



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

MINUTES

MHC 118/20

Wednesday November 18, 2020

4:30 p.m.

Virtual meeting via WebEx

COMMISSIONERS

Bob Hale
Chris Bown
Lisa Martin
Lauren Rudeck
Christine Vaughan, Chair
Anais Winant

Staff

Minh Chau Le

Absent

Sam Farrazaino
Michael Hammond
Rachael Kitagawa
Golnaz Mohammadi

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:30 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

Roll Call

Sam Farrazaino	Absent
Bob Hale	Present
Chris Bown	Present
Michael Hammond	Absent
Rachael Kitagawa	Absent

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

Golnaz Mohammadi	Absent
Lisa Martin	Present
Lauren Rudeck	Present
Christine Vaughan, Chair	Present
Anais Winant	Present

111820.1 PUBLIC COMMENT

There was no public comment.

111820.2 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

Seattle Messenger Cooperative
 1522 Western Ave, Fairley Building
 Jory Wallis, Co-Owner

Ms. Le explained the proposal for delivery business utilizing bicycle and automobile couriers. To be operated by Seamessco LLC dba Seattle Messenger Cooperative, jointly owned by: Elliot Thordarson, Kory Callaway, Jory Wallis, Brooke Herzing, Kevin Shinn, Andrew Pack, Joseph Weiler, Erica Evans, Jon-Michael Bayes, Angel Hernandez, David Maxwell, Julie Egli.

She said the space is in Zone 1, at street level, Food a, b; Retail b permitted. Proposed use would be: 2.5.5 (b) Personal, professional, or information services. Proposed ownership structure: Seamessco LLC dba Seattle Messenger Cooperative, jointly and equally owned by: Elliot Thordarson, Kory Callaway, Jory Wallis, Brooke Herzing, Kevin Shinn, Andrew Pack, Joseph Weiler, Erica Evans, Jon-Michael Bayes, Angel Hernandez, David Maxwell, Julie Egli. Current use: vacant. Previous use: Retail a (shoe store). Owner affiliations: Proposed co-owner Kevin Shinn has financial interest in Market business Left Bank Books. Owner operator: All co-owners will be onsite regularly for day to day business operations. Hours: Monday – Friday, 8 am – 5 pm. Exhibits reviewed include a site plan, photos of storefront, project summary, and LLC documentation. Guidelines that applied to this application included 2.6, 2.6.7, 2.7, 2.7.2 a, b, c, & d.

Applicant Comment:

Brook Herzing explained they are an established business since 2015-16. He said they will get rid of current location and will have Market location only. He said that the site will act as office, staging and as a base for messengers. No retail goods will be sold. He said the business is set up as a cooperative with all twelve members having equal ownership.

Ms. Vaughan asked Kevin Shinn about his connection to Left Bank Books.

Mr. Shinn said he was a volunteer and now is a member of the cooperative. He said that technically he is an owner but there is really no profit. He said members are paid as an employee for shifts they work.

Ms. Vaughan asked if he would share in profits if business was sold.

Mr. Shinn said that would not happen and if it did, there wouldn't be much. He said being a member gives him equal role in decision-making process of members.

Landlord Comment:

Zack Cook, PDA, said this is a great use of the space. He said he is intrigued by having a business in the Market to support businesses such as flowers and restaurant in an equitable way. He said this is an area that could grow.

Ms. Martin asked about traffic concerns.

Mr. Cook said this business won't have foot traffic and, like all tenants, they will be good tenants and keep the sidewalks clear.

Ms. Vaughan asked if they plan to hire others.

Mr. Herzing said if others are hired, they would be brought in as an owner.

Commission Discussion:

Ms. Winant said it is a great business for this location and she appreciated that it is a co-op. She said that Mr. Shinn's ownership in another business is also a co-op. She said it doesn't appear that ownership makes him primary owner.

Ms. Rudeck agreed that it is a unique, good business idea. She cited 2.6.7 and noted the word 'shall' is used which would lead her to oppose the application. She said each owner has equal vote so that means he has control of the other business.

Ms. Vaughan said both co-ops are mutually owned; he does not control the business because other owners are involved but noted that both businesses are co-ops and co-owned equally.

Mr. Shinn offered to remove himself from Left Bank Book co-op.

Ms. Vaughan cited 2.6 and said that would be a good idea. He could still volunteer or work as an employee but would be removed from being an owner. Per 2.6 it is multiple ownerships that is the problem, not involvement.

Ms. Winant asked Mr. Shinn if he would be willing to do that to make this work given how critical a guideline this is.

Mr. Shinn said he would if it would help.

Ms. Le said that formal documentation of that having been done would be needed. She said legal documents showing his deletion from ownership.

Mr. Bown cited guidelines and asked who would be on site regularly and be the onsite representative.

Mr. Herzing said they would all be in and out on a regular basis. He said they can select someone to be the designated representative.

Ms. Vaughan said when the Commission reviewed Eight Generation's sale to the tribe, the designated individual was the person who was on the lease. She asked who would be the signer on the lease with the PDA.

Mr. Herzing said it would likely be Elliott Thodarson, but he wasn't sure if there would be multiple signers.

Mr. Cook said that he has been working with Mr. Thodarson. He said that typically when there are multiple owners, he works with a point person. He said if he were ever unable to reach the point person, he has the names and numbers of other owners to call.

Mr. Herzing said that they all have access to the phone number and email.

Mr. Bown was OK with it as long as the PDA is happy with it.

Mr. Hale asked if customers will come to space or if business mostly handled over the phone.

Mr. Herzing said it is mostly over the phone but some customers will bring items to them for delivery. He said they will also be helping out with delivery for PPM businesses so they will likely bring items in.

Mr. Hale said he was intrigued with the idea of making deliveries for PPM businesses.

Mr. Shinn said they will offer a discount to Market businesses.

Action: made a motion to adopt a resolution to approve the application on condition that Kevin Shinn be removed from the co-op ownership of Left Bank Books.

MM/SC/CV/AW 6:0:0 Motion carried.

Ms. Vaughan asked how signage would be handled.

Ms. Le said she will review it administratively.

111820.3 APPROVAL OF MINUTES:

August 26, 2020

MM/SC/LM/BH 5:0:1 Minutes approved. Mr. Bown abstained.

October 14, 2020

MM/SC/CB/LM 5:0:1 Minutes approved. Ms. Winant abstained.

111820.4 REPORT OF THE CHAIR

Ms. Vaughan said she wanted the Commission to take back purview as many applications as possible.

111820.5 STAFF REPORT

Ms. Le said she reviewed administratively signage for “The Glass Eye”. All glass items are made in Fremont.

She said Commissioner appointments seems to be a slow process, likely given the number of important issues being dealt with.

There are three appointments: Allied Arts, Architect, and Position 12. She said DON has made recommendations and has not yet heard back from Mayor’s office. In December, a few Commissioner positions are up.

She said she is still doing administrative reviews, Christmas tree sales, awning support, outdoor sales support is ongoing.

Ms. Vaughan said the Commission usually agreeable with temporary uses. She asked if there is anything on the docket for the December meeting.

Ms. Le said there is one application in right now. There are some holiday-related ones to review. She said the meeting will be December 9.

111820.6 NEW BUSINESS

Ms. Vaughan moved to adjourn the meeting.

Minh Chau Le
Commission Coordinator