

WASHINGTON STATE PUBLIC STADIUM AUTHORITY

November 19, 2015

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 12:37 p.m. Other Board members present were: Vice Chair Fred Mendoza, Joel Ing, Randy Loomans, Bill Lotto and Jud Marquardt. Jake Jundt was 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 September 24, 2015 regular Board meeting.

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

Motion carried unanimously 6-0.

III. Public Participation

There was no public participation.

IV. Administrative Briefings

1. 2015 Community Concessions Program Update

Mr. Zac Hensley, FGI Managing Director of Guest Experience, and Mr. Seis Kamimura, Executive Chef for Delaware North, briefed the Board on the Community Concessions Program. Their goal for the program is to cultivate local partnerships with the neighboring businesses and help create a food and beverage experience at CenturyLink Field which reflects the food and culture of Seattle. The neighborhood vendors and purveyors for the 2015 season are Rain Shadow Meats, Kau Kau, Hue Ky Mi Gia, and Phnom Penh Noodle House.

FGI has upgraded some of the concessions stands this season as part of an overall re-branding effort, and are also working on a wayfinding system to highlight the various neighborhood concession stands throughout the facility. They are very pleased with the current program and are always interested in talking with other businesses in the area who may want to offer their items for sale in the facility.

The Board sampled a few food items provided by Chef Kamimura.

2. Master Lease Amendments

The Board meeting recessed at 1:00 p.m. and immediately went into Executive Session to discuss potential litigation involving identified legal risks from a proposed action or current practice where public discussion of the legal risks is likely to result in adverse legal or financial consequences to the PSA.

The Executive Session started at 1:12 p.m. and ended at 1:54 p.m.

The regular meeting of the Board resumed at 1:56 p.m. and immediately moved to New Business for approval of the Resolutions.

3. Annual Maintenance Report

Mr. Woo, PSA Project Manager, updated the Board on FGI's 2014 Annual Maintenance Report which shows actual work hours and dollars spent on the Maintenance Plan approved by the Board. He provided a series of graphs illustrating planned vs. actual preventive and corrective maintenance activities. FGI had a 5% overall increase in expenditures and in general, the actual reported activities were greater than planned. One item noted was corrective maintenance (repair work) is continuing to increase which is somewhat expected as the building and systems age.

Mr. Woo stated that there is nothing in the report that causes a present concern, and the information will continue to be tracked as he builds a baseline for the routine maintenance work.

4. Major Maintenance and Modernization Update

Roberta Kranz, FGI Director of Facility Operations, provided a slide show update on various major maintenance and modernization projects. The following projects were recently completed:

- Exterior structural coatings—primarily the east arch-- and roof re-painting
- Event Center restroom upgrades of the sinks, floors, and lights; LED lighting for the main halls; and rooftop HVAC repairs
- Expansion joint repairs at the south end of the stadium
- Media room carpet and furniture replacement.

5. Facility Long Range Plan Update

David Young, FGI VP of Operations/General Manager, Peter Fonfara, Seahawks Director of Finance, Roberta Kranz, and Jeff Dunn, Seahawks VP of Business Strategy & Analytics, updated the Board on the status of their Long Range Facility Planning effort. Mr. Fonfara discussed the background, methodology, and assumptions used to identify and project the major maintenance/capital replacement for the various building systems over the next 30 years. FGI assured the Board that this portion of the draft plan incorporates AECOM's long range major maintenance plan and modernization concepts discussed in 2014, and of its commitment to properly plan for major maintenance of the facility. Mr. Dunn provided background and information on two new Modernization projects FGI is

interested in pursuing (new suites in remodeled press box and LED ring in the stadium) at the beginning of 2016. With the exception of these couple near-term projects, they would like to meet with the Board, PSA staff, and other stakeholders to review concepts and get more feedback in order to start incorporating modernization projects into the long range plan. FGI will be contacting the PSA to initiate these discussions.

6. General Manager's Report

David Young, FGI General Manager, updated the Board on the events held in the building since the September Board meeting. He also announced that the stadium will host three matches for the 2016 COPA America games in June.

Member Lotto left the meeting at 3:15 pm.

V. Chair and Director's Reports

A. Chair's Report

As authorized in the employment agreement with Ann Kawasaki Romero, the Board completed their annual evaluation. Chair Hine and Vice Chair Mendoza met with Ms. Kawasaki Romero and expressed their sincere appreciation for the superb job she has done as Executive Director.

Motion by Vice Chair Mendoza, second by Member Ing to grant a performance based incentive payment to the Executive Director in an amount equal to 5% of her 2015 annual salary provided for by Section 2(b) of the Executive Director's current Employment Agreement on file with the Public Stadium Authority.

Motion carried unanimously 5-0.

B. Director's Report

There was no Director's 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 518-521 and payroll for the periods ended September 15, 2015, September 30, 2015, October 15, 2015 and October 31, 2015 in a total amount of \$143,686.66.

Motion by Vice Chair Mendoza, second by Member Loomans to approve Vouchers included in blanket Vouchers 518-521 and payroll for the periods ended September 15, 2015, September 30, 2015, October 15, 2015 and October 31, 2015 in a total amount of \$143,686.66.

Motion carried 5-0.

- B. Naming Rights Reimbursement
Allowable expenses related to Naming Rights implementation in a total amount of \$412,834.32 pursuant to the Master Lease Agreement.

Motion by Vice Chair Mendoza, second by Member Loomans to approve the allowable expenses related to 2014 Naming Rights projects in a total amount of \$412,834.32 pursuant to the Master Lease Agreement.

Motion carried 5-0.

- C. Resolutions
The Resolutions were voted on immediately following the Executive Session when Mr. Lotto was still in attendance.

1. Resolution No. 280

A Resolution of the Board of the Washington State Public Stadium Authority Adopting a Fourteenth Amendment to the Master Lease Between the Authority and First & Goal Inc.

Motion by Vice Chair Mendoza, second by Member Marquardt to approve Resolution No. 280.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 280 would approve Amendment Fourteen to Master Lease Agreement, pertaining to the field surface and authorize the Board Chair to execute the amendment.

Staff recommended adoption.

Motion carried 6-0.

2. Resolution No. 281

A Resolution of the Board of the Washington State Public Stadium Authority Adopting a Fifteenth Amendment to the Master Lease Between the Authority and First & Goal Inc.

Motion by Vice Chair Mendoza, second by Member Marquardt to approve Resolution No. 281.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 281 would approve Amendment Fifteen to the Master Lease Agreement and authorize the Board Chair to execute the amendment. The amendment eliminates playoff games from the affordable priced seats provision for so long as the NFL controls and retains net ticket proceeds for playoff games.

Staff recommended adoption.

Motion carried 6-0.

IX. Adjournment

The regular meeting of the Public Stadium Authority Board adjourned at 3:20 p.m.

Approved this 28th day of January, 2016.


Lorraine Hine, Chair


Jodi Todd, Clerk of the Board