

WSCC Addition Committee Meeting
Working Notes
July 28, 2015, 10:30 a.m.
WSCC Admin (Level 2) Glacier Peak Room

WSCC Board Attendance:

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

WSCC Staff / Consultants in Attendance:

Jeffrey A. Blosser, WSCC President / CEO
Linda Willanger, WSCC VP Administration/AGM
Ed Barnes, WSCC VP Operations
Chip Firth, WSCC CFO
Daniel Johnson, WSCC Administrative Services Manager
Michael McQuade, WSCC Director of Sales
Joe Bennett, General Counsel (Hendricks & Bennett)
Becky Bogard, Bogard & Johnson, LLC
Fred Eoff, Public Financial Management, Inc.
Jane Lewis, Pine Street Group (PSG)
Arneta Libby, Pine Street Group
Jason Foley, Pine Street Group
Matt Griffin, Pine Street Group (by teleconference)

Visitors

Sherilyn Anderson, Wells Fargo
Manmohan S. Virk, Romio's Pizza & Pasta

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 6/29/15 Addition Committee meeting.
2. Ratification of the contracts of \$150k or less, approval of the contracts over \$150k for subsequent ratification by the Board, and review of the contracts over \$1 MM for subsequent approval and ratification by the Board – all from the contract log dated July 2015 and distributed in advance. Griffin included that the contract cap of the GeoEngineers contract dated 7/19/15 was \$400k.
3. Approval of the Draw Funding Request #8 dated 7/13/15 for \$4,658,657.

Finneran asked Griffin to lead a report on the status of the project. On the land transactions, he described the progress on each transaction and didn't see any of the transactions on the critical path for the project.

Lewis gave a brief overview of the entitlements, which PSG still sees as the critical path to start of construction. The project is close to completing a Memorandum of Understanding with the City for additional resources to help the process.

On the balance of sources and uses, Griffin noted the continued pressure on keeping them in balance. Skanska-Hunt is detailing the construction budget which should provide for a major update next month. Eoff explained the recent meeting with Goldman Sachs, as we continue to get organized for the bond offering. Libby explained the steps with the Department of Commerce for its review. PSG will set a meeting with Flowers to review the status of the financing.

LMN provided a 20-minute presentation of the project, which was a subset of that shown in the Early Design Guidance meeting the previous week. The Committee asked that the Committee members be sent a link to the information in these meetings before they are made public.

Finneran reviewed the earlier decision by the Committee to build about 500 parking stalls in the new building and emphasized that the allocation of uses between the existing and new would be deferred until the Committee had additional information. Lewis gave an update on the outreach efforts, as had been explained to the Outreach Committee the previous week.

For contracts, Finneran explained that PSG had been asked to expand its services to include overseeing the design of the co-development opportunities to increase the revenue (net of costs) from the sale of these opportunities. The Committee agreed with him on moving forward, and he will bring a contract amendment to the Committee for its review and to the board for approval.

Griffin noted that PSG had met the previous week with the head of Seattle's Building and Trades Unions on the Project Labor Agreement – the term it now prefers. PSG expects a draft from them and will work with Otto Klein to refine.

The Committee reviewed several miscellaneous items.

1. As PSG refines the key concepts to discuss with public officials, the Committee asked PSG to coordinate with the Government Affairs Committee.
2. Finneran asked that PSG contact Marjory Aronson and start to formulate an arts program to be reviewed by the Washington State Convention Center.
3. Finneran noted that Michael Murphy will join the WSCC staff in August to coordinate the exchange of information between WSCC and PSG or the other contracts not under PSG's management.

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