

WSCC Addition Committee Meeting
Draft Minutes
January 26, 2016, 10:30 a.m.
WSCC – Room 208

WSCC Board Attendance:

Frank Finneran, Chair – WSCC Board Addition Committee
Deryl Brown-Archie, WSCC Board Addition Committee
Jerry Hillis, WSCC Board Addition Committee (by phone)
Craig Schafer, WSCC Board Addition Committee
Bob Flowers, WSCC Finance Committee Chair

WSCC Staff / Consultants in Attendance:

Jeffrey A. Blosser, WSCC President / CEO
Linda Willanger, WSCC VP Administration
Ed Barnes, WSCC VP Operations
Chip Firth, WSCC CFO
Daniel Johnson, WSCC Administrative Services Manager
Paul Smith, WSCC Information Systems Director
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel, Hendricks & Bennett
Fred Eoff, Public Financial Management Inc.
Becky Bogard, Bogard & Johnson LLC (by phone)
Matt Rosauer, Pine Street Group
Jane Lewis, Pine Street Group
Armeta Libby, Pine Street Group
Matt Griffin, Pine Street Group
Mark Reddington, LMN Architects

Visitors

Kevin McCain, Skanska-Hunt
Tom Leptica, Skanska-Hunt
Ed Hartwell, Skanska-Hunt
Julien Loh, CBE Strategic
Sherilyn Anderson, Wells Fargo
Hannah Anousheh, UNITE HERE, Local 8

Finneran called the meeting to order at 10:30 a.m.

From the consent agenda, the Committee unanimously voted for the following:

1. Approval of the minutes from the 11/24/15 Addition Committee meeting.
2. From the contract log for this month, the contracts were approved and forwarded to the full Board for approval, with Jerry Hillis abstaining from the approval vote of the contract with Hillis, Clark, Martin & Peterson (HCMP), his former firm.
3. Approval of the Draw Funding Request #14 for \$8,168,598. The draw funding request was approved and forwarded to the full Board for approval, with Jerry Hillis abstaining

from the approval vote of the draw schedule as a payment to the firm of Hillis, Clark, Martin & Peterson (HCMP) was part of this draw schedule.

Griffin started the review of the project with a review of the land.

1. CPS: We have not received all the comments from Executive Branch of King County. We hope to receive those soon, so that the Purchase & Sale can be refined for transmittal by the Executive to the King County Council within the next 2-4 weeks.
2. Kollias: The purchase is complete. We have executed a new lease with Thai Citrus and have made a similar offer to Romio's. If Romio's chooses not to enter into a new lease, we can terminate with a thirty-day notice.
3. Sound Transit: We completed the purchase 1/22/16 and Sound Transit has the right to use the property through 2016.
4. WSDOT: We have seen the draft of the appraisal and have asked that the appraiser define other payment terms.

Griffin explained that the draft EIS should be issued about mid-February; we're refining the explanation of the work on Olive. The MUP and the alley vacation applications were submitted in December and are still expected to be the critical path to the start of construction.

On budget and finance, PSG noted that the updated Sources and Uses would be delayed until the February meeting. It has taken longer than expected to refine and understand the contractor's estimate based on the Schematic Design. PSG again noted the continued stress on the budget and the importance of making cost-effective choices.

Starting Phase II of the Department of Commerce report has been delayed until the spring, reaching balance between final information and the need for the report earlier.

Rosauer explained the upcoming steps on the design and the review with the Addition Committee on 2/2/16 at LMN's offices.

PSG met with Margery Aronson on 1/25/16 to request her help with the arts community to participate in some of our public meetings.

The Committee approved recommending to the Board approval of the amendment to the LMN contract, which is mostly for additional design of the co-development parcels to facilitate design of the convention center and add value to the co-development sites.

Rosauer said the Skanska-Hunt contract was taking longer than expected and needed to be resolved. He also had met with the union representatives in the past week on the Project Labor Agreement and was optimistic about the potential. The agreement would be good for the project if it contains reasonable terms but not essential if the terms are unreasonable.

The meeting was adjourned at 11:35 a.m.