

WSCC Addition Committee Meeting
Minutes
October 22, 2015, 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
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 Vice President, Administration
Ed Barnes, WSCC Vice President, Operations
Chip Firth, WSCC CFO
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel (Hendricks & Bennett)
Fred Eoff, Public Financial Management, Inc. (by phone)
Jane Lewis, Pine Street Group
Armeta Libby, Pine Street Group
Ryan Keane, Pine Street Group (first portion only)
Matt Griffin, Pine Street Group

Others:

Abby Lawlor, 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 9/22/15 Addition Committee meeting.
2. From the contract log for this month, the contracts were approved and forwarded to the full board for approval.
3. Approval of the Draw Funding Request #11 dated 10/12/2015 for \$2,536,533.

Griffin led a report on the status of the entitlements with support from Jane Lewis. They explained the interrelationship among the EIS, PCD, vacations, MUP, and early work.

Finneran announced that the Addition Committee would hold an Executive Session consistent with RCW .42.30.110(b) as permitted by the Open Public Meetings Act. The purpose of the Executive Session was to discuss real estate transactions in progress. In addition to the Board members present (Finneran, Brown-Archie, Hillis, Schafer, Flowers), attendance at the Executive Session included Blosser, Hendricks, Murphy, Griffin, Lewis and Libby. The

Executive Session commenced at 10:50 a.m. and lasted 40 minutes and concluded at 11:30 a.m. at which time the meeting was again open to the public.

In the open meeting, the committee unanimously approved the purchase and sale agreement for purchase of the Sound Transit property, in substantially the form sent out in advance of the meeting. The form or a more final form, consistent with this draft, will be sent to the full board for approval.

On budget/finance, Griffin explained that he and Arnetta Libby would meet later that day with the Finance Committee to explain how they see the balance between Sources & Uses evolving over the next couple months with new information about costs and tax receipts.

Blosser reported that the draft of the Phase 1 review by the Department of Commerce supported our efforts and would be published in early November. Finneran reported that WSCC had told the state legislators that a request for a deferral in the WSST was not expected if cost and interest didn't change dramatically.

On quality, Griffin reported that the design had cleared the "Early Design Guidance" which allowed the team to move forward on other items. As previously explained, completion of schematic design has been delayed for a month to incorporate various changes such as the smaller loading dock and larger garage. Griffin said this shouldn't affect the start of construction but will delay a major budget update until late December. The architects will give an update on the design at the retreat the following week.

Lewis briefed the committee on the recent meeting with the Outreach Committee. Diversity outreach goals for Skanska-Hunt and LMN were approved and will be advanced to the Addition Committee. Finalizing the outreach communications plan and related messaging are next.

The committee approved the amendment to the PSG contract requiring more work from PSG in the co-development work, which will then be provided to the full board for approval. PSG reported that it is working with Otto Klein on a PLA (Project Labor Agreement or sometimes called a Community Workforce Agreement). PSG wants to make sure it provides for the WSCC outreach goals.

The meeting was adjourned just before noon.