



# Seattle Arena Development Project

## Select Committee on Civic Arenas

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# Today

- ▶ Review the proposed legislation authorizing the construction, operation, and maintenance of the proposed Arena at Seattle Center ("Arena Deal").
- ▶ Discuss whether the Arena Deal adheres to Council's guiding principles as reflected in the MOU.
- ▶ Whether Council will authorize the Mayor to sign the Transaction Documents.

# Review of MOU / Guiding Principles

1. **Financial Due Diligence:** City's financial participation and risks are minimized.
2. **Community Benefits:** Community is supported and given a voice.
3. **Labor/Tenants:** Affected workers, tenants, and small businesses are not harmed.
4. **Transportation/Design/Construction:** Innovative mobility strategies are used to mitigate impacts.

# Proposed Legislation

## **CB 119345 – Transaction Documents**

- Lease Agreement (Use and Occupancy)
  - Including Admissions Tax implications
- Development Agreement (Arena Construction)
- Seattle Center Integration Agreement (Integration with Seattle Center, resident organizations, and community)

## **CB 119344 – Admission Tax Code Changes**

- Amending SMC 5.40.120 (Receipts to the General Fund)



# 1. Financial Due Diligence

- City Contribution
- Ownership Structure
- Lease Term / Lease Renewals
- Capital Improvements
- City Guaranteed Base Rent
- Upside Revenue

## 2. Community Benefits

- General Outreach and Coordination
- Financial Support During Construction
- YouthCare and Community Fund
- Public Art and Programming / Activation
- Mandatory Housing Affordability (MHA)
- Community Event Days

## 3. Labor, Tenants, and Businesses

### Labor

- Labor Harmony and Community Workforce Agreements
- Apprenticeship Plan
- WMBE Inclusion Plan
- Employment for current KeyArena workers

### Tenants

- Impacts on tenants and users
- Skate Park, maintenance facility and other tenants

### Businesses

- Minimize disruptions

## 4. Transportation, Design, & Construction

### Transportation/Mobility

- Transportation Impacts under SEPA
- Arena Access Management Plan / Multimodal Transportation Strategies
- City Transportation Fund
- North Downtown Mobility Action Plan

### Design/Construction

- Project Cost
- Historic Roofline, LEED Gold, and NBA/NHL Standards
- Construction Impacts Mitigation Plan, Construction Logistics Plan
- Construction oversight; approval of material changes to design



# Conclusion/Next Steps



Guiding Principles	• 2017 RFP, Council Letter, MOU
MOU (RES 37164)	• MOU Signed 12/6/17
Transaction Documents (TD)	• 9/7/18 Committee discussion
TD	• <b>9/14/18 Committee vote</b>
TD	• <b>9/24/18 Full Council final action</b>
Construction	• Early as October 2018