

WASHINGTON STATE PUBLIC STADIUM AUTHORITY

January 26, 2023

BOARD MEETING

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

MINUTES

I. Call to Order

Chair Mendoza called the meeting to order at 10:34 a.m. Other Board members present were: Joel Ing, Cindy Zehnder, Randy Loomans, Jud Marquardt, and Jay Roberts. Vice Chair Jake Jundt was excused. Staff members in attendance included Executive Director John Marchione and Business Manager Jodi Todd.

II. Approval of Minutes

Minutes

Minutes of the September 22, 2022 regular Board meeting.

Motion by Member Marquardt, second by Member Roberts to approve the minutes of the September 22, 2022 regular Board meeting.

Motion carried 6-0.

III. Public Participation

Peter Tomozawa and Ann Kawasaki Romero from SEA 2026 were introduced to the Board. Mr. Tomozawa provided an overview of World Cup 2026 and the role of the SEA 2026 organization. Ms. Kawasaki Romero stated that she will be working on funding for the World Cup.

IV. Administrative Briefings

1. Community Presentation – Pioneer Square Community
Lisa Howard, Executive Director Alliance for Pioneer Square, Chris Woodward, Community Development Director and Tija Petrovich, Chair, Pioneer Square Residents Council provided a slideshow of the pioneer square community. They provided the history of pioneer square, present day issues and also discussed housing in the neighborhood.
2. Annual Maintenance Report/Facility Audit Report
Ethan Bernau, PSA Consultant, updated the Board on the Annual Maintenance Report. 2021 was a re-opening year and fans returned after

2020 pandemic lockdowns and restrictions. He stated that predicted labor hours were relatively close to the plan in most areas except contracts and materials costs. The global pandemic, supply chain issues and cost inflation made budgeting for material and contract costs challenging. Startup of building systems after a prolonged dormancy period required additional maintenance and repairs.

Mr. Bernau reviewed his facility audit with the Board. He stated that Lumen Field and Event Center continues to be well maintained by First & Goal Inc. He reviewed his findings from 2021, which were mostly related to water intrusion, painting and signage. He will continue to monitor the facility throughout the year.

3. Major Maintenance & Modernization Plan Update

Kathy Brown, FGI Director of Facilities, provided a slideshow to the Board. She reviewed the 2022-2023 Major Maintenance & Modernization projects which include: club seats, Tunnel Club build out, signage & wayfinding and HVAC updates.

Due to the length of the meeting and PSA attorney availability, Chair Mendoza announced that there would be a five-minute recess followed by an Executive Session of the Board under RCW 42.30.110(1)(i) to meet with legal counsel to discuss potential litigation involving legal risks from a proposed action or current practice where public discussion of the legal risks would likely result in adverse legal or financial consequences to the PSA. The meeting was expected to last thirty minutes. At the conclusion of the Executive Session, the regular session will continue. Action by the Board was not anticipated as a result of the Executive Session.

The meeting recessed to Executive Session at 12:15 p.m.

The Executive Session started at 12:20pm and ended at 12:50pm

The regular meeting resumed at 1:05pm.

4. World Cup Update

David Young, First & Goal COO, provided an update to the World Cup 2026 preparations underway. He stated that members of the SEA 2026 Board attended the World Cup 2022 in Qatar. They observed the facilities, hotels, broadcasting center, etc. He also reviewed the extensive stadium improvements/changes that will need to be completed before 2026. He briefly discussed funding for the SEA 2026 organization.

5. FGI 2022-2023 Public Benefits Report & Plan

Zach Hensley, FGI General Manager, updated the board on the 2022 Public Benefits Report and 2023 Plan. He highlighted that FGI spent \$4.4m on WMBE businesses in 2022, a 83% increase over 2021. Mr. Hensley summarized the thriving neighborhoods concessions program and he discussed community outreach, and the upcoming 2023 MLB All-Star Game and 2026 World Cup.

6. General Manager's Report

Due to time constraints, there was no report given.

V. Chair and Director's Reports

A. Chair's Report

No report was given.

B. Director's Report

Mr. Marchione stated that staff is working on a response to the Maritime Industrial Lands EIS and Sound Transit station locations. Staff is also working with FGI to create a program to inform legislative members on the benefits of a well maintained stadium for the upcoming legislative session. Mr. Marchione reported that he is tracking a legislative bill that would add \$1 to every ticket at the stadium.

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 #698-703 and payroll for the periods ended September 15, 2022, September 30, 2022, October 15, 2022, October 31, 2022, November 15, 2022, November 20, 2022, December 15, 2022 and December 31, 2022 in a total amount of \$204,878.98.

Motion by Member Ing, second by Member Roberts to approve Vouchers #698-703 and payroll for the periods ended September 15, 2022, September 30, 2022, October 15, 2022, October 31, 2022, November 15, 2022, November 20, 2022, December 15, 2022 and December 31, 2022 in a total amount of \$204,878.98.

Motion carried 6-0.

B. Capital Projects Reimbursement

There are no items for review under this section.

C. Resolutions

There are no items for review under this section.

Chair Mendoza announced he has a conflict of interest with the next item of business, so he recused himself from the meeting and will return when the discussion of item D-Motions has concluded.

D. Motions

A motion to provide a contribution in support of the Local Organizing Committee (LOC) for World Cup 2026 and authorize the Executive Director to negotiate an agreement with the LOC to provide local economic and infrastructure benefits.

Motion by Member Roberts, second by Member Ing to approve the Executive Director's decision to provide \$100,000 and significant in-kind services to the Seattle Local Organizing Committee (SEA 2026) in support of its efforts to stage and present the 2026 World Cup in Seattle at Lumen Field and further to authorize the Executive Director to negotiate an agreement with SEA 2026 to articulate substantial local economic and infrastructure benefits to be returned in exchange for the PSA providing this and additional cash contributions, in-kind labor, and office space before 2026, subject to ratification by the Board of Directors.

Under discussion, Mr. Marchione stated that SEA 2026 is a non-profit, tax exempt entity organized to secure hosting of the World Cup in Seattle. The PSA is an active member of the SEA 2026 advisory group. The PSA's investment signals the Authority's commitment to the major public benefit of hosting a World Cup in Seattle. The PSA will get a return on the investment, so it is not a gifting of public funds.

Motion carried 5-0.

VIII. Executive Session

With no further business to come before the Board, Chair Mendoza announced that there would be a two-minute recess followed by an Executive Session of the Board to discuss the performance of an employee (RCW 42.30.110(1)(g) and (RCW 42.30.110 (1)(c) The meeting was expected to 10 minutes. The Board will come out of Executive Session and may or may not take action.

The meeting recessed to Executive Session at 1:55 p.m.

The Executive Session began at 2:05 p.m. and ended at 2:15 p.m.

Members provided feedback to Mr. Marchione regarding his excellent performance the past year.

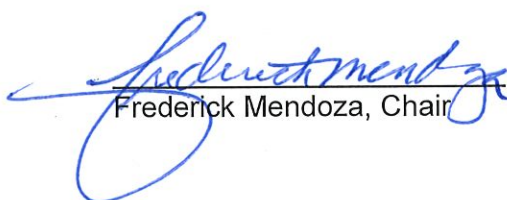
Motion by Member Ing, second by Member Marquardt to approve the 2023 evaluation and salary for the Executive Director.

Motion carried 6-0.

IX. Adjournment

The regular meeting adjourned at 2:15 p.m.

Approved this 23rd day of March 2023.


Frederick Mendoza, Chair


Jodi Todd, Clerk of the Board