

# WASHINGTON STATE PUBLIC STADIUM AUTHORITY

January 28, 2016

## BOARD MEETING

CenturyLink Field  
Public Stadium Authority  
800 Occidental Ave. S.  
Seattle, WA 98134

## MINUTES

### I. Call to Order

Board Chair Lorraine Hine called the meeting to order at 12:33 p.m. Other Board members present were: Vice Chair Fred Mendoza, Joel Ing, Jake Jundt and Randy Loomans. Bill Lotto and Jud Marquardt were excused. Staff members in attendance included Executive Director Ann Kawasaki Romero, Business Manager Jodi Todd, and Project Manager Steve Woo.

### II. Approval of Minutes

#### Minutes

Minutes of the November 19, 2015 regular Board meeting.

Motion by Vice Chair Mendoza, second by Member Ing to approve the minutes of the November 19, 2015 regular Board meeting.

Motion carried unanimously 5-0.

### III. Public Participation

There was no public participation.

### IV. Administrative Briefings

#### 1. Stadium District Planning Update

PSA Land Use Counsel Molly Lawrence updated the Board on the status of the following:

##### Stadium District Concept Plan

- The Plan was originally scheduled for Council review as part of the 2014 Comprehensive Plan amendment cycle, but it has been deferred to the major Comprehensive Plan update now scheduled for April 2016.
- Seattle Department of Planning & Development issued their draft 20 year comprehensive plan-- "Seattle 2035"-- on July 8<sup>th</sup>. The PSA, along with the PFD and Seattle Mariners, submitted comment letters in favor of creating the Stadium District. The letters recommended specific revisions/clarifications to the draft Stadium District Comp Plan policies.

- "Seattle 2035" supports creation of a Stadium District which squares off the boundary around the north end of the Kingdome, but does not include the south half of the North Lot. There are also more limited recommendations regarding manufacturing/industrial areas.

#### Arena Project

- There is still no clear plan for an NBA or NHL team.
- The City issued the FEIS on May 7, 2015.
- On November 30, 2015, SDOT recommended in favor of the street vacation.
- The environmental review was completed and an Addendum was prepared in November 2015.
- There is still no movement on a multiple events scheduling agreement, nor is there any commitment regarding code required parking.
- The current MOU expires October 2017.

#### 2. Major Maintenance & Modernization Plan Update

Steve Woo introduced David Young, FGI VP/General Manager, and Jeff Dunn, VP of Business Strategy & Analytics, Seattle Seahawks. Mr. Young and Mr. Dunn reviewed the following projects they would like approved for an early 2016 start (and will initially be acknowledged as an amendment to the 2015-2019 Major Maintenance and Modernization Plan):

1. Stadium LED ring to wrap programmable LED boards along the whole upper bowl façade as a fan experience enhancement;
2. Reconfiguration of the pressbox and the creation of four additional suites to provide new suite offerings and inventory;
3. Replace the field surface with an updated FieldTurf product per discussions with the Sounders;
4. Installation of brick pavers with grass in the NW pocket park to repair and renovate the damaged grounds outside the northwest gates; and
5. Refresh the Club and Suite common areas with new carpet and paint.

#### 3. FGI 2015-2016 Public Benefits Report & Plan

Mr. Young reviewed the 2015-2016 Public Benefits Report & Plan. He highlighted the following:

- FGI increased local hiring to nearly 10% of their workforce;
- 96% landfill diversion rate, and 550 tons of donated food; and
- 34% increase with WBE and MBE vendor expenditures.

The report also emphasized the Community Concessions Program. The primary goal was to effectively market the surrounding neighborhoods by having unique foods prepared by local businesses available for sale in the stadium during events. Due to various obstacles, the program historically did not perform as well as anticipated. In 2013, the program design was changed and today, unique local cuisine is now available for sale in various concessions stands on the stadium concourses, on the club level and in guest suites.

The 2015 community concessions program featured local cuisine from Rain Shadow Meats, Kau-Kau Barbeque, Hue Ky Mi Gia, Macrina Bakery and Phnom Penh. Their collective sales totaled \$192,170 in 2015. The vision for 2016 is to expand the offerings of current program participants and identify potential new community partners to further enhance the food and beverage experience at CenturyLink Field.

Several Board members expressed concern about the low MWBE participation numbers in the Public Benefits Report. They asked First & Goal staff to make it a priority to increase the business opportunities in the facility for MWBE companies.

The Seattle Sounders FC submitted a letter to the Board to be included with the public benefits report.

4. General Manager's Report

David Young, Vice President/General Manager, stated:

- The flat show season is underway starting with the Boat Show in mid-January, followed by the RV Show and Home Show in February.
- The Seattle Sounders return on February 23<sup>rd</sup> with a CONCACAF match, and their season opener on March 6<sup>th</sup>.
- The facility passed the NFL Audit, received the top rating for best practices, and the alcohol enforcement program is being used by the NFL as a model for other stadiums.
- Staff has been working diligently to schedule maintenance projects and keep the facility in a first class manner.

**V. Chair and Director's Reports**

A. Chair's Report

Vice Chair Mendoza stated that the PSA received a clean audit from the State Auditor's office. He thanked the PSA staff for their hard work.

B. Director's Report

Ann Kawasaki Romero stated that Substitute HB 2547 was introduced this session related to synthetic turf at recreational facilities. Staff is attempting to get clarified that CenturyLink Field is exempt from the Substitute House Bill. Representative Goodman has stated a willingness to sponsor an amendment to clarify our exclusion.

**VI. Unfinished Business**

There were no items for review under this section.

**VII. New Business**

A. Voucher Approval of Expenses

Vouchers included in blanket Vouchers 522-526 and payroll for the periods ended November 15, 2015, November 30, 2015, December 15, 2015 and December 31, 2015 in a total amount of \$234,561.61.

Motion by Vice Chair Mendoza, second by Member Jundt to approve Vouchers included in blanket Vouchers 522-526 and payroll for the periods ended November 15, 2015, November 30, 2015, December 15, 2015 and December 31, 2015 in a total amount of \$234,561.61.

Motion carried 5-0.

B. Naming Rights Reimbursement

There are no items for review under this section.

C. Resolutions

1. Resolution No. 282

*A Resolution of the Board of the Washington State Public Stadium Authority Approving an Amended 2015-2019 Major Maintenance and Modernization Plan for CenturyLink Field and Event Center.*

Motion by Vice Chair Mendoza, seconded by Member Ing to approve Resolution No. 282

Motion carried 5-0

**IX. Adjournment**

The regular meeting of the Public Stadium Authority Board adjourned at 2:07 p.m.

Approved this 24<sup>th</sup> day of March 2016.

  
Lorraine Hine, Chair  
  
Fred Mendoza  
Vice Chair

  
Jodi Todd, Clerk of the Board