



"Project Frog Pond," Re: \$29,431,281 \$39,341,332 \$137,888,124 \$117,500,000 - "Project Frog Pond,"

From john martin <jmartinnoj@hotmail.com>

Date Mon 10/13/2025 11:04 AM

To Donald Schwab <dschwab@everettwa.gov>

Cc Scott Bader <sbader@everettwa.gov>; Judy Tuohy <jtuohy@everettwa.gov>; Elizabeth Vogeli <evogeli@everettwa.gov>; Mary Fosse <mfosse@everettwa.gov>; Paula Rhyne <prhyne@everettwa.gov>; Ben Zarlingo <bzarlingo@everettwa.gov>; Nate.Nehring@snoco.org <nate.nehring@snoco.org>; Megan.Dunn@snoco.org <megan.dunn@snoco.org>; Strom.Peterson@snoco.org <strom.peterson@snoco.org>; Jared.Mead@snoco.org <jared.mead@snoco.org>; Sam.Low@co.snohomish.wa.us <sam.low@co.snohomish.wa.us>; Russell.Wiita@snoco.org <russell.wiita@snoco.org>; Paula.Rhyne@snoco.org <paula.rhyne@snoco.org>; Joshua.Thompson@snoco.org <joshua.thompson@snoco.org>; Angela.Ewert@snoco.org <angela.ewert@snoco.org>; Darcy.Cheesman@snoco.org <darcy.cheesman@snoco.org>; Heidi.Beazizo@snoco.org <heidi.beazizo@snoco.org>; Contact.Council@snoco.org <contact.council@snoco.org>; Bommarito, Meg (ECY) <mbom461@ecy.wa.gov>; Hart, Michael (ECY) <miha461@ecy.wa.gov>

 7 attachments (673 KB)

Project Frog Pond - Timeline and Responsibilities.pdf; Compliance Plan Approval Letter (Everett AquaSox).pdf; Everett Aqua Sox Facilities Follow Up Letter.pdf; [EXTERNAL] Everett AquaSox - DRAFT of Timeline and Responsibilities; [EXTERNAL] Fwd: MLB PDL Compliance Plan Approval Letter (Everett AquaSox); [EXTERNAL] Fwd: MLB PDL Facility Standards Compliance - Deferral Follow Up (Everett Aqua Sox); [EXTERNAL] Meeting in November with the AquaSox;

Don Schwab
Council President and Councilmember
The City of Everett
2930 Wetmore Ave., Everett, WA 98201
Dschwab@everettwa.gov

Dear Councilmember Don Schwab,

You have still not responded to the questions I asked you on July 19, 2025 (see emails below):

Did cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project exist during the DEIS period?

Were cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project withheld from the DEIS?

Why were there NO cost estimates in the DEIS for Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

"Project Frog Pond," submitted by AquaSox Chad Volpe to Mayor Cassie Franklin on April 22, 2022, is attached for your reference.

On June 11, 2025, Councilmember Schwab, you said, "I haven't seen a process so transparent."

Please reply to the following questions without any further delay.

The Public, the Everett City Council, and Snohomish County Council can then engage in the "process," including the "Project Frog Pond," portion of the process.

Again, please reply to the following questions;

Did cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project exist during the DEIS period?

Were cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project withheld from the DEIS?

Why were there NO cost estimates in the DEIS for Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

Please reply without any further delay.

Sincerely,

John E. Martin
425-361-2854
jmartinnoj@hotmail.com

No Frogs Downtown

Note:

Along with a January 23, 2024, Major League Baseball "Compliance Plan" letter requiring "plans for the construction of a new ballpark," January 22, 2021, August 3, 2023 and January 26, 2024 communications from AquaSox Chad Volpe are also attached.

Included is a July 28, 2023 letter from Major League Baseball telling AquaSox Chad Volpe, "...you do need to be working to put yourself in a position to understand whether a new ballpark in Everett is a viable option or whether you will need to move forward with exploring other possible options."

The January 23, 2024, Major League Baseball "Compliance Plan" letter requiring "plans for the construction of a new ballpark" is attached.

CC:
Everett City Council Members

Snohomish County Council Members and Staff
Washington State Department of Ecology

BCC: Citizens and various media

From: john martin <jmartinnoj@hotmail.com>
Sent: Sunday, September 14, 2025 6:20 PM
To: Donald Schwab <dschwab@everettwa.gov>
Subject: Re: \$29,431,281 \$39,341,332 \$137,888,124 \$117,500,000

Don Schwab
Council President and Councilmember
The City of Everett
2930 Wetmore Ave., Everett, WA 98201
Dschwab@everettwa.gov

Dear Councilmember Don Schwab,

Welcome back from your two-week trip out of town!! I look forward to hearing about your discussion with the "City Team."

We went to the victorious Aquasox Championship games this weekend and talked to Danny Tetzlaff, general manager of the Everett Aquasox. .

They were great games, and the Frogs played their hearts out!!

Photos of the game (attached to an email you received at 7:30am today- - about 30 minutes ago - - titled "Frogs Win the NWL Championship!!") show the stands were pretty empty and the game was attended by a Snohomish County Sheriff.

Of course we could ask, " Why should we build a new baseball stadium when the Aquasox can't fill the one we have, even during a championship game?"

But instead, I asked, "How much does it cost Snohomish County to send a County Sheriff to one game? For One Season? How much will it cost Snohomish County to send County Sheriffs to the Frogs games over the next 30 Years?"

I do not see the Snohomish County Sherref cost included in the Community Attributes, Inc. study done in 2022 that Danny Tetzlaff kept referring to.

The cost of tariffs is not included in the 2022 study either. Tariffs increase the cost of construction materials - - steel, construction vehicles, concrete, rebar - - and that increases the cost of the stadium. The \$137,888,124 million cost for the new stadium in the design build application and shown in this email letter head needs to be revised upward to reflect the reality of the economic changes.

As I pointed out during our discussion, you may hope to leave the legacy of a brand-new stadium in the center of Everett but instead, it looks like you will be leaving a legacy of putting the City of Everett hopelessly in debt for decades and decades to come.

I'm not sure exactly who is on the " City Team," but I sent an email to Scott Pattison, Mayor's Office Special Projects Manager. You should have received a copy of that letter. It was sent on September 8, 2025 at 2:41PM titled "Reset the clock on the public comment." Mr. Pattison has not yet replied.

You have still not responded to the the questions I asked you on July 19, 2025:

Why were there NO cost estimates in the DEIS for Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

Did cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project exist during the DEIS period?

Were cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project withheld from the DEIS?

For your information, the Mayor of Tigard Oregon resigned while you were away, indicating:

"The city has a history of trying to force city council to follow their policies and directions. Elected officials are not employees and are not subject to the whim of what the staff wants. Once again we've lost our way when the staff pushes electeds in a specific direction. It should be concerning to councilors and the community the way the staff has tried to control and limit the city council over the years."

Former Tigard Mayor Heidi Lueb -- resigned September 9, 2025.

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The Frogs won the NWL Championship last weekend!
We watched the Frogs play their hearts out.

Go Frogs!! Just don't go downtown. :)

I look forward to hearing from you and about your discussion with the "City Team" in an expedited manner.

Best Regards,

John E. Martin
425-361-2854
jmartinnoj@hotmail.com

No Frogs Downtown

CC:
Everett City Council Members
Snohomish County Council Members and Staff
Washington State Department of Ecology

BCC: Citizens and various media

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From: Don Schwab <schwabforcouncil@gmail.com>
Sent: Wednesday, August 27, 2025 5:16 PM
To: john martin <jmartinnoj@hotmail.com>
Subject: Re: \$29,431,281 \$39,341,332 \$137,888,124 \$117,500,000

Thank You
FYI I will be out of town for two weeks.
I will have a discussion with the City Team.

On Tue, Aug 26, 2025 at 7:31 AM john martin <jmartinnoj@hotmail.com> wrote:

Don Schwab
Council President and Councilmember
The City of Everett
2930 Wetmore Ave., Everett, WA 98201
DSchwab@everettwa.gov

Dear Councilmember Don Schwab,

Thank you for taking time to speak with me regarding my August 25, 2025 email to you (see email below) that contained the following questions:

Why were there NO cost estimates in the DEIS for Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

Did cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project exist during the DEIS period?

Were cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project withheld from the DEIS?

You still did not give me answers to the above questions but noted you plan to speak with Scott Pattison who reports to the Mayor's Office, City of Everett, according to the "Design Build" application. Scott Pattison's signature appeared on the application dated August 15, 2024 (page 11).

If Mr. Scott Pattison gives you answers, please forward them via email in writing to my attention at your earliest convenience.

Thank you also for asking about the Design Build Costs submitted by the City of Everett. The application is attached.

The Funko Field Renovation costs \$71,322,913 million dollars less than the Downtown Site – New Construction -- a potential \$71 million dollar savings for the taxpayer.

During our conversation, I had initially indicated a tentative \$50 million dollar savings for the taxpayer, but the potential savings for the taxpayer is over \$70 million.

The application indicates:

2. Projected Total Cost for the Project: (page 2 of the application)

A. Funko Field RenovationTotal \$66,565,211

B. Downtown Site – New ConstructionTotal \$137,888,124

The Funko Field Renovation costs \$71,322,913 million less than the Downtown Site – New Construction.

A. Project Budget Potential Site: Funko Field Renovation - Scenario 2A
Sales Tax (9.9% included in Estimated Project Construction Costs) \$0
Total \$66,565,211

B. Project Budget Potential Site: Downtown Site – New Construction
Sales Tax (9.9% included in Estimated Project Construction Costs) \$0
Total \$137,888,124

Although the application indicates revised, July 27, 2023, The City of ... "Everett's Everett Outdoor Multipurpose Stadium Progressive Design-Build Project was approved by the PRC on September 27, 2024. This project cost was stated to be \$137,888,124."

(The Washington State Department of Enterprise Services - May 27, 2025;
CityOfEverett_OutdoorMPStadium_DB_App_250525_214345.pdf)

According to the City of Everett public records department, the application attached is the most recent submitted by the City of Everett as of August 15, 2025.

Effective August 15, 2025, no application with a new stadium cost estimate of \$82 million on a "Design Build" application had been submitted.

Thank you also for asking about and requesting copies of The Everett-Outdoor-Multipurpose-Facility-Project Draft Environmental Impact Statement Design Build cost estimates of \$29,431,281 and \$39,341,332 (attached- see Executive Summary page 1).

Compared to the Design Build Downtown Site – New Construction Estimated Project Construction Costs

Total of \$137,888,124, the AECOM Hunt estimates (also in the Final November, 2024, EIS and the September, 2024, DEIS) represent a potential savings of over \$100 million for the taxpayer.

A potential savings of over \$100 million dollars for the taxpayer is substantial.

The AECOM Hunt estimates are also in the Final Environmental Impact Statement and the Draft Environmental Impact Statement. (attached- see Executive Summary page 1).

The Everett-Outdoor-Multipurpose-Facility-Project Draft Environmental Impact Statement indicates:

Alternative 1: Funko Field Action Alternative

The full scope design-build budget is \$39,341,332.

The minimum scope to meet PDL Requirements Only is \$29,431,281.

The Funko Field Cost estimate is attached.

Alternative 2: Downtown Site Action Alternative

NO cost estimate is given for the new Downtown Stadium in the Draft Environmental Impact Statement.

NO cost estimate is given for the Final Environmental Impact Statement as referenced in Appendix E.

Were cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project withheld from the September, 2024 DEIS and the November, 2024 Final EIS?

Scott Pattison's signature appeared on August 15, 2024, (page 11) on the "Design Build" application. Cost estimates (page 2) are included on the application.

Did cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project exist during the period before the September, 2024 DEIS period or before the Final November 2024 EIS?

Scott Pattison's signature appeared on August 15, 2024, (page 11) on the "Design Build" application. Cost estimates (page 2) are included on the application.

Were Everett City Council Members made aware of the potential savings of over \$100 million dollars for the taxpayer?

Everett City Council Member at large Judy Tuohy noted a \$117.5 million cost projection for the new downtown stadium at the Everett City Council meeting on June 11, 2025.

I am sending Councilmember Judy Tuohy a copy of this email, as well as members of the Everett City Council and the Snohomish County City Council.

I hope they are guided by community input, fiscal discipline, and a broader vision for inclusive economic growth.

Thank you again for your time. I look forward to continuing the dialogue and keeping our conversations grounded in civic engagement.

Best Regards,

John E. Martin
425-361-2854
jmartinnoj@hotmail.com

No Frogs Downtown

CC: Everett City Council and Snohomish County Council Members.

BCC: Citizens and various media

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From: john martin <jmartinnoj@hotmail.com>
Sent: Monday, August 25, 2025 11:12 AM
To: Donald Schwab <dschwab@everettwa.gov>
Subject: Re: \$29,431,281 \$39,341,332 \$137,888,124 \$117,500,000

Don Schwab
Council President and Councilmember
The City of Everett
2930 Wetmore Ave., Everett, WA 98201
Dschwab@everettwa.gov

Dear Councilmember Don Schwab,

This is a follow-up to my July 19th email of more than a month ago (see below), as I have not heard back from you and I am still waiting for answers.

Why were there NO cost estimates in the DEIS for the Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

Did cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project exist during the DEIS period?

Were cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project withheld from the DEIS?

In fact, only one detailed cost estimate is listed in the DEIS and EIS -- EVERETT AQUASOX FUNKO FIELD RENOVATION SCENARIO #1.

As noted, the cost ranged between \$29,431,281 and \$39,341,332.

Why were there NO cost estimates in the DEIS for the Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

Why have you not answered the three questions noted above?

Best Regards,

John E. Martin
425-361-2854
jmartinnoj@hotmail.com

No Frogs Downtown

BCC Citizens and various media

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From: john martin <jmartinnoj@hotmail.com>

Sent: Saturday, July 19, 2025 6:27 PM

To: Donald Schwab <dschwab@everettwa.gov>

Subject: Re: \$29,431,281 \$39,341,332 \$137,888,124 \$117,500,000

Don Schwab
Council President and Councilmember
The City of Everett
2930 Wetmore Ave., Everett, WA 98201
Dschwab@everettwa.gov

Dear Councilmember Don Schwab,

This is a follow-up to my July 6th email of two weeks ago (see below), as I have not heard back from you.

Why were there NO cost estimates in the DEIS for the Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

Did cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project exist during the DEIS period?

Were cost estimates for the Everett Outdoor Multipurpose Facility Downtown Project withheld from the DEIS?

In fact, only one detailed cost estimate is listed -- EVERETT AQUASOX FUNKO FIELD RENOVATION SCENARIO #1

As noted, the cost ranged between \$29,431,281 and \$39,341,332.

Why were there NO cost estimates in the DEIS for the Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

I look forward to hearing from you at your earliest convenience.

Best Regards,

John E. Martin
425-361-2854
jmartinnoj@hotmail.com

No Frogs Downtown

BCC Citizens and various media

From: David Cox <davidacox604@gmail.com>
Sent: Sunday, July 6, 2025 5:58 PM
To: john martin <jmartinnoj@hotmail.com>
Subject: Re: \$29,431,281 \$39,341,332 \$137,888,124 \$117,500,000

Excellent suggestion!

I have proposed a public vote concerning the stadium, as to whether either option is publicly supported, or if there should be ANY further public money spent making Major Greed Baseball happy.

This would be an excellent next step.

David Cox
Davidacox604@gmail.com
206-890-9470

On Sun, Jul 6, 2025, 17:00 john martin <jmartinnoj@hotmail.com> wrote:

Mary Grace McManus
maggie@mcmanusbrothers.biz

Dear Mary Grace McManus,

Thank you very much for your reply and for your suggestion that we have a community dialogue.

Your suggestion is excellent.

I support an open community dialogue before any further action is taken on the refurbishing of Funko Field or the building of a New Downtown Stadium.

The current email is addressed to the Everett City Council, the Snohomish County Council, and the Washington State Department of Ecology.

An open community dialogue needs to provide a balanced perspective and I feel that it would be best to have a panel of journalists and citizens to monitor and guide the community dialogue.

Thank you again.

Best Regards,

John E Martin

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From: Mary Grace McManus <maggie@mcmanusbrothers.biz>
Sent: Sunday, July 6, 2025 12:31 PM
To: john martin <jmartinnoj@hotmail.com>; Donald Schwab <dschwab@everettwa.gov>

Council Members,

Mr. Martin has been providing you with multiple cost realities. It is noted widely in the community that your responses are scarce to completely missing. While his is a prominent voice, there are many of us residents of Everett who are closely following his research and Everett's lack of response, or responsible fiscal management.

I am suggesting a community dialogue. To give you a chance to hear from those of us watching in the wings, and submit responses.

We vote. We trust you are in office to make the best decisions for the residents of Everett, of which MLB or MiLB are merely visiting business owners. I respect their contribution to our community but draw the line at financing their growing wealth at a cost to our community.

I look forward to seeing more responsible decisions coming from the offices that you currently and temporarily hold.

Thank you,

Mary grace mcmanus

*We will **NEVER** establish ACH or Wire transfers over email.*

*If you receive such a request, do not comply and call us **immediately***



MCMANUS BROTHERS, INC.

[P] 425.778.0332

[F] 425.778.3809

[E] maggie@mcmanusbrothers.biz

www.mcmanusbrothers.com

From: john martin <jmartinnoj@hotmail.com>

Sent: Sunday, July 6, 2025 9:30 AM

To: Donald Schwab <dschwab@everettwa.gov>

Cc: Scott Bader <SBader@everettwa.gov>; Judy Tuohy <JTuhoy@everettwa.gov>; Elizabeth Vogeli <evogeli@everettwa.gov>; Mary Fosse <MFosse@everettwa.gov>; Paula Rhyne <PRhyne@everettwa.gov>; Ben Zarlingo <BZarlingo@everettwa.gov>; Nate.Nehring@snoco.org; megan.dunn@snoco.org; Strom.Peterson@snoco.org; jared.mead@snoco.org; Sam.Low@co.snohomish.wa.us; Mbom461@ecy.wa.gov; miha461@ecy.wa.gov

Subject: \$29,431,281 \$39,341,332 \$137,888,124 \$117,500,000

Don Schwab

Council President and Councilmember

The [City of Everett](#)

[2930 Wetmore Ave.](#), Everett, WA 98201

Dschwab@everettwa.gov

Dear Councilmember Don Schwab,

\$39,341,332

\$29,431,281

The Everett-Outdoor-Multipurpose-Facility-Project Draft Environmental Impact Statement indicates:

Alternative 1: Funko Field Action Alternative

The full scope design-build budget is \$39,341,332.

The minimum scope to meet PDL Requirements Only is \$29,431,281.

Alternative 2: Downtown Site Action Alternative

NO cost estimate is given for the new Downtown Stadium in the Environmental Impact Statement Appendix E.

Everett Outdoor Multipurpose Facility Downtown Project Existing Plus Action Alternative 1 and Existing Plus Action Alternative 2 have NO cost estimates, detailed or otherwise, in Appendix E Preliminary Site Plans.

Why were there NO cost estimates in the DEIS for the Alternative 2: Downtown Site Action Alternative Everett Outdoor Multipurpose Facility Downtown Project?

In fact, only one detailed cost estimate is listed -- EVERETT AQUASOX FUNKO FIELD RENOVATION SCENARIO #1

As noted, the cost ranged between \$29,431,281 and \$39,341,332.

\$137,888,124

This is a City of Everett cost estimate.

The City of ... "Everett's Everett Outdoor Multipurpose Stadium Progressive Design-Build Project was approved by the PRC on September 27, 2024. This project cost was stated to be \$137,888,124."

(The Washington State Department of Enterprise Services - May 27, 2025; CityOfEverett_OutdoorMPStadium_DB_App_250525_214345.pdf)

\$117,500,000

This is a City Of Everett Office Financial Management cost estimate.

\$117,500,000 Office Financial Management estimate was provided by Councilmember Judy Tuohy on June 11, 2025.

On June 11, 2025, Everett City Council President and Councilmember Don Schwab stated:

"Another thing you could address umm when we when the Financial Advisory Committee came out we they, I was just there as an observer, their recommendation was what between 90 and 120 or 130 million, that was like the range or could you specify on that a bit. Because I want to address the idea. That somehow I hear 140 million. I hear 200 million. I have all these numbers out there in social media but that was never really our goal, was it?"

Scott Pattison, special projects manager with the City of Everett, answered:

"No that was never our goal.

I mean, off the top of my head as I recall,
the Fiscal Advisory Committee made a recommendation at around 90 million dollars"

Councilmember Don Schwab:

"Right. Okay. Thank You."

The Fiscal Advisory Committee estimate: - Funko \$76 million

The Fiscal Advisory Committee estimate: - Downtown Stadium \$117.5 million

\$76 million -- The Funko figure is overstated by about \$36 million to \$46 million more than the Environmental Impact Statement figures above.

\$117.5 -- The Downtown figure is understated by about \$20 million less than the City of Everett stated to the Washington State Department of Enterprise Services as noted above.

Why are these figures overstated and understated by such substantial amounts?

Councilmember Schwab:

"That somehow I hear \$140 million ... out there in social media "

Councilmember Schwab; The reason you hear \$140 million in social media is probably because \$140 million is very close to the actual \$137,888,124 project cost stated by the City of Everett in the "design build" application and reported by the The Washington State Department of Enterprise Services.

The overstated and understated Office of Financial Management figures noted above make me wonder, - - What was the "goal"?

Scott Pattison and the mayor's "Team" are making better than average salaries and I think their goal is to enhance their career opportunities by promoting Major League Baseball Marketing objectives.

"Why was there NO cost estimate in the Draft Environmental Impact Statement Appendix for Alternative 2: Downtown Site Action Alternative - Everett Outdoor Multipurpose Facility Downtown Project?"

I look forward to hearing from you at your earliest convenience in this urgent matter.

Best Regards,

John E. Martin

425-361-2854

jmartinnoj@hotmail.com

No Frogs Downtown

BCC Citizens and various media