

WASHINGTON STATE PUBLIC STADIUM AUTHORITY

June 14, 2017

SPECIAL 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: Joel Ing, Jud Marquardt, Jake Jundt and Randy Loomans. Bill Lotto and Fred Mendoza 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 March 23, 2017 regular Board meeting.

Motion by Member Ing, second by Member Marquardt to approve the minutes of the March 23, 2017 regular Board meeting.

Motion carried unanimously 6-0.

III. Public Participation

There was no public participation.

IV. Administrative Briefings

1. Naming Rights Agreement

Ann Kawasaki Romero, PSA Executive Director, introduced Gerry Johnson, PSA General Counsel, to review the Naming Rights proposal with the Board.

Mr. Johnson recapped the proposal review timeline which included a detailed Board briefing from PSA consultant Dan Barrett at the June 6th Special Board meeting. On June 7th, Mr. Johnson, along with Chair Hine, Ms. Kawasaki Romero, Mr. Barrett, and Seahawks representatives briefed the PSA Legislative Advisory Committee in Olympia. Two of the four legislators were in attendance along with David Schumacher, Director of the Office of Financial Management. Committee members had several questions related to marketing the naming rights, and the long term maintenance needs of the facility and funding sources.

Mr. Johnson then reviewed the Approval of Naming Rights Agreement, Exhibit A of Proposed Resolution No. 292, scheduled for Board

consideration under New Business. With permission from the Board, Chair Hine requested the immediate vote of proposed Resolution No. 292. With no objection, she called for Resolution No. 292 to be heard.

Resolution No. 292

A Resolution of the Board of the Washington State Public Stadium Authority Authorizing the Board Chair to Execute an Approval of Naming Rights Agreement with First & Goal Inc. for the Stadium and Event Center.

Motion by Member Jundt, second by Member Loomans to approve Resolution No. 292.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 292 would approve the naming rights agreement between the Seattle Seahawks, First & Goal Inc. and CenturyTel.

Chair Hine expressed her appreciation for the work of the Master Tenant and PSA staff and consultants on the proposal, and for the cooperation between all parties. Member Ing concurred.

Motion carried 5-0.

Mr. Ed Goines, Seahawks/First & Goal Inc. General Counsel, introduced Amy Sprangers, Seahawks Director of Corporate Partners, and commended Ms. Sprangers for her excellent relationship with CenturyLink and her success in negotiating the new naming rights agreement.

Vice Chair Mendoza arrived at 12:49 p.m.

2. 2017 Annual Maintenance Plan

Mr. Steve Woo reviewed the 2017 Annual Maintenance Plan, up for Board consideration in proposed Resolution No. 294. Highlights included:

- The overall planned costs increased by 8.5% to \$2.075 million from the 2016 plan.
- Preventative in house labor hours are projected to increase approximately 7% over 2015 actuals but show a slight decrease from the 2016 plan.
- Work priorities (as measured by the in house preventative maintenance labor plan and total estimated costs) remain in line with expectations.

PSA staff recommended approval of Resolution No. 294.

3. Major Maintenance & Modernization Plan Update

Steve Woo and David Young, FGI General Manager, updated the Board on some updates/changes to the maintenance/modernization projects. At the March meeting, there were four projects the PSA conditionally approved pending additional information from FGI. They included:

1. Field level tunnel/club area
 - o This item has now been deferred.

2. North stairs concession stand conversion
 - o Project will be moved to another location inside the building.
3. North plaza modifications
 - o Project has been modified to only include the new Amtrak fence gate and related improvements in 2017.
4. Suite 48 conversion to 3 individual suites
 - o Project will proceed as presented with the additional details.

A new item was also identified. First & Goal approached the PSA seeking approval to advance an item from the 2019 to the 2017 plan based on fan feedback. FGI would like to improve the audio broadcast in the stadium bowl by adding additional speakers in the upper deck to cover certain areas. The project is anticipated to cost \$500,000.

All five of these projects modifications are included for consideration under Resolution No. 293 which amends the initial Major Maintenance Plan approved earlier this year under Resolution No. 290.

4. PSA Fiscal Year 2018 Operating Budget

Ann Kawasaki Romero, PSA Executive Director, stated that the proposed budget of \$1,168,000 reflects a 2.2% increase over the fiscal year 2017 adopted budget. She reviewed the various elements in the status quo budget and stated that the Board will be asked to approve the operating budget via Resolution No. 291.

V. Chair and Director's Reports

A. Chair's Report

Vice Chair Mendoza stated that he will be attending the Mayor's Industrial Lands Advisory Committee meeting next week and will provide an update at the July meeting.

B. Director's Report

There was no report 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 561-567 and payroll for the periods ended March 15, 2017, March 31, 2017, April 15, 2017, April 30, 2017, May 15, 2017, May 31, 2017 in a total amount of \$182,145.34.

Motion by Vice Chair Mendoza, second by Member Jundt to approve Vouchers included in blanket Vouchers 561-567 and payroll for the periods ended March 15, 2017, March 31, 2017, April 15, 2017, April 30, 2017, May 15, 2017, May 31, 2017 in a total amount of \$182,145.34.

Motion carried 6-0.

B. Naming Rights Reimbursement
There are no items for review under this section.

C. Resolutions

1. Resolution No. 291

A Resolution of the Board of the Washington State Public Stadium Authority Adopting the Operating Budget for Fiscal Year 2018 and Related Administrative Actions.

Motion by Vice Chair Mendoza, second by Member Jundt to approve Resolution No. 291.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 291 would approve the fiscal year 2018 operating budget for the Public Stadium Authority. The proposed expenditure level reflected in the Resolution is \$1,168,000, backed by lease payments by First & Goal. Staff recommends adoption.

Motion carried 6-0.

2. Resolution No. 292

Resolution No. 292 was approved under Administrative Briefings.

3. Resolution No. 293

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

Motion by Vice Chair Mendoza, second by Member Jundt to approve Resolution No. 293.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 293 would approve a revised 2017-2021 Major Maintenance and Modernization Plan for the facility. Previously, the Board approved \$14.5 million and the revised Plan reduces the total amount to \$11.3 million. Three million is naming rights reimbursable. Staff recommends adoption.

Motion carried 6-0.

4. Resolution No. 294

A Resolution of the Board of the Washington State Public Stadium Authority Approving the 2017 Annual Maintenance Plan for CenturyLink Field, CenturyLink Field Event Center and Parking Facility.

Motion by Vice Chair Mendoza, second by Member Jundt to approve Resolution No. 294.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 294 would approve First & Goal's 2017 Annual Maintenance Plan for CenturyLink Field & Event Center. The Plan is an annual requirement of the Master Lease. Staff recommends adoption.

Motion carried 6-0.

VIII. Executive Session

There was no Executive Session.

IX. Adjournment

The regular meeting of the Public Stadium Authority Board adjourned at 1:25 p.m.

Approved this 20th day of July 2017.



Lorraine Hine, Chair



Jodi Todd, Clerk of the Board