

# WASHINGTON STATE PUBLIC STADIUM AUTHORITY

March 24, 2016

## BOARD MEETING

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

## MINUTES

### I. Call to Order

Vice Chair Fred Mendoza called the meeting to order at 12:37 p.m. Other Board members present were Jake Jundt and Jud Marquardt. Board Chair Lorraine Hine, Randy Loomans and Bill Lotto were absent. Staff members in attendance included Executive Director Ann Kawasaki Romero, Project Manager Steve Woo and Office Manager Jodi Todd.

### II. Approval of Minutes

#### Minutes

Minutes of the January 28, 2016 regular Board meeting.

Motion by Member Jundt, second by Member Marquardt to approve the minutes of the January 28, 2016 regular Board meeting.

Motion carried unanimously 4-0. *(Minutes were approved after the arrival of Member Ing)*

### III. Public Participation

There was no public participation.

### IV. Administrative Briefings

1. FGI 2015-2016 Public Benefits Report & Plan and General Manager's Report

Board members did not have any additional questions regarding the 2015-2016 Public Benefits Report & Plan.

David Young, Vice President and General Manager of First & Goal Inc., and Jeff Richards, Seahawks Vice President of Marketing, provided a slideshow highlighting the results of their 2015 Fan Experience survey. A total of 70,000 survey responses were received. Out of the 32 NFL teams, the Seahawks and CenturyLink Field ranked as follows among the NFL teams in various categories:

- #4 for Gameday Fan Experience
- #5 Arrival Experience
- #9 Safety & Security

- #7 Gameday Staff
- #17 Concessions
- #13 In-Game Enhancements & Technology
- #4 Game Entertainment
- #7 Departure Experience

Vice Chair Mendoza thanked Mr. Richards and Mr. Young for their presentation and invited them back to present to the full Board. Vice Chair Mendoza thought it would be very beneficial for all Board members to see the presentation because it provides context for their Major Maintenance & Modernization requests. Member Marquardt asked FGI to provide the Board with a spreadsheet of the twelve criteria with their base score and ranking among all the other NFL teams. Member Jundt agreed with Vice Chair Mendoza and Member Marquardt that the information provided a helpful context for Major Maintenance and Modernization of the facility.

Mr. Young reported on prior events at the facility and highlighted the upcoming events in his General Manager's report. CenturyLink Field received the top ranking for NFL Best Practices in the Safety & Security Audit for the 2<sup>nd</sup> year in a row.

Member Ing arrived at 1:15pm

2. 2016-2020 Major Maintenance and Modernization Plan and 2015 Capital Projects Update

Mr. Woo provided a slideshow of the current projects under construction. He showed the status of the new field turf, installation of the new LED ribbon boards and relocation of the static sign boards, the updated pocket park in the north plaza, and the status of the revised press box and club lounge areas.

Roberta Kranz, Director of Facility Operations, and Peter Fonfara, Seahawks Director of Finance, provided a summary of the 2016-2020 Major Maintenance and Modernization projects which are under consideration in Resolution 284.

Maintenance Projects include:

- Exterior structural coatings to finish painting the roof arch
- Expansion joint repairs to deal with water entering certain portions of the building
- Storm water modifications at the loading dock per City information
- Fire alarm system panel replacements
- Pocket park repairs to use as part of the northwest entry
- HVAC maintenance – cooling towers system upgrades
- Theater maintenance including rigging, motors, and lights.

Modernization Projects include:

- Club level enhancements with new carpet, paint, and circulation improvements by moving the center bars to the outside walls
- Security upgrades including installation of metal detectors
- A/V systems upgrades including a renovation of the control room starting this year.

Member Marquardt reminded FGI staff that he would like to see vertical transportation in future plans.

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

### **A. Chair's Report**

Vice Chair Mendoza reported the following:

1. PSA & PFD Board members and staff, along with staff from both stadiums and the Mayor's office, participated in a walking tour of the homeless camps surrounding the sports stadiums. They are exploring ways to clean up the area for staff and fans of both stadiums.
2. COPA America soccer matches will be coming to CenturyLink Field in June. The Seattle Local Organizing Committee will be using the PSA conference room as temporary office space until the event has concluded.
3. The May board meeting will be held in the McCormack Board Room on the suite level.
4. A copy of a PSBJ article about the new Port of Seattle CEO, Ted Ficke was distributed. Vice Chair Mendoza is optimistic that Mr. Ficke will be more collaborative with Stadium District proponents.

### **B. Director's Report**

There was no report.

## **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 527-530 and payroll for the periods ended January 15, 2016, January 31, 2016, February 15, 2016 and February 28, 2016 in a total amount of \$109,927.84.

Motion by Member Jundt, second by Member Ing to approve Vouchers included in blanket Vouchers 527-530 and payroll for the periods ended January 15, 2016, January 31, 2016, February 15, 2016 and February 28, 2016 in a total amount of \$109,927.84.

Motion carried 4-0.

### **B. Naming Rights Reimbursement**

Reimbursement of Major Maintenance and Modernization costs in a total amount of \$1,393,321.03 pursuant to the Master Lease Agreement.

Motion by Member Jundt, second by Member Marquardt to approve reimbursement of Major Maintenance and Modernization costs in a total amount of \$1,393,321.03 pursuant to the Master Lease Agreement.

Motion carried 4-0.

C. Resolutions

1. **Resolution No. 283**

*A Resolution of the Board of the Washington State Public Stadium Authority Providing Comments to the 2015-2016 Public Benefits Report and Plan for CenturyLink Field and Event Center Prepared by First & Goal Inc.*

Motion by Member Jundt, second by Member Ing to approve Resolution No. 283.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 283 provides comments to the Master Tenant on their 2015-2016 Public Benefits Report and Plan. PSA comments are reflected in Exhibit A.

Staff recommended adoption.

Motion carried 4-0.

2. **Resolution No. 284**

*A Resolution of the Board of the Washington State Public Stadium Authority Approving the 2016-2020 Major Maintenance and Modernization Plan for CenturyLink Field and Event Center.*

Motion by Member Jundt, second by Member Ing to approve Resolution No. 284.

Under discussion, Ms. Kawasaki Romero referred the Board to Attachment A of the Resolution.

Member Marquardt asked for clarification that the plan is a "rolling projection/approval". He would like to see vertical transportation added to the five year plan. Ms. Kawasaki Romero stated that his interpretation is correct, and the Board is only approving 2016 projects.

Staff recommended adoption.

Motion carried 4-0.

3. **Resolution No. 285**

*A Resolution of the Board of the Washington State Public Stadium Authority approving Amendments and Restatements of the 401(a) Retirement Plans.*

Motion by Marquardt, second by Member Jundt to approve Resolution No. 285.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 285 is a housekeeping measure. Periodically, retirement plan documents are updated by ICMA. One of the requirements of ICMA is Board approval and there are no changes to the current plans.

Motion carried 4-0.

### VIII. Executive Session

With no further business to come before the Board, Vice Chair Mendoza announced that there would be a ten minute recess followed by an Executive Session of the Board to meet with legal counsel to discuss potential litigation involving identified legal risks from a proposed action or current practice where public discussion of the legal risks would likely result in adverse legal or financial consequences to the PSA. The Executive Session was expected to last thirty minutes and no action by the Board was anticipated as a result of the Executive Session.

The meeting recessed to Executive Session at 2:19 p.m.

### IX. Adjournment

The Executive Session began at 2:33 p.m. and ended at 3:23 p.m. The regular meeting of the Public Stadium Authority Board adjourned at 3:23 p.m.

Approved this 26<sup>th</sup> day of May 2016.

  
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Lorraine Hine, Chair

  
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Jodi Todd, Clerk of the Board