

# WASHINGTON STATE PUBLIC STADIUM AUTHORITY

March 23, 2017

## 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 12:36 p.m. Other Board members present were: Vice Chair Fred Mendoza, Joel Ing, Jud Marquardt, Bill Lotto and Randy Loomans. 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 January 26, 2017 regular Board meeting.

Motion by Vice Chair Mendoza, second by Member Ing to approve the minutes of the January 26, 2017 regular Board meeting.

Motion carried unanimously 6-0.

### III. Public Participation

There was no public participation.

### IV. Administrative Briefings

1. 2017-2021 Major Maintenance & Modernization Plan Update  
Steve Woo, PSA Project Manager, Ashli Brown, FGH Sr. Director of Hospitality, and Becca Rollins, Seahawks Director of Hospitality and Events updated the Board on the 2017-2021 Major Maintenance and Modernization projects. There are currently over 50 projects planned for the upcoming year. Mr. Woo stated that the projects requested total approximately \$14.4 million dollars, with \$4.6 million for major maintenance and \$9.8 million for modernization improvements. Of the total, \$3 million has been identified at this time for future reimbursement.

The following is a sample of the Major Maintenance projects:

- Waterproofing and concrete repairs
- Exterior structural coatings
- Expansion joint repairs

- Updating paint, office and back-of-house spaces for the WaMu Theater
- Replacing some field equipment
- HVAC system upgrades
- Concession equipment upgrades
- Theatre equipment upgrades and a refresh of the front-of-house spaces

The following is a sample of the Modernization projects:

- Concessions modernization
- Installation of LED lighting in the stadium
- Field level club upgrade
- Upgrade signage & wayfinding
- Technical systems modernization
- Access control & video surveillance upgrades
- Suites modernization

Member Lotto left the meeting at 2:02 p.m.

## 2. General Manager's Report

David Young, Vice President/General Manager was not in attendance, but the Board was given a memo by Mr. Young providing the March General Manager's report.

Vice Chair Mendoza mentioned that the concessions pricing has significantly increased this season.

## 3. Land Use Update

Molly Lawrence, PSA Legal Counsel, updated the Board on the SODO Arena project. On February 8<sup>th</sup>, ArenaCo submitted a renewed petition to vacate Occidental. SDOT has requested comment letters from interested parties by March 31, 2017. The PSA will submit another comment letter reiterating our previous remarks on coordinated event scheduling, traffic analysis, and mitigation.

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

### A. Chair's Report

Vice Chair Mendoza updated the Board on the Mayor's Industrial Lands Advisory Committee. The Mayor's staff hired the consulting firm Community Attributes and they were given three tasks:

- (1) Build a database that accurately describes all the industrial lands on a parcel basis and receive feedback from the committee with the goal of creating an accurate picture of how the parcels inside an industrial based zone actually operate.
- (2) Undertake a quantitative analysis to describe the occupations found in the industrial lands and determine how much revenue from employment is generated in the industrial lands.
- (3) Look at the infrastructure in the area and determine how to move commodities through the region.

The committee is about two-thirds of the way through its tasks. Completion of a final report is anticipated in November 2017.

Vice Chair Mendoza provided PowerPoint slides that displayed all the land in the SODO industrial area; one identifying industrial uses inside of the industrial area, and one identifying nonindustrial uses. A slide showing the infrastructure throughout Seattle was also discussed. The study findings show a majority of uses are non-industrial inside the current industrial area.

- B. Director's Report  
No report was given.

## 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 558-560 and payroll for the periods ended January 15, 2017, January 31, 2017, February 15, 2017 and February 28, 2017 in a total amount of \$109,305.78.

Motion by Vice Chair Mendoza, second by Member Ing to approve Vouchers included in blanket Vouchers 558-560 and payroll for the periods ended January 15, 2017, January 31, 2017, February 15, 2017 and February 28, 2017 in a total amount of \$109,305.78.

Motion carried 5-0.

- B. Naming Rights Reimbursement  
Reimbursement of Major Maintenance and Modernization costs in a total amount of \$2,993,153 (+admin fee up to 10%) pursuant to the Master Lease Agreement.

Motion by Vice Chair Mendoza, second by Member Ing to approve reimbursement of Major Maintenance and Modernization costs in a total amount of \$2,993,153 (+admin fee up to 10%) pursuant to the Master Lease Agreement.

Motion carried 5-0.

- C. Resolutions

**1. Resolution No. 288**

*A Resolution of the Board of the Washington State Public Stadium Authority Authorizing the Chair of the Board of Directors to Enter into an Amendment to the Employment Agreement for the Executive Director of the Authority.*

Motion by Vice Chair Mendoza, second by Member Marquardt to approve Resolution No. 288.

Under discussion, Vice Chair Mendoza stated that Resolution No. 288 would update Ms. Kawasaki Romero's vacation accrual to be consistent with current PSA personnel policies.

Motion carried 5-0.

**2. Resolution No. 289**

*A Resolution of the Board of the Washington State Public Stadium Authority Providing Comments to the 2016-2017 Public Benefits Report and Plan for CenturyLink Field and Event Center Prepared by First & Goal Inc.*

Motion by Vice Chair Mendoza, second by Member Ing to approve Resolution No. 289.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 289 provides comments to the Master Tenant regarding their 2016-2017 Public Benefits Report and Plan. Comments are outlined in Exhibit A.

Motion carried 5-0.

**3. Resolution No. 290**

*A Resolution of the Board of the Washington State Public Stadium Authority Approving the 2017-2021 Major Maintenance and Modernization Plan for CenturyLink Field and Event Center.*

Motion by Vice Chair Mendoza, second by Member Loomans to approve Resolution No. 290.

Under discussion, Member Marquardt reiterated his desire to see a firm commitment for more vertical transportation in the building from the Master Tenant.

Motion carried 5-0.

**VIII. Executive Session**

There was no Executive Session.

**IX. Adjournment**

The regular meeting of the Public Stadium Authority Board adjourned at 2:37 p.m.

Approved this 14<sup>th</sup> day of June 2017.

  
Lorraine Hine, Chair

  
Jodi Todd, Clerk of the Board