

WASHINGTON STATE PUBLIC STADIUM AUTHORITY

November 21, 2019

BOARD MEETING

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

MINUTES

I. Call to Order

Chair Fred Mendoza called the meeting to order at 12:40p.m. Other Board members present were: Vice Chair Jake Jundt, Cindy Zehnder, Jud Marquardt, and Joel Ing. Randy Loomans participated via a conference call. Staff members in attendance included Executive Director Ann Kawasaki Romero, Project Manager Steve Woo and Business Manager Jodi Todd.

II. Approval of Minutes

Minutes

Minutes of the September 26, 2019 regular Board meeting.

Motion by Vice Chair Jundt, second by Member Marquardt to approve the minutes of the September 26, 2019 regular Board meeting.

Motion carried unanimously 6-0.

Member Ing arrived at 12:35 p.m.

III. Public Participation

There was no public participation.

IV. Administrative Briefings

1. Annual Maintenance Report/Facility Audit Report

Steve Woo, PSA Project Manager, reviewed FGI's 2018 Annual Maintenance Report. FGI reported:

- 2018 total spending was approximately \$3.6 million;
- Overall actual costs were generally higher than planned for 2018 which has been the trend the past few years;
- Preventative maintenance was generally conducted as planned, but corrective maintenance work (repairs) was higher than projected for a few systems. This was attributable to concrete repairs, fire system repairs, and plumbing repairs.
- Overall, the facility is well maintained and wearing well for a facility of its era. Most of the areas of needed major maintenance work are due to the overall age of the systems and their typical life cycles.

2. Major Maintenance and Modernization Update

Zach Hensley, FGI Director of Event Operations and Guest Services, updated the Board on the completed 2019 Naming Rights Projects. The most recent projects completed were:

- Freight elevator upgrades including new gates, motors and handrails;
- Replacement of 96 fiberglass hot water heaters; and
- Field shop upgrades including new office space and related HVAC for the crews.

3. General Manager's Report

David Young, Sr. Vice President/FGI General Manager, reported on past events at the facility and provided a look ahead to upcoming events. Mr. Young also highlighted various community events they attended. He announced that the North Plaza has been named the Muckleshoot Plaza after a rebranding effort. Despite the name, the Plaza will recognize all local tribes in the area.

Mr. Mendoza expressed his gratitude to John Wright, Director of Fields/Conversion at First and Goal Inc. He stated that the field looked excellent both in person and on TV for the MLS Cup.

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 Mendoza and Vice Chair Jundt met with Ms. Kawasaki Romero and expressed the Board's sincere appreciation for the superb job she has done as Executive Director.

Motion by Vice Chair Jundt, second by Member Ing to award Ann Kawasaki Romero a one-time performance based bonus in the amount equal to 5% of her current base salary, which is provided by Section 2B of her employment agreement.

Motion carried 6-0.

All Board members took a moment to express appreciation to Ms. Kawasaki Romero.

Chair Mendoza updated the Board on the Industrial Lands Advisory Committee process. The Committee is tasked with creating specific comprehensive land use policies for the City of Seattle for industrial and maritime uses by July 2020. He will continue to update the Board when new information becomes available.

B. Director's Report

Ann Kawasaki Romero reported the following:

- The PSA hired Charles Gardner as the new Project Manager to replace Steve Woo when he retires in early 2020. Charles starts on December 2nd.
- Tom Anderson, PSA p/t Accountant is retiring December 31st. Rather than fill the position, the PSA will utilize Branch Richards in 2020.
- WSDOT has advised community stakeholders that Railroad Way is currently unfunded. WSDOT will request funding from the Legislature this upcoming session. Staff will monitor these recent developments.
- SDOT is intending to put weight limits on South Jackson from the waterfront to the Second Avenue extension due to the areaways underneath the street. They are proposing nothing larger than an SUV, which could significantly impact loading/unloading in the facility. Staff will report to the Board at the January meeting if there have been any changes.
- The PSA is executing a small contract with SoundView Strategies, a public affairs/media relations firm.

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 #637-639 and payroll for the periods ended September 15, 2019, September 30, 2019, October 15, 2019 in a total amount of \$118,338.80.

Motion by Vice Chair Jundt, second by Member Ing to approve Vouchers included in blanket Vouchers #637-639, and payroll for the periods ended September 15, 2019, September 30, 2019, October 15, 2019 in a total amount of \$118,338.80.

Motion carried 6-0.

B. Naming Rights Reimbursement

There were no items for review under this section.

C. Resolutions

1. **Resolution No. 313**

A Resolution of the Board of the Washington State Public Stadium Authority Authorizing the Authority's Continued Participation in Stadium District Planning Efforts, a second Amendment to the Stadium District Cost-Sharing Agreement with the Washington State Major League Baseball Stadium Public Facilities District (PFD), and Authorizing Additional Expenditure Authority for Stadium District Planning.

Motion by Vice Chair Jundt, second by Member Ing to approve Resolution No. 313.

Under discussion, Ms. Kawasaki Romero provided a summary of prior Board actions and approved funding for stadium district planning.

Motion carried 6-0.

2. Resolution No. 314

A Resolution of the Board of the Washington State Public Stadium Authority Expressing Appreciation to Tom Anderson for His Nineteen Years of Service to the Washington State Public Stadium Authority.

Motion by Vice Chair Jundt, second by Member Zehnder to approve Resolution No. 314.

Motion carried 6-0.

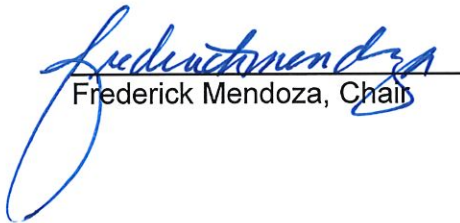
VIII. Executive Session

There was no Executive Session.

IX. Adjournment

The regular meeting of the Public Stadium Authority Board adjourned at 2:50 p.m.

Approved this 23rd day of January 2020.


Frederick Mendoza, Chair


Jodi Todd, Clerk of the Board