

Written material submitted for February 7th Public Comment follows this cover page

If you wish to submit written comment, please send an email to diana.jones@lanecountyor.gov by no later than noon, the day before the scheduled meeting. **In the email subject line please include: PUBLIC COMMENT FOR MEETING DATE MM/DD/YYYY.** These emails will be compiled and will be included on the Board Agenda with a “view material” link. Please note, all emails submitted will be public record.

From: [JONES Diana L \(CAO\)](#)
To: [EUGENE CASCADES Coast \(SMTP\)](#)
Subject: RE: PUBLIC COMMENT FOR MEETING DATE 02/07/2023
Date: Wednesday, February 1, 2023 9:36:46 AM
Attachments: [image001.png](#)

Hello,

Thank you for submitting public comment to the Board of County Commissioners for the February 7, 2023 Board meeting.

Your comments have been forwarded to the Board of Commissioners and will be included as a link on the agenda. Public comments for the February 7th meeting can be viewed by clicking the view material link below.

#PUBLIC COMMENTS ([view material](#))

Diana Jones

Board Supervisor | Board of County Commissioners
County Administration

Hours: M-Th, off on Friday

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Our Purpose: **To Improve Lives**

Our Core Behaviors: **Passion to Serve | Driven to Connect | Focused on Solutions**

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From: Kari Westlund <kari@eugenecascadescoast.org>
Sent: Tuesday, January 31, 2023 4:00 PM
To: JONES Diana L (CAO) <Diana.JONES@lanecountyor.gov>
Subject: PUBLIC COMMENT FOR MEETING DATE 02/07/2023

[EXTERNAL △]

Dear Commissioners,

As shared during public comment last fall, Travel Lane County has funded a series of

reports on the benefits and costs of an indoor sports facility. These reports include economic impact estimates, operating pro forma, community benefits and construction cost estimates. To build realistic and accurate estimates, we used an existing facility that opened 14 months ago in Spokane, Washington. Called The Podium, the Spokane facility is off to a very strong start. It is publicly owned and operated by the Spokane Public Facilities District. Sales, promotion and events are managed by Spokane Sports, the area sports commission. The Podium is expected to operate in the black within five years, even though it was originally projected to need an ongoing annual operating subsidy.

Below is a brief summary of findings from the studies Travel Lane County has funded. This is shared as a follow-up to public discussions over the last six months about potential tourism facilities that might be partially funded by transient lodging tax (TLT) at either the Lane Events Center campus or on other County-owned property. This information has also been provided as an input to the LEC Master Plan process. It has been shared with Lane County staff in case it is of value in the staff's work on the proposed outdoor multi-use stadium. As we have shared in public testimony over many years, our perspective is that facilities are needed to grow winter visitor demand to support area restaurants, retail and hotels. An indoor sports facility does that while providing residents with much-needed sport tournament and activity space at the same time.

We are happy to share a benefits overview presentation from Evan Eleff of Sports Facilities Advisors (SFA). It is 24 minutes long and can be view here:
<https://youtu.be/3J2HZ5EC44g>

Please take time to watch it if you can. It begins with a brief introduction of SFA. The project overview begins at 2:23. A look at comparable facilities at 5:12. At 9:00 is an overall State of the Sports Tourism Industry, and at 16:10 community impacts.

The proposed indoor sports facility has now assembled a solid set of estimates to better define the project for consideration by elected officials and the public:

1. Estimated cost to construct: \$80 million based on a construction estimate of \$76.9 million including contingencies of \$10M but not including design, permits, and System Development Charges. Some design efficiencies may be possible compared to the Spokane model used per the estimator.
2. Square footage: 135,000 (152,000 including outdoor decks and plaza), with 75,000 sf of competition space accommodating a hydraulic, banked track that flattens to accommodate a wide range of activities, including:

16 volleyball courts

9 basketball courts

21 wrestling mats

3. Flat floor able to accommodate a wide range of sports and non-sports events and support overall LEC campus events and operations.
4. Seating: 4,250, comprised of 3,000 fixed and 1,250 temporary seats.
5. Projected annual economic impact at maturity (3-5 years): \$20.6 million, growing higher if competitively bid events are secured. The first five years of operation will generate \$91.1 million in economic impact. This impact number represents direct, first-time visitor spend, new money to the local economy. It does not include all spending generated by the facility, construction spending, or multiplied payroll.
6. Operating efficiency: The indoor sports facility is projected to require an operating subsidy of \$40,000 annually with the potential to reach break-even in the future. The projected subsidy in the first two start up years is much higher (\$227k, \$133k).
7. Incremental TLT Generated: Based on 31,000 room nights, using FY22 hotel data, incremental annual TLT will total \$527,875. Of that, Lane County will receive \$321,315. Eugene will receive \$147,515 and Springfield \$59,045. These are estimates based on current market share and average daily rate in each city.
8. Management: A range of options is available, from public operations as part of the LEC campus to contracting operations to a private operator, either for-profit or non-profit. Operating efficiency varies amongst the range of possible scenarios. Breakeven on an annual basis is projected by SFA to be more easily achieved by an operator that provides community sports programs that draw additional local usage of the facility. This could occur through facility rental to local programs as well. Spokane will achieve break-even or better with no community programming, and reserves usage only for events that contribute to the economy.

Please let me know if you have any questions or if you would like a copy of the SFA report. We continue to update www.SportsForAllSeasons.org as new information becomes available.

Thank you,
Kari Westlund

Kari Westlund
President & CEO

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