

WASHINGTON STATE PUBLIC STADIUM AUTHORITY

March 28, 2019

BOARD MEETING

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

MINUTES

I. Call to Order

Vice Chair Jake Jundt called the meeting to order at 12:29 p.m. Other Board members present were: Joel Ing, Jake Jundt, Cindy Zehnder and Randy Loomans. Jud Marquardt 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 November 8, 2018 regular Board meeting.

Motion by Member Loomans, second by Member Ing to approve the minutes of the November 8, 2018 regular Board meeting.

Motion carried 4-0.

Minutes of the January 28, 2019 Special Board meeting.

Motion by Member Ing, second by Member Zehnder to approve the minutes of the January 28, 2019 Special Board meeting.

Motion carried unanimously 4-0.

III. Public Participation

There was no public participation.

IV. Administrative Briefings

1. Stadium District Planning

Lizanne Lyons, PFD/PSA Consultant, updated the Board on stadium district planning efforts. Ms. Lyons was hired by both agencies to explore options regarding submission of a potential Comprehensive Plan amendment to the City of Seattle. Amendments are being accepted between April 15 and May 15, 2019.

To date, Ms. Lyons has met with over 60 stakeholders. She provided the Board with maps of the stadium district overlay and the map created by the Manufacturing Industrial Council study group. She reported that at their Board meeting, the PFD approved pursuing a Comprehensive Plan amendment.

Ms. Kawasaki Romero stated that Resolution 304 would ratify the existing cost sharing agreement with the PFD which authorizes a contract extension with Ms. Lyons so she can continue her work on behalf of both organizations.

Chair Mendoza arrived at 1:12 p.m.

2. 2019 Annual Maintenance Plan and 2019 Major Maintenance and Modernization Plan

Project Manager Steve Woo and FGI Facilities Director Adam Holguin provided the Board with a detailed summary of FGI's annual routine maintenance plan for 2019. Mr. Woo reminded the Board that approval of this annual plan is the subject of Resolution No. 307. Mr. Holguin reviewed the general work plan for the different facility systems such as concessions, electrical, drainage, concrete, HVAC, security, etc. Mr. Woo used that information to provide the Board with a comparison of this year's plan to prior years' work. Overall the 2019 plan anticipates spending about \$3.67 million for routine maintenance which is \$195,000 more than last year—a 5.6% increase.

Steve Woo, Adam Holguin and Zach Hensley updated the Board on the 2019 Major Maintenance and Modernization Plan which is the subject of Resolution No. 306. Mr. Woo explained the current plan will be modified later when the long-range plan is submitted and approved. For the current year, there are 20+ projects totaling \$8.7 million, with \$5.5m of that amount requested as future Naming Rights reimbursement. The following is a sample of the major maintenance projects planned for 2019:

- Waterproofing and concrete repairs
- Expansion joint repairs
- Roof fall protection system
- Water heater replacements
- Concession equipment upgrades
- FieldTurf replacement
- Sprinkler system repairs
- New seating riser system in WAMU Theatre
- HVAC upgrades

3. 2018-2019 Public Benefits Report & Plan

David Young, FGI Senior Vice President/General Manager, provided a brief overview of the 2018-2019 Public Benefits Report and Plan. The reporting requirements for the Public Benefits Report and Plan are outlined in the 1998 Master Lease Agreement and the 1998 Master Use Permit. Mr. Young highlighted the following from the report:

- \$315,189 was contributed to the Spirit of 12 Partners Program in 2018
- \$478,296 was contributed to the Common School Fund in 2018
- W/MBE participation was up 4.3% over 2017
- FGI achieved a 93.4% landfill diversion rate
- Local hospitality vendor partnerships increased from 50 to 80 and sustainable practices and purchases continued to expand.
- \$1,061,858 was contributed to not-for-profits through the concessions fundraising program.

4. General Manager's Report

Mr. Young provided an update covering upcoming events, and summary of current and past events at the facility

V. Chair and Director's Reports

A. Chair's Report

There was no report given.

B. Director's Report

Ann Kawasaki Romero stated the following:

- The final scoping letter for the Sound Transit West Seattle and Ballard Link Extensions are being submitted to Sound Transit.
- Staff has been working with Lizanne Lyons on Stadium District Planning.
- Staff has been working on the Succession Plan with the Chair and Vice Chair and consultant Jim Reid. Mr. Reid will be contacting each Board member for feedback on the draft plan. He will be at the May meeting to present a final plan to the Board.
- The PSA budget will be presented at the May Board meeting.

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 610-620 and payroll for the periods ended November 15, 2018, November 30, 2018, December 15, 2018, December 31, 2018, January 15, 2019, January 31, 2019, February 15, 2019 and February 28, 2019 in a total amount of \$328,967.89.

Motion by Vice Chair Jundt, second by Member Zehnder to approve Vouchers included in blanket Vouchers 610-620 and payroll for the periods ended November 15, 2018, November 30, 2018, December 15, 2018, December 31, 2018, January 15, 2019, January 31, 2019, February 15, 2019 and February 28, 2019 in a total amount of \$328,967.89.

Motion carried 5-0.

B. Naming Rights Reimbursement

There are no items for review under this section.

C. Resolutions

1. Resolution No. 304

A Resolution of the Board of the Washington State Public Stadium Authority Ratifying a Cost Sharing Agreement with First & Goal Inc.

Motion by Vice Chair Jundt, second by Member Zehnder to approve Resolution No. 304.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 304 would ratify a Cost Sharing Agreement executed with First & Goal Inc. as directed by Board motion.

Motion carried 5-0.

2. Resolution No. 305

A Resolution of the Board of the Washington State Public Stadium Authority Providing Comments to the 2018-2019 Public Benefits Report and Plan for CenturyLink Field and Event Center Prepared by First & Goal Inc.

Motion by Vice Chair Jundt, second by Member Ing to approve Resolution No. 305.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 305 provides comments to First & Goal on their 2018-2019 Public Benefits Report and Plan and summarized the comments included in Exhibit A.

Motion carried 5-0.

3. Resolution No. 306

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

Motion by Vice Chair Jundt, second by Member Zehnder to approve Resolution No. 306.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 306 would approve the 2019 Major Maintenance and Modernization Plan as outlined in Exhibit A of the resolution.

Motion carried 5-0.

4. Resolution No. 307

A Resolution of the Board of Directors of the Washington State Public Stadium Authority Approving the 2019 Annual Maintenance Plan for

CenturyLink Field, CenturyLink Field Event Center and Parking Facility.

Motion by Vice Chair Jundt, second by Member Ing to approve Resolution No. 307.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 307 would approve the 2019 Annual Maintenance Plan submitted by First & Goal.

Motion carried 5-0.

5. Resolution No. 308

A Resolution of the Board of the Washington State Public Stadium Authority Authorizing the Authority's Continued Participation in a Joint Stadium District Planning Effort with the Washington State Major League Baseball Stadium Public Facilities District.

Motion by Vice Chair Jundt, second by Member Zehnder to approve Resolution No. 308.

Under discussion, Ms. Kawasaki Romero stated that Resolution No. 308 would authorize the PSA to continue to pursue the submission of a potential Comprehensive Plan amendment with the PFD, extends Lizanne Lyon's contract until 12/31/19 and increases her contract amount by \$80,000, authorizes an additional \$30,000 for three additional consultants to assist with preparing the comp plan amendment, and increases the maximum PSA contribution amount to \$85,000.

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 4:08 p.m.

Approved this 23rd day of May 2019.


Jacob Jundt, Vice Chair


Jodi Todd, Clerk of the Board