



The name of the Everett Memorial Stadium baseball field.

From john martin <jmartinnoj@hotmail.com>

Date Sun 7/20/2025 10:21 AM

To annamarie.laurence@everettsd.org <annamarie.laurence@everettsd.org>

Cc smack@everettsd.org <smack@everettsd.org>; wsnider@everettsd.org <wsnider@everettsd.org>; traci.mitchell@everettsd.org <traci.mitchell@everettsd.org>; jennifer.hirman@everettsd.org <jennifer.hirman@everettsd.org>; roman.rewolinski@everettsd.org <roman.rewolinski@everettsd.org>; charles.adkins@everettsd.org <charles.adkins@everettsd.org>; lfleckenstein@everettsd.org <lfleckenstein@everettsd.org>; dwalker@everettsd.org <dwalker@everettsd.org>; SKrause@everettsd.org <SKrause@everettsd.org>; mfinch@everettsd.org <mfinch@everettsd.org>; jcollins@everettsd.org <jcollins@everettsd.org>; kames@everettsd.org <kames@everettsd.org>; jstoffel@everettsd.org <jstoffel@everettsd.org>; DKnutson@everettsd.org <DKnutson@everettsd.org>

Anna Marie Jackson Laurence
Director Position 3
Everett Public Schools Board of Directors
Phone: 206-856-4573
Email: annamarie.laurence@everettsd.org

Dear Anne Murray Jackson Laurence,

Congratulations on your appointment to fill the Director Position 3 seat on the Everett Public Schools Board of Directors.

I wish to call your attention to something that is the responsibility of the Everett School District -- the name of the Everett Memorial Stadium baseball field.

The current lease for the Everett Memorial Stadium baseball field expires in 2027 and must be renegotiated for 2028.

Regarding Naming Rights, I specifically recommend:

The current Contract - the 7th Inning Stretch (Club) has the exclusive License

1). The AquaSox current License Agreement (2018-2020) Section 7. Exclusive Use; currently reads:

"Club shall be entitled to an exclusive license during each Season to: (sections a through d)."

The renegotiated Contract - the Everett School District has the exclusive contract

1). The AquaSox renegotiated License Agreement (2018-2020) Section 7. Exclusive Use; shall be renegotiated to read:

"The Everett School District shall retain and be entitled to an exclusive license during each Season to: (sections a through d).

The current License Agreement - the 7th Inning Stretch (Club) get 75% - Everett School District gets 25%

Amendment 1 paragraph 3 of the AquaSox current License Agreement (2018-2020) currently reads:

"During the term of the lease, the Club will have the right to sell naming rights to the field. The Club will receive (75) seventy-five percent of the naming rights agreement, and the District will receive (25) twenty-five percent of the net proceeds of the naming rights agreement."

The renegotiated License Agreement - the Everett School District gets 100% and keeps right to sell the naming rights

Amendment 1 paragraph 3 The AquaSox renegotiated License Agreement (2018-2020) Section 3; shall be renegotiated to read:

"During the term of the lease, The Everett School District will retain and have the right to sell naming rights to the field. The Everett School District will receive (100) one hundred percent of the net proceeds of the naming rights agreement."

The above documentation is from
AquaSox-District License Agreement and Amendments 1-10.pdf

The Naming Rights Revenue:

The current Everett School District Revenue - \$278,000 net/9 years

The renegotiated Everett School District Revenue - 2,043,000 gross/9 years

The naming rights fee schedule of the renegotiated naming rights agreement between the Everett School District and the licensee (currently Funko, LLC) will be \$227,000 in 2028 and include upgrades (see section 6.2 Naming Rights Fee Schedule of the current agreement). An annual escalator clause will be included in the agreement.

The above documentation is from
AquaSox-Funko Naming Rights Agreement and Amendment 1.pdf

Under the current contract, the net amount totaled about \$278,000 over a 9-year period

Under the renegotiated contract the gross amount totaled about \$2,043,000 over a 9-year period.

The above documentation is from
Agenda 13.01 - Approval of Naming Rights Agreement for Baseball Field at Memorial Stadium 20190319
This is also a very informative Everett School District summary document.

All of the documentation noted can be obtained from the Everett School District Public Records Officer.

To keep them updated on developments, I CC'd the Everett School District General Council, Everett School District Board Members, and the Everett School District Facilities and Planning Department.

It is clearly in the best interest of the Everett School District to

- 1) keep the ownership of the baseball stadium naming rights when the contract is renegotiated.
- 2) get a fair market value price for the sale of the naming rights instead of getting a below market value.
- 3) reduce the estimated cost to refurbish Funko Field to \$22.7 million (see below).

Additional naming rights information follows, as well as a letter that was sent to Cassie Franklin, Mayor of Everett.

I look forward to your work in, and support of the Everett Public School District.

Welcome Aboard!!

Best Regards,

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

No Frogs Downtown

CC:

Everett School District General Counsel
Pacifica Law Group
Sarah Mack

Everett School District Public Records Officer
Wendy Snider

Everett School District Board Members; Traci Mitchell, Jen Hirman, Roman Rewolinski, Charles Adkins

Everett School District Facilities and Planning Department

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Naming Rights Revenue:

What are the current naming rights rates for minor league stadiums?

The current naming rights rate for Funco Field is \$138,000

Amendment 1 paragraph 3 of the AquaSox License Agreement indicates, "...the District will receive (25) twenty-five percent of the net proceeds of the naming rights agreement."

For the years 2025-2027 the naming rights amount is \$138,000. 25% of 138,000 amounts to \$34,500 less expenses.

The lease expires in 2027 and must be renegotiated for 2028.

A 2013 study by Team Services for the City of Fredrick Maryland found the average total value for naming rights deals in MiLB to be around \$3.193 million over 13.82 years, with an average annual value of \$227,000.

\$138,000 is \$89,000 below the average annual value of \$227,000.

School District No. 2 will renegotiate terms and amounts for the 2028 season.

Specifically:

1). The AquaSox License Agreement (2018-2020) Section 7. Exclusive Use; shall be renegotiated to read:

The Everett School District shall retain and be entitled to an exclusive license during each Season to: (sections a through d).

Amendment 1 The AquaSox License Agreement (2018-2020) Section 3; shall be renegotiated to read:

During the term of the lease, The Everett School District will retain and have the right to sell naming rights to the field. The Everett School District will receive (100) one hundred percent of the net proceeds of the naming rights agreement.

2). The naming rights fee schedule of the renegotiated naming rights agreement between the Everett School District No. 2 and the licensee (currently Funko, LLC) will be \$227,000 in 2028 and include upgrades (see section 6.2 of the current agreement). An annual escalator clause will be included in the agreement.

Over a 9-year period, this amounts to over \$2,043,000 gross.

Over a 30-year period, this amounts to at least \$6.8 million.

In 2024, Funko, LLC, reported Net sales of \$1.05 billion and Gross profits of \$434.5 million

Additionally, Funko has an important business relationship with the MLBPA (players union) and MLB Players, Inc.

It is not likely that an increase of \$89 thousand for naming rights will be rejected by Funko.

With a renegotiated contract, The Everett School District No. 2 will retain ownership to the naming rights in 2028.

Should Funko decide to not renew the Naming Rights Contract, "Everett Field at Everett Memorial Stadium" can be used, including stipulations that broadcasters use the name Everett Field on all radio and television broadcasts.

Newspapers and other media companies in the global Major League Baseball market and those in the High-A Affiliate Northwest League market will make reference to "the AquaSox at Everett Field."

And what is the advertising value and economic benefit to the name Everett Field for the citizens and taxpayers of the City of Everett?

A naming rights value of \$6.8 million, when deducted from the \$29.5 million DEIS estimate, reduces the cost of the Renovation of Funko Field to \$22.7 million, well below the City of Everett's staff goal of \$82 million, or the City of Everett Stadium Fiscal Advisory Committee estimate of \$117.5 million, or the City of Everett "design build" estimate of \$137 million.

What does this mean?

It means a child born in 2028 would be 30 years old when the Funko Field Renovation was paid off and there would be a surplus of \$6.8 million.

It means a child born in 2028 would be roughly 110 years old when The Everett Outdoor Multipurpose Facility Project was paid off.

It means the Funko Field Renovation will meet the Player Development League (PDL) Facility Standards and would be paid off roughly 80 years before the Everett Outdoor Multipurpose Facility Project would be paid off.

It means the Funko Field Renovation is, and always has been, the best option for voters and taxpayers of the City of Everett, Snohomish County, and the State of Washington.

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From: john martin <jmartinnoj@hotmail.com>
Sent: Sunday, June 29, 2025 6:15 PM
To: Cassie Franklin <cfranklin@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>; Donald Schwab <DSchwab@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>
Subject: The Funko Field Renovation is, and always has been, the best option for voters and taxpayers

Cassie Franklin
Mayor
2930 Wetmore Ave., Everett, WA 98201
425-257-7119
CFranklin@everettwa.gov

Dear Mayor and Mayoral Candidate Cassie Franklin,

This is a follow-up to my previous email of June 25, 2025, (see email below) that noted from the Draft Environmental Impact Statement:

"AECOM Hunt and SRG + CannonDesign indicated a renovation to Funko Field, can provide a solution that meets Player Development League (PDL) Facility Standards, with the bare minimum scope to meet PDL Requirements at \$29,431,281."

\$29.5 million is roughly \$52 million less than the \$82 million goal of Scott Pattison and the mayor's "team" and \$87 million less than the \$117 million estimate noted by Councilmember Judy Tuohy on June 11, 2025.

A \$52 million to \$87 million reduction in cost likely mitigates what the mayor's "team" member refers to as the "funding gap"

The Funko Field Renovation is, and always has been, the best option for voters and taxpayers.

A child born in 2028 would be 30 years old when the Funko Field Renovation was paid off.

A child born in 2028 would be 117 years old when The Everett Outdoor Multipurpose Facility Project was paid off.

At the June 11, 2025, Everett City Council President and Councilmember Don Schwab asked;

Then one more thing I had was could you just address and generally, um, the revenue and you know, just generally, how that's going to break down to pay down the debt?"

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

"Yeah, its, its a lot more complicated than just . . ."

Councilmember Schwab:

"That's why I said the word 'general.'"

Scott Pattison:

"Yeah, so you know obviously we'll be in lease negotiations with the teams and what their lease rates will look like will be, as Ben alluded to earlier, depending on what stadium we can build. Right?"

I mean, they're not going to pay X if we can't deliver the product.
So, we'll be doing lease negotiations with the team.

So at least lease revenue.

Uh, there'll be a ticket tax I mean, we recognize that if we're going to build something that those that are using it will pay part of the cost to build it. So there'll be a ticket tax.

Uh, There'll be a share of concessions.

Um Naming rights.

As you know today, when you go to a stadium, everything is branded. I mean the restroom signs have Pepsi Cola on them. I mean, so everything's for sale in a new stadium

So, the naming rights is a large source of Revenue.

So, those are just to name a few."

Councilmember Schwab:

"Yes. Thank you."

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Lease Revenue:

What are the current lease rates for minor league stadiums?

According to the Plaintiff 7th Inning Stretch d/b/a/ Everett AquaSox, "Most teams are responsible for a fixed lease payment of 1 million dollars or more."

According to the lease agreement, the Everett Public School District receives a \$66,363 payment to a capital reserve fund, a \$30,000 annual payment from a 10-year agreement, and the team also performs about \$100,000 worth of maintenance annually.

This amounts to about \$200,000 per year. The lease ends in 2027 and a new lease will need to be renegotiated at a fair market lease value for 2028.

Using the \$29,431,281 Funko Field Renovation cost from the DEIS noted above and the AquaSox "lease payment of 1 million dollars," the lease would be 1 million dollars per year and for 30 years or equal \$30 million dollars.

\$30 million dollars less \$29,431,281 = about ZERO.

The Funko Field Renovation would be totally paid off in 2058.

Using the \$82 million goal of Scott Pattison and the same \$30 million lease payments.

\$82 million dollars less \$29,431,281 = about \$52 million.

In 2058, The Everett Outdoor Multipurpose Facility Project would have a balance due of \$52 million.

Using the same lease rate, The Everett Outdoor Multipurpose Facility Project would not be paid off until 2110.

Using the \$117 million estimate noted by Councilmember Judy Tuohy and the same \$30 million lease payments.

\$117 million dollars less \$29,431,281 = about \$87 million.

In 2058, The Everett Outdoor Multipurpose Facility Project would have a balance due of \$87 million.

Using the same lease rate, The Everett Outdoor Multipurpose Facility Project would not be paid off until 2145.

What does this mean?

It means a child born in 2028 would be 30 years old when the Funko Field Renovation was paid off.

It means a child born in 2028 would be 117 years old when The Everett Outdoor Multipurpose Facility Project was paid off.

Naming Rights Revenue:

What are current naming rights rates for minor league stadiums?

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\$138,000 is \$89,000 below the average annual value of \$227,000.

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Specifically:

1). The AquaSox License Agreement (2018-2020) Section 7. Exclusive Use; shall be renegotiated to read:

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Amendment 1 The AquaSox License Agreement (2018-2020) Section 3; shall be renegotiated to read:

During the term of the lease, The Everett School District will retain and have the right to sell naming rights to the field. The Everett School District will receive (100) one hundred percent of the net proceeds of the naming rights agreement.

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Over a 30-year period, this amounts to \$6.8 million.

What does this mean?

It means a child born in 2028 would be 30 years old when the Funko Field Renovation was paid off and there would be a surplus of \$6.8 million.

It means a child born in 2028 would be roughly 110 years old when The Everett Outdoor Multipurpose Facility Project was paid off.

It means the Funko Field Renovation will meet the Player Development League (PDL) Facility Standards and will be paid off roughly 80 years before the The Everett Outdoor Multipurpose Facility Project will be paid off.

It means the Funko Field Renovation is, and always has been, the best option for voters and taxpayers of the City of Everett, Snohomish County, and the State of Washington.

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Additional considerations.

Citizen input Bill Wheeler: On June 11, 2025, Bill Wheeler (see previous email) proposed a revised Funko Field Renovation project.

Bill Wheeler may be correct about Funko Field when he said a possible surplus could "... be redirected to other pressing city needs, including infrastructure, public safety, and affordable housing for disabled or elderly residents."

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Adjusting lease revenue and naming rights values.

If both the lease values (\$1 million) and naming rights values (\$227,000) were cut in half

Lease Revenue \$500,000

Naming Rights Revenue: \$113,500

The Funko Field Renovation is still, and always has been, the best option for voters and taxpayers in the City of Everett, Snohomish County, and the State of Washington.

Where did the \$1 million lease value come from?

7th Inning Stretch sued the Arch Insurance Company for coverable property loss or damage due to the fact that the COVID-19 virus was "present" on 7th Inning Stretch property. In the suit documents, the 7th Inning Stretch stated "Most teams are responsible for a fixed lease payment of 1 million dollars or more."

Naming Rights Revenue

In 2024, Funko, LLC, reported Net sales of \$1.05 billion and Gross profits of \$434.5 million

Additionally, Funko has an important business relationship with the MLBPA (players union) and MLB Players, Inc.

It is not likely that an increase of \$89 thousand for naming rights will be rejected by Funko.

With a renegotiated contract, The Everett School District No. 2 will retain ownership to the naming rights in 2028.

Should Funko decide to not renew the Naming Rights Contract, "Everett Field at Everett Memorial Stadium" can be used, including stipulations that broadcasters use the name Everett Field on all radio and television broadcasts.

Newspapers and other media companies in the global Major League Baseball market and those in the High-A Affiliate Northwest League market will make reference to "the AquaSox at Everett Field."

And what is the advertising value and economic benefit to the name Everett Field for the citizens and taxpayers of the City of Everett?

The mayor's "team" should be evaluating the advertising reach and frequency and economic value of using the name Everett Field for taxpayers, instead of packaging the naming rights for the AquaSox to disguise the cost of construction.

For example, the \$80 million payment by the Las Vegas Convention and Visitors Authority (LVCVA) to Howard Hughes Corporation for the naming rights to the new Las Vegas Ballpark, home of the Las Vegas Aviators (formerly the 51s), was widely seen as a construction subsidy in disguise.

Remarkably, neither the LVCVA leadership nor the 51s owners, Howard Hughes Corp., informed the public about this proposed \$80 million ballpark marketing expenditure and naming rights deal until it

showed up on the LVCVA's meeting agenda for a Tuesday morning meeting.

The \$80 million naming rights deal amounted to more than half of the total cost of the \$150 million stadium.

I hope that you, Mayor Cassie Franklin, or at least one member of the Everett City Council introduces a resolution that prohibits Scott Pattison from negotiating with prospective tenants until the vote on the Funko Field Renovation or The Everett Outdoor Multipurpose Facility Project is finalized.

Already, the naming rights to The Everett Outdoor Multipurpose Facility Project may have been marketed throughout the Major League Baseball market, i.e. globally.

The Product

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

"I mean, they're not going to pay X if we can't deliver the product."

Since when does the City of Everett, or any other government organization, deliver a product?

Schools are not a product. Roads are not a product. Parks and park rangers are not a product.

They are community capital and public services.

I hope at least one member of the Everett City Council tells Scott Pattison and the mayor's whole "team," that the City of Everett is not a business and the City of Everett does not deliver products.

Finally, I disagree with Scott Pattison when he said,

"I mean, so everything's for sale in a new stadium."

NO Scott Pattison.

I do not think all the voters agree that "..everything's for sale in a new stadium."

THE PUBLIC TRUST IS NOT FOR SALE.

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: Wednesday, June 25, 2025 11:56 AM
To: Cassie Franklin <cfranklin@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>; Donald Schwab <DSchwab@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>; Mbom461@ecy.wa.gov <Mbom461@ecy.wa.gov>; miha461@ecy.wa.gov <miha461@ecy.wa.gov>
Subject: Promote the renovation of Funko Field instead of promoting Major League Baseball Marketing objectives.

Cassie Franklin
Mayor
2930 Wetmore Ave., Everett, WA 98201
425-257-7119
CFranklin@everettwa.gov

Dear Mayor and Mayoral Candidate Cassie Franklin,

At the June 11, 2025, Everett City Council Councilmember Scott Bader asked;

"And I think we've known about this funding gap since the financial feasibility committee did its work. Since that work was completed has anyone come to the city with a viable thought about how we could close that funding gap if we were to choose Funko?"

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

"No. Nobody has come to us with any viable options and how we could make the school district site work. Nobody's come to us with not, not even viable, with any options."

A "viable thought" and a "viable option" differ.

Please advise Mr. Pattison that they Draft Environmental Impact Statement for the Everett Outdoor Multipurpose Facility Project Pages include a substantial analysis of using Funko Field, specifically, "FEASIBILITY STUDY EVERETT AQUASOX FUNKO FIELD RENOVATION SCENARIO #1" as noted on page 617.

Funko Field is a viable option.

The proposed new Downtown Frog Stadium has not been approved by Washington State Department of Enterprise Services Project Review Committee, has not been voted on by the Everett City Council, has not cleared the Department of Commerce youth athletic facility account, has not endured the

Snohomish County Annual Capital Improvement deliberations and voting, and faces pending federal legislation that would eliminate municipal bond tax write offs for stadiums.

"FEASIBILITY STUDY EVERETT AQUASOX FUNKO FIELD RENOVATION SCENARIO #1" indicates:

AECOM Hunt and SRG + CannonDesign are pleased to present our findings regarding the feasibility study for renovations to Funko Field in Everett, WA. A renovation to Funko Field, as described below, can provide a solution that meets Player Development League (PDL) Facility Standards and can also provide amenity and fan experience enhancements.

"FEASIBILITY STUDY EVERETT AQUASOX FUNKO FIELD RENOVATION SCENARIO #1" cost estimate indicates:

The Scenario 1 cost estimate includes both design and construction costs to deliver all PDL requirements plus amenity upgrades. The full scope design-build budget is \$39,341,332. This Full Scope budget includes items that are not included in the Architectural Data and Renderings as well as allowances for miscellaneous upgrade work at the ballpark. As a rough breakout from that number, the bare minimum scope to meet PDL Requirements Only is \$29,431,281. We have provided the cost estimate in an itemized format so that different scope options, and the associated cost, can be considered. The following is a general scope listing for the Minimal Scope PDL Requirements Only and the additional items that are included in the Full Scope cost estimate.

"...the bare minimum scope to meet PDL Requirements Only is \$29,431,281."

\$29.5 million is roughly \$52 less the \$82 million goal of Scott Pattison and the mayor's "team" and \$87 million less than the \$117 million estimate noted by Councilmember Judy Tuohy.

A \$52 - \$87 million reduction in cost likely mitigates what the mayors "team" member refers to as the "funding gap"

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On May 27, 2025, all members of the Everett City Council, the City Clerk, and probably city staff members received a Funco Field related "viable thought."

Specifically, "

"Refurbish the current stadium — Funko Field — on Everett School District property, have the AquaSox and Major League Baseball continue paying more than \$100,000 per year in rent to the Everett Public School District, and after Funko Field is refurbished, establish an increased rental rate to be paid to the Everett Public School District based on the new fair market rental value of Funko Field."

"The new fair market rental value of Funko Field" would increase substantially, perhaps to \$500,000 per year, but still only half of what the highest minor league stadium rent is --- \$1 million rent per year paid by the Chattanooga Lookouts.

Again, fair market rental value of Funko Field paid to the Everett Public School District would substantially mitigate what the mayors "team" member refers to as the "funding gap"

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On June 11, 2025, all members of the Everett City Council and the Snohomish County Council, received a Funko Field related "viable thought."

Dear Councilmembers,

My name is Dr. Bill Wheeler, and I am a candidate for Everett City Council representing District 1. I am writing to express serious concern regarding the proposed renovation budget for Funko Field.

The current estimate of \$70 to \$80 million being presented to the public is, frankly, wildly exaggerated. Based on my research and review of comparable facility upgrades, it is clear that this figure does not reflect the actual needs required to maintain Major League Baseball compliance or the costs of addressing them.

The MLB's mandated upgrades—such as expanded home and visitor clubhouses, dedicated facilities for women and umpires, a modest media room, a training area, ADA improvements, and minor parking enhancements—can be achieved through a far more cost-effective approach. According to the 2021 Professional Development League Agreement, these requirements are clearly defined and do not require a complete overhaul of the stadium.

By constructing independent, add-on structures adjacent to the existing stadium, we can preserve the functionality of Funko Field and meet compliance without demolishing or overbuilding.

Here's a realistic breakdown of what this approach would cost:

- Modular or prefab clubhouses: approximately \$1.2 million
- Umpire and women's locker rooms: approximately \$300,000
- Media and training space: approximately \$500,000
- ADA upgrades and staff parking: approximately \$300,000

Total estimated cost: well under \$3.5 million.

This approach avoids unnecessary demolition, preserves the stadium's historical and community value, and most importantly, respects taxpayer dollars.

I understand the City has secured a grant to assist with this project—a generous contribution that, when combined with a fiscally responsible budget, could actually create a surplus rather than a deficit. This surplus could then be redirected to other pressing city needs, including infrastructure, public safety, and affordable housing for disabled or elderly residents.

Everett residents want the AquaSox to stay. We all value the role Funko Field plays in our identity. But residents are also tired of being asked to write blank checks while our streets crumble, police response times suffer, and the homeless crisis grows.

The inflated \$70–80 million estimate raises concerns about potential waste, political backdoor deals, and a serious lack of oversight. When residents ask for clarification, they're met with vague responses and no clear alternatives. That's unacceptable. If false bids or padded contracts are influencing this process, it borders on fraud. At the very least, it's a breach of public trust.

Let's also remember what \$80 million could do elsewhere: fund road repaving for entire neighborhoods, provide dozens of units of affordable housing for disabled or elderly residents, or build new public safety infrastructure. This city needs priorities—not blank checks for stadium consultants.

As a candidate for City Council, I am calling for:

1. An independent third-party cost review of the proposed Funko Field project
2. A design strategy focused strictly on MLB compliance—not luxury builds
3. Use of modular and prefab construction to reduce costs and time
4. A competitive public bidding process for all contracts
5. Full transparency and accountability throughout the process

We can preserve the AquaSox, meet MLB requirements, and modernize Funko Field without bankrupting the city or misleading the public.

I respectfully urge the Council to demand cost clarity and reject inflated figures that do not serve the best interests of our city.

Sincerely,
Dr. Bill Wheeler
Candidate for Everett City Council, District 1
www.takebackyourtown.com

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Again, a possible surplus that could "... be redirected to other pressing city needs, including infrastructure, public safety, and affordable housing for disabled or elderly residents," would likely

mitigate what the mayors "team" member refers to as the "funding gap."

Please ask Scott Pattison to:

1. Promote renovation of Funko Field, a solution that meets Player Development League (PDL) Facility Standards and also provides amenity and fan experience enhancements instead of promoting Major League Baseball stadium requirements and marketing objectives.
2. Give full attention to "viable thoughts" submitted by citizens and others that enhance the renovation of Funko Field and explain that there is no "funding gap" when Funko Field is renovated.
- 3 fix the broken website link. <https://www.everettwa.gov/3163/City-of-Everett-OutdoorMultipurpose-Fac>
- 4 publish a complete and accurate revenue model.
- 5 publish a complete and accurate economic model.

I request that you reset the clock on the public comment.

Best Regards,

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

No Frogs Downtown

CC

Meg Bommarito
Department of Ecology
Northwest Regional Director
Mbom461@ecy.wa.gov

Michael Hart
Public Records Officer
Department of Ecology
Northwest Regional Office
miha461@ecy.wa.gov

BCC Citizens and various media.

From: Cassie Franklin <CFranklin@everettwa.gov>
Sent: Tuesday, June 10, 2025 9:26 AM
To: john martin <jmartinnoj@hotmail.com>
Subject: RE: [EXTERNAL] Re: Refurbishing Everett Memorial Stadium - Funko Field - in Everett, Washington.

Category 2: Sensitive information

John,

It is my understanding that the AquaSox have paid fines as well as spent additional money on improvements to mitigate some of the fines of \$100K. They have done this in each of the last two seasons as a result of playing in a non-compliant stadium. The owners have shared this with me and my team at the city directly.

Additionally I have had direct in person and via zoom meetings and conversations with Major League Baseball where MLB representatives specifically shared that if our stadium does not become compliant, the team will be pulled.

Best regards,
Mayor Cassie Franklin



Cassie Franklin
Mayor
425.257.7119 | 2930 Wetmore Ave., Everett, WA 98201
everettwa.gov | [Facebook](#) | [Twitter](#)

Note: Emails and attachments sent to and from the City of Everett are public records and may be subject to disclosure pursuant to the Public Records Act.

Category 2: For official use only / disclosure permissible by law.

From: john martin <jmartinnoj@hotmail.com>
Sent: Monday, June 9, 2025 11:00 AM
To: Cassie Franklin <CFranklin@everettwa.gov>
Cc: Scott Bader <SBader@everettwa.gov>; Judy Tuohy <JTuohy@everettwa.gov>; Mary Fosse <MFosse@everettwa.gov>; Paula Rhyne <PRhyne@everettwa.gov>; Donald Schwab <DSchwab@everettwa.gov>; Elizabeth Vogeli <EVogeli@everettwa.gov>; Ben Zarlingo <BZarlingo@everettwa.gov>
Subject: [EXTERNAL] Re: Refurbishing Everett Memorial Stadium - Funko Field - in Everett, Washington.

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Mayoral Candidate Cassie Franklin
Everett, Washington
CFranklin@everettwa.gov

Dear Mayoral Candidate Cassie Franklin,

You have not yet replied to my email below regarding three stadium options, so let me instead ask two different questions.

1). Does the City of Everett have anything in writing from the AquaSox that says the AquaSox will leave town without a new or renovated stadium? I don't mean written newspaper reports. I mean a written statement or document to the City of Everett from the AquaSox that states the AquaSox will leave Everett if Major League Baseball requirements noted in the "design build" application are not met.

This is actually a relatively simple yes or no question. Either you have the documentation or you don't.

2). How much is the fine?

Major League Baseball (MLB) has a policy that Minor League (MiLB) teams - the Aquasox - have to pay a fine if their stadium isn't up to snuff. Much to do was made of this in the press.

How much is the fine?

Was the Major League Baseball fine just levied and then suspended? Or was the fine actually paid? Did you see the cancelled check or receipt for the fine?

How much is the fine?

I asked your staff this question numerous times on April 30, 2025, and still have not had a reply or answer.

I look forward to your reply and encourage you to Support Refurbishing Everett Memorial Stadium - Funko Field - in Everett, Washington.

Best Regards,

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

Bcc Citizens and various media.

From: john martin <jmartinnoj@hotmail.com>
Sent: Saturday, May 31, 2025 8:58 PM
To: Cassie Franklin <CFranklin@everettwa.gov>
Cc: Scott Bader <SBader@everettwa.gov>; Judy Tuohy <JTuohy@everettwa.gov>; Mary Fosse <MFosse@everettwa.gov>; Paula Rhyne <PRhyne@everettwa.gov>; Donald Schwab <DSchwab@everettwa.gov>; Elizabeth Vogeli <EVogeli@everettwa.gov>; Ben Zarlingo <BZarlingo@everettwa.gov>
Subject: Refurbishing Everett Memorial Stadium - Funko Field - in Everett, Washington.

Mayoral Candidate Cassie Franklin
Everett, Washington
CFranklin@everettwa.gov

Dear Mayoral Candidate Cassie Franklin,

Everett faces three stadium options:

- 1.) Do nothing and wait to see if Major League Baseball is bluffing.
- 2.) Build a new stadium downtown requiring numerous eminent domain acquisitions, costing \$100 - \$130 million dollars, and having the Aquasox and Major League Baseball pay rent to the City of Everett.
- 3.) Refurbish the current stadium — Funko Field — on Everett School District property, have the AquaSox and Major League Baseball continue paying more than \$100,000 per year in rent to the Everett Public

School District, and after Funko Field is refurbished, establish an increased rental rate to be paid to the Everett Public School District based on the new fair market rental value of Funko Field.

Refurbishing Funko Field would cost far less than building an entirely new stadium as proposed by the City of Everett. After refurbishing Funko Field, rent is still paid to the Everett Public School District.

Support Refurbishing Everett Memorial Stadium - Funko Field - in Everett, Washington.

Oppose the construction of a New Baseball Stadium in Downtown Everett, Washington.

As a Mayoral Candidate for the City of Everett, you can act now.

Contact the full Everett City Council today at:

DL-Council <Council@everettwa.gov>;

Contact the Full Snohomish County Council today at:

contact.council@snoco.org

Contact the State of Washington's Capital Projects Advisory Review Board (CPARB) today at:

communications@des.wa.gov

or call 360-407-8200

To contact individual (CPARB) Members, see:

<https://des.wa.gov/about/committees-groups/capital-projects-advisory-review-board-cparb/member-information-and-bios>

I encourage you to take a stand on this issue and act now.

Best Regards,

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

CC

Everett City Council

Scott Bader <SBader@everettwa.gov>;
Judy Tuohy <JTuohy@everettwa.gov>;

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