

**WSCC Addition Committee Meeting**  
**Minutes**  
**January 24, 10:30 a.m.**  
**WSCC – Room 211**

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WSCC Board Attendance:

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

WSCC Board Committee Members Absent:

Jerry Hillis, WSCC Board Addition Committee

WSCC Staff / Consultants in Attendance:

Jeffrey A. Blosser, WSCC President / CEO  
Linda Willanger, WSCC VP Administration  
Chip Firth, WSCC Chief Financial Officer  
Ed Barnes, WSCC VP-Operations  
Daniel Johnson, WSCC Admin Services Manager  
Michael Murphy, WSCC Project Coordinator  
Matt Hendricks, General Counsel, Hendricks & Bennett  
Fred Eoff, Public Financial Management Inc.  
Jane Lewis, Pine Street Group  
Armeta Libby, Pine Street Group  
Matt Rosauer, Pine Street Group  
Matt Griffin, Pine Street Group  
Zach Clements, Pine Street Group  
Erika Johnson, Pine Street Group  
Chris Eseman, LMN Architects  
Mark Reddington, LMN Architects

Guests:

Deborah Ross, (future) Pine Street Group  
Stephen Reid, Citigroup  
Christine Pihl, RBC  
Sherilyn Anderson, Wells Fargo

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Finneran called the meeting to order at 10:30 a.m. The Committee unanimously approved the consent agenda, and then Finneran asked Griffin to lead the project review.

For the first piece, Mark Reddington reviewed the status of the design, which was well received. After that, he and Eseman left the meeting.

Griffin reminded the Committee that the entitlements are the critical path to starting construction. He explained the plan to publish the FEIS in the first half of the February and that a Special Meeting of the WSCC Board is being scheduled for 2/28/17 to discuss the EIS and next steps on the CPS Purchase & Sale (P&S) agreement. The P&S is currently being revised to accommodate a new funds flow approach to meet Metro's needs.

He also said the process with the Design Commission is well under way (four meetings thus far) as required for the alley and below-grade street vacations. At the next meeting, PSG will start to discuss the required public benefits with the Design Commission, which will be focused on improvements off WSCC blocks, in particular the Pike/Pine corridor working in collaboration with the City's Pike/Pine Task Force. The remainder of the public benefits would be suggested for subsidized housing – affordable, low-income, or helping the homeless, as well as to support several neighborhood initiatives. Staff asked about the improvements to 9<sup>th</sup> Avenue, and he explained the lighting of the Camlin and Paramount, additional canopies and loading dock door on WSCC on 9<sup>th</sup>, and an illuminated mural at the south end of Pine. He also noted that the City had reopened the discussions about a Planned Community Development to unite the blocks.

PSG expects the King County (KC) Executive to transmit the legislation with the P&S to the KC council at the end of January.

Libby and Griffin explained that costs in the Sources & Uses had been updated, but the bond sources had not been changed; we are awaiting better insights into the tax proceeds. Libby also explained that we expected to give DOC the information in March. Eoff stated that he expected to hire the investment bankers in 30-60 days.

Lewis and Griffin explained that PSG has added a section to the website for co-development. If people receive questions, they should refer them to the website, which will provide notices for co-development updates.

Rosauer commented on the status of drawings and the review by WSCC, contractor, PSG, and others of the Design Development drawings completed 12/23/16. He especially thanked the WSCC staff for its detailed review of the systems.

Lewis and Rosauer explained the outreach progress and the emphasis on a strong apprenticeship program. Brown-Archie asked about inclusion for the tribal programs and the coordination with these programs and the PLA. With the negotiations to date, Rosauer said the pieces appear to fit. Lewis gave a brief update on the art program.

There was no executive session.

Rosauer explained two contracts provided for committee approval. First, is an amendment to the LMN Agreement for their services in support of the project. The second contract is a mini-MACC agreement with Clark Lewis for utility work in Howell, Boren, and 9<sup>th</sup>. After questions, both were approved by the committee for recommendation for approval by the Board.

Griffin noted that the Addition Project would be one of the few featured projects at DSA's 2017 State of Downtown breakfast on 2/14/17.

There was no other WSCC Addition business and the meeting adjourned at 12:00 p.m.