



**MINUTES OF COMMITTEE OF THE WHOLE
BOARD OF PARK COMMISSIONERS
FEBRUARY 3, 2020**

PRESENT: Aaron Pointer, President
Tim Reid, Clerk
Andrea Smith
Erik Hanberg
ABSENT Jessie K. Baines, Jr.

PLACE: Metro Parks Tacoma Headquarters

The meeting was called to order by President Reid at 5:30pm.

APPROVAL OF THE MINUTES

December 2, 2019

It was moved and seconded to adopt the minutes as presented; approved unanimously.

HEIDELBERG SPORTS VILLAGE UPDATE

Former Congressman Norm Dicks was introduced by President Reid. Congressman Dicks commented on his support for the proposed stadium project.

Shon Sylvia reminded the Board of the feasibility study that was brought forward at a joint study session to the Park Board and City Council in September 2019.

Debbie Terwilleger and Steve Victor were introduced. Debbie Terwilleger reviewed a site map of the property for the proposed soccer facility. Ms. Terwilleger commented that the feasibility findings identified a two phase project: Phase I: construction of a stadium and Supporter's Green and Phase II: Construction of a mixed-use sports village development between Cheney Stadium and the proposed soccer stadium. It was specified that the LOI is non-binding and is primarily focused on the stadium.

A slide noting the project timeline between October 18 and February 202 was reviewed. In addition staff outlined the 7 core principles for the stadium developed discussed in October 2019, as follows:

1. No net loss of available fields during development of Stadium project. TSCOT will provide for field capacity to offset lost use of the Heidelberg fields until new fields or field capacity is restored.
2. Reasonable balance between public and private up-front cash investment in the Stadium.
3. TSCOT through a binding financing agreement must fully fund any debt service for Stadium project financing.

4. Public investment in Stadium development must be capped at the amounts stipulated in the future agreements. Any additional Stadium development costs of any kind must be guaranteed by TSCOT.
5. There must be a Project Labor Agreement for Stadium construction.
6. There must be sufficient time for a full and transparent public process prior to any formal commitments by MPT and Tacoma.
7. TSCOT must guarantee through a lease or other agreement that there will be a professional soccer team tenant for the life of the facility.

Steve Victor representing the City of Tacoma spoke about details related to the proposed funding plan related to both infrastructure and operations addressed in the LOI. He highlighted that at this time infrastructure for the stadium as well as a 1.5 acre Supporters Green (Park) is \$60M. Mr. Victor reported that the funding plan being proposed is as follows:

- TSCOT \$18.5 M (Plus any Stadium development costs over \$60 M)
- City of Tacoma \$15 M
- Metro Parks Tacoma \$7.5 M
- Stadium Maintenance \$300 k per year –To be funded through Stadium related fees (to be determined)

Mr. Victor noted that a gap in funding still remains and is proposed as follows:

- New Market Tax Credits \$12 M
- Other Public and/or Private Funding \$7 M

Mr. Victor then highlighted the public benefits of the proposed project as outlined in the LOI as being: a new park in the complex referred to as the Supporters Green as well as 100 days of rent-free use for events, activities and program. A data table giving more details of projected economic impact to the local community was shared.

Debbie Terwilleger then commented that next steps include bringing an action item to the Board on February 24th for consideration. Should the Board authorize action there would then be future time scheduled for discussions related to funding, negotiation of binding agreements, property options and legislative strategy development.

Tim Thompson representing TSCOT was introduced and commented that he feels the LOI strikes a fair balance for both private and public good. He commented that although there are property and funding issues still to be addressed this proposed project will be successful, adding to the economic vitality of the region. Mr. Thompson noted the community support for the projects amongst soccer supporters as well as organizations such as Urban League, University of Washington Tacoma, and Multi-Care.

Tom Riley representing the Seattle Sounders commented that there is excitement around this project as it will be a catalyst for jobs and tax revenues. He further noted that TSCOT should be praised for its proposed public usage proposal. He urged the Board to approve the LOI.

Commissioner Pointer commented that he will not sell park land. He voiced concern over the loss of baseball fields on the proposed site, noting that there is already a shortage of ball fields in the community. Commissioner Pointer stated for him to consider moving forward with any proposal all ball fields would need be replaced first before building a stadium.

Commissioner Hanberg commented that he is not in favor of park property being sold for this project, but may consider a long-term lease.

Board members inquired about where possible MPT funding would come from for this proposed project. Debbie Terwilleger commented that it could be a combination of capital funding and financing, noting the 2014 district bond allocated \$1.4 M for a possible sports village concept at Heidelberg.

Commissioner Pointer commented that Tacoma needs additional youth baseball fields not just replacement of the Heidelberg fields if this project were to move forward. There was a brief conversation about selecting locations for replacement fields. Mr. Sylvia commented that the district's level of service study will help address those questions.

President Reid commented that the Board is entrusted with protecting the citizens and publicly owned park property. He commented that if the Board were to approve the LOI that would signal the beginning of a public process for this proposed stadium project. He requested staff bring forward the LOI for Board consideration at the February 24th regular board meeting.

OTHER

ADJOURNMENT

Being no further business, President Reid adjourned the meeting at 6:33 p.m.

APPROVED:

President

Clerk

Submitted by:

Jennifer Bowman, Secretary