



AGENDA COVER MEMO

Memorandum Date: March 6, 2024

Report Date: March 12, 2024

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: Lorren Blythe, Director of Operations

AGENDA ITEM TITLE: REPORT / DISCUSSION / In the Matter of Reporting on the Proposed Lane Events Center Multi-Use Community Facility.

I. MOTION

Not applicable.

II. AGENDA ITEM SUMMARY

This item is an update on the Lane Events Center (LEC) Multi-Use Community Facility project with the Eugene Emeralds (Ems) as the anchor tenant.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

December 14, 2021: The Board directed staff to assess the feasibility of constructing a Multi-Use Community Facility on the LEC campus with the Ems as the anchor tenant.

May 24, 2022: The Board directed staff to continue this work, including exploration of additional funding options, extending consultant contracts, and performing additional due diligence activities such as a traffic impact analysis, environmental study, and site survey.

June 15, 2022: The Board passed Order 22-06-15-01 approving an exemption to the competitive bidding process and authorizing a progressive design-build procurement process.

August 23, 2022: The Board was presented with project cost analysis, funding options, and an analysis of projected economic benefits. The Board passed Order

22-08-23-07 which authorized funding for due diligence activities and directed staff to bring back an ordinance proposing a two-percentage point increase in Transient Lodging Tax (TLT) and Car Rental Tax (CRT) as a potential funding source for the project.

September 13, 2022: The Board approved the first reading of Ordinance 22-07 for a two-percentage point increase to TLT and CRT in support of tourism-related facilities in Lane County.

September 27, 2022: The Board conducted the second reading and public hearing of Ordinance 22-07 for a two-percentage point increase to TLT and CRT in support of tourism-related facilities in Lane County. The Board approved the ordinance, and the increase became effective January 1, 2023. The Board has not yet allocated this future revenue.

October 18, 2022: Staff provided a report to the Board that included an update on due diligence efforts, public input opportunities, and the Notice of Intent to award a progressive design-build contract.

November 1, 2022: Staff conducted a work session with the Board that included Ems ownership, the Ems General Manager, and representatives from Major League Baseball.

November 8, 2022: The Board passed three Orders: 22-11-08-03 for the design phase portion of the progressive design-build contract to Lease Crutcher Lewis, LLC; 22-11-08-04 for a land use planning contract to Satre Group, LLC; and 22-11-08-05 for consulting services to Klosh Group, Inc.

June 27, 2023: Staff conducted a work session with the Board that included the Ems General Manager, the County's contracted owner's rep, and representatives from the design-build team. The Board was presented with an update on the conceptual design, construction estimate, and status of project funding.

August 29, 2023: Staff provided a report to the Board that included a funding and project status update, with the project being placed on hold pending other funding sources being identified.

January 23, 2024: The County Administrator updated the Board on a request from the Eugene City Manager regarding a prospective Eugene capital bond measure referral.

B. Policy Issues

This item directly addresses Objective C of the Vibrant Communities strategic priority within Lane County's Strategic Plan: *Evaluate a Multi-Use Community Facility with the Emeralds baseball team as an anchor tenant that provides economic benefits and services to the broader community.*

In addition, the LEC supports and contributes to the Robust Infrastructure and Vibrant Communities strategic priorities by providing a venue and opportunities for business, education, entertainment, and emergency response.

C. Board Goals

Strategic Plan objectives are described in the Policy Issues section above.

D. Financial and/or Resource Considerations

No financial decisions are being requested in this report.

E. Health Implications

There are no significant health implications for this item.

F. Analysis

A project update will be provided in a presentation to the Board on March 12, 2024.

G. Alternatives/Options

Not applicable.

IV. RECOMMENDATION

Not applicable.

V. ATTACHMENTS

Attachment A - Presentation

Lane County Multi-Use Community Facility

Board Meeting, March 12, 2024

Agenda

- Project History
- Recap of Last Board Update
- Current Status
- Summary
- Discussion



Project History

- New Major League Baseball facility requirements and Ems promotion to High-A
 - Double the number of games, overlap with UO season
- Site selection
 - Over a dozen sites considered in Eugene-Springfield area
 - Ems identified Lane Events Center (LEC) for community benefit, available open space near downtown, and least cost to the team
 - December 2021, Board direction to study feasibility of facility at LEC
- Due diligence and funding
 - Site analysis, community outreach
 - Legislative appropriation, Transient Lodging Tax (TLT) increase as potential funding
- Conceptual design and initial cost estimation, March 2023
 - Facility scope, budget development
 - 4,200-person capacity for games, 6,000 for concerts
 - Immediate occupancy standards for emergency operations staff

Recap August 2023 Board Update

As of August 2023

- Project budget estimated at \$100.5M
- Stadium will overlap existing Livestock facility requiring demo and re-build
- Lane County land contribution valued at \$9.5M
- Funding gap of \$43M, assumes approximately 1.5% of Lane County TLT/CRT
- Cost escalation from initial construction estimate in March 2023
- Operating agreement was in progress
- Ems outreach to the City of Eugene for funding
- Lane County placed the project on hold pending additional funding from the Ems and other sources

Current Status

Project Costs and Funding

- Estimated at \$100.5M
 - Conceptual design in March 2023
- Current Funding
 - Federal/State/Local
 - Ems

Operations

- Operating agreement
- Impacts to Lane Events Center
- Property taxes

Summary

- Project Costs and Funding
- Operations
- Lane County project work remains on hold

Questions and Discussion

