



**MINUTES OF COMMITTEE OF THE WHOLE
BOARD OF PARK COMMISSIONERS**

July 16, 2018

PRESENT: Andrea Smith, President
Aaron Pointer, Clerk
Erik Hanberg,
Tim Reid

ABSENT: Jessie K. Baines, Jr.

PLACE: Metro Parks Tacoma Headquarters

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

APPROVAL OF MINUTES

June 18, 2018 Committee of The Whole

Commissioner Hanberg moved to adopt the minutes as presented; seconded by Commissioner Reid. The minutes passed on a vote of 4-0 (Commissioner Baines being absent).

HEIDELBERG SPORTS FIELD VILLAGE UPDATE

Shon Sylvia opened the presentation by commenting that the purpose of tonight's meeting is to bring the Board up to date on where the District is on the Heidelberg sports field village feasibility study. Joe Brady was then introduced.

Mr. Brady reminded the Board that this project involves a public-public-private partnership, with the joint venture consisting of the Seattle Sounders and Tacoma Rainiers. He commented that project components under consideration include a USL compliant 5,000 seat soccer stadium, 4 to 12 athletic sports fields at the Tacoma Landfill and potential development on publicly owned property. Mr. Brady noted that through the MPT/TPS field study that was completed in 2016 a shortage of synthetic lit fields was identified. (*Commissioner Baines arrived at meeting*) In December of 2017 the Park Board passed a resolution authorizing the following:

The Executive Director is authorized to play a leading role in exploring a partnership between the Tacoma Rainiers, the Seattle Sounders FC, City of Tacoma and Metro Parks regarding the development and operation of a professional grade soccer stadium and associated development opportunities on the Heidelberg site.

Metro Parks hereby pledges in good faith to engage with the Sounders/Rainiers Joint Venture and the City to further investigate the development of a soccer stadium and a sports village visioning plan for the subsequent formal consideration by the Metro Parks Board.

Metro Parks also expresses its willingness to consider financial participation in the collaboration of building a stadium, based on the public's access, demand and interest for this

type of facility; subject to subsequent Metro Parks Board approval of legally binding agreements between the principal parties.

A flow chart diagram of the project flow was reviewed. The diagram depicted variables and assumptions relative to the three intended outcomes of the project and how they might work together or independently of each other.

Mr. Brady stated that currently a project steering committee and a technical advisory team have been meeting. A Heidelberg Sports village collation is currently being formed with over 100 members from the community to act as ambassadors for the project.

An RFP for the feasibility study for the project was released in April with interviews occurring in June. Populous, Inc. was chosen and the steering committee is currently negotiating scope and cost of the study.

Mr. Brady commented that Populous has proposed three workstreams to be completed: #1 soccer stadium, #2 athletic field complex #3 mixed use development. Mr. Brady briefly outlined the tasks for each work stream as follows:

Tasks for Stream #1

- Information Gathering & Document Review
- Project Kickoff
- Market Analysis
- Stadium Program Recommendations
- Initial Facility Design
- Cost Estimations
- Financial Operating Projections
- Economic & Fiscal Impacts
- Funding Options

Tasks for Stream #2

- Information Gathering & Document Review
- Project Kickoff
- Market Analysis
- Field Complex Program Recommendations
- Initial Facility Design
- Governing Authority Pre-Review (US EPA / WA DOE)
- Cost Estimations
- Financial Operating Projections
- Economic & Fiscal Impacts
- Funding Options

Tasks for Stream# 3

- Information Gathering & Document Review
- Project Kickoff
- Market Analysis
- Scenario Development
- Cost Estimations
- Financial Analysis
- Benefits Case

Timeline for completion of the study is 15 weeks.

Commissioner Pointer inquired if all fields will be synthetic. Mr. Brady indicated that question will be answered in the financial analysis of the study.

Board members engaged in brief discussion related to the community benefit of this project. Commissioners strongly urged public outreach about the project in the community. Commissioner Hanberg commented that communication is key with this project. Aaron Artman of the Tacoma Rainiers spoke about the public use opportunities for the soccer stadium when not in use by the Sounders. Tim Thompson commented that this study will firm up many assumptions and then will be shared with the public. Commissioner Baines suggesting involving the Tacoma Housing Authority. Commissioner Hanberg voiced some concern that the School District may have issues with alcohol sales related to the stadium and mixed use because of its proximity to a school. Commissioner Pointer noted that parking could be an issue if this plan were to move forward.

Mr. Brady stated that the cost of the study is being split between, The City of Tacoma, Metro Parks Tacoma and the Joint Venture.

Mr. Brady commented that a contract for the study should be ready to bring to the Board for consideration at the July 23rd regular Board Meeting.

OTHER

ADJOURNMENT

Being no further business, President Smith adjourned the meeting at 6:30 p.m.

APPROVED:

President

Clerk

Submitted by:
Jennifer Bowman, Secretary