

Fire and life safety systems remain the critical path to Temporary Certificate of Occupancy (TCO), requiring Seattle Fire Department (SFD) approval. Chris Raftery and Lester Brown joined C-L to meet with SFD today to clarify the path to TCO. Separate from TCO, PSG is pushing C-L to complete the other work.

On permits, Holly Golden (Hillis Clark Martin & Peterson) is leading work to separate the requirements for the three blocks to complete street and alley vacations. This may go before the City Council Transportation Committee on December 5.

On Budget, the T-Mobile contract is signed, which balances the planned Sources and Uses. Increased earnings have also helped increased costs.

Insurance remains difficult. The current Builder's Risk Policy provides property coverage through November with the operations insurance to commence then. The delay of the TCO into December requires a change.

Back-up financing efforts are in progress; a three-pronged approach to source \$40-45 million from the State, County, and a third party, perhaps Port of Seattle.

The residential co-development sale is made more difficult by a challenging bond market. The Olive and Boren lot will have the same issue.

Griffin advised that the Project's 2023 Schedule of Expenditures (Construction Budget) is projected to be \$96,700,000, and a break-out by month was included in the meeting materials. The Committee unanimously approved the schedule of expenditures for 2023, and this item will go to the full Board for approval later today.

On Quality, Rosauer discussed the opening plan. Each opening plan item will include operational procedures coordinated with Blosser and C-L. Today's SFD meeting is critical for move in of FFE. The schedule delay has created a time crunch for Blosser and SCC Operations; the team is working to ease it.

C-L is proceeding with work to remedy the concrete cracks in the Pre-function Area and the discoloration in the Exhibit Hall. LMN concurs with the solution. Customers are unlikely to notice the issue. The team is still working to resolve the fireproofing discoloration in the Exhibit Hall. Board Member Bob Flowers inquired about the quality of the finish, would a visitor be able to discern any issues, and will there be a reoccurrence of issues as time goes on? Rosauer commented he did not believe visitors would notice any issues and Rosauer hoped for no reoccurring issues.

On Outreach, Jane Lewis is working on a summary report for SCC.

On the Art program, Jane Lewis will present two artist concepts for Summit Interior Commissions for approval at today's Board meeting.

On December 1, Visit Seattle has scheduled a media and industry tour. Mayor Harrell is scheduled to tour on December 5. Ryan Calkins from the Port will tour the morning of November 30, and a group from the State Treasurer's office will tour in the afternoon.

Being no further business, the meeting was adjourned at 12:22 p.m.