WASHINGTON STATE PUBLIC STADIUM AUTHORITY

March 26, 2026

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 9:35 a.m. Other Board members present were: Vice Chair Joel Ing, Randy Loomans, Jud Marquardt, Jay Roberts, Cindy Zehnder and Sheri Brockway. Staff members in attendance included Executive Director John Marchione, Director of Operations Jodi Todd and PSA Consultant Ethan Bernau.

II. Approval of Minutes

<u>Minutes</u>
Minutes of the January 22, 2026 regular Board meeting.

Motion by Vice Chair Ing, second by Member Roberts to approve the minutes of the January 23, 2026 regular Board meeting.

Motion carried 7-0.

III. Public Participation

No public comment given.

IV. Administrative Briefings

1. <u>Major Maintenance and Modernization Plan Update</u>
   Kathy Brown, FGI Managing Director of Project Development, updated the Board on the major maintenance and modernization projects underway at Lumen Field. She highlighted the event logistics/staging and security upgrades, interior and exterior painting, structural coatings and elevator upgrades. Ms. Brown also reviewed the FIFA World Cup 26 projects under construction.

2. <u>2026-2030 Maintenance and Modernization Update</u>
   Ethan Bernau, PSA Project Manager, reviewed the 2026-2030 Maintenance and Modernization report submitted by First & Goal Inc.

He stated that the plan prioritizes major maintenance, including:

- Exterior paint, coatings, drainage and waterproofing
- Information technology network upgrades
- Security and access control upgrades
- Plumbing, fire protecting and electrical systems
- Elevator equipment replacement

The plan proposes approximately $23 million of projects in FY2026, of which $18 million are major maintenance. The planned capital investment totals approximately $150 million over five years.

3. World Cup Update
David Young, COO First & Goal Inc., provided a World Cup update to the Board.

4. General Manager's Report
Mr. Hensley provided a summary of events at the stadium. FGI staff continues to work with the FIFA, SeattleFWC26, and PSA staff on World Cup 2026 projects.

V. Chair and Director's Reports

Member Marquardt left the meeting at 11:45 a.m.

A. Chair's Report
There was no report given.

B. Director's Report
Mr. Marchione reported the following:

- Staff continues to work with FGI and SeattleFWC26 staff on World Cup 2026 activities.
- Attendance has significantly increased at the Community Partnership meetings due to World Cup curiosity.
- Historical South Downtown obtained a committed revenue source for ten years from the Legislature.

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 #770-773 and payroll for the periods ended November 15, 2025, November 30, 2025, December 15, 2025, December 31, 2025, January 15, 2026 and January 31, 2026 in a total amount of $214,846.

Motion by Vice Chair Ing, second by Member Brockway to approve Vouchers included in blanket Vouchers #770-773 and payroll for the periods ended November 15, 2025, November 30, 2025, December 15, 2025, December 31, 2025, January 15, 2026 and January 31, 2026 in a total amount of $214,846.

Motion carried 6-0.

B. Capital Projects Reimbursement
Reimbursement of Capital Projects costs to First & Goal Inc. from Admissions and Parking Taxes and Naming Rights Revenue Funds for the repair, reequipping and capital improvements of such stadium and exhibition center facilities, as required under applicable State law, in a total amount not to exceed $5,239,974 pursuant to the Master Lease Agreement.

Motion by Vice Chair Ing, second by Member Roberts to approve the capital projects reimbursement not to exceed $5,239,974 pursuant to the Master Lease Agreement.

Motion carried 6-0

Motion by Vice Chair Ing , second by Member Brockway to approve the exterior paint coating proposed by First & Goal Inc., and for funding in the Major Maintenance and Modernization Plan in Resolution No. 369.

Motion carried 6-0.

C. Resolutions

1. Resolution No. 369

A Resolution of the Board of the Washington State Public Stadium Authority. Approving the 2026-2030 Major Maintenance and Modernization Plan for Lumen Field and Event Center.

Motion by Vice Chair Ing, second by Member Roberts to approve proposed Resolution No. 369.

Motion carried 6-0

D. Executive Session
With no further business to come before the Board, Chair Mendoza announced that there would be a thirty minute recess followed by an Executive Session of the Board to discuss potential litigation involving identified legal risks from a proposed action or current practice where public discussions of the legal risks is likely to result in adverse legal or financial consequences to the PSA. The meeting was expected to last 60 minutes. No action by the Board was anticipated at the conclusion of the meeting.

The meeting recessed to Executive Session at 11:50 p.m.

The Executive Session began at 12:20 p.m. and ended at 1:20 p.m.

VIII. Adjournment

The regular meeting adjourned at 1:20 p.m.

Approved this 28th day of May 2026.

Frederick Mendoza, Chair	Jodi Todd, Clerk of the Board