

10/10/2023

To Mayor Calloway and the Hillsboro City Council:

Since The Parks and Recreation Commission (PRC) did not receive a response to our letter dated June 5, 2023 (see attached), and we were deprived from having any meaningful input into advising you on the decision to erect a new facility on property we oversee, we are updating our recommendations for the Hops project. The PRC recommendations are based on the information we have been provided as well as research and lengthy discussion.

This letter is to provide the PRC recommendations for two different options for the Hillsboro Hops. The PRC's number one priority is to have options to keep the Hops in Hillsboro, with or without a new stadium. The Hops are an important part of our community, and community recreation is equally important to our citizens. At our meeting on September 12, Hops President and General Manager, KL Wombacher, told us that if they can't build a new stadium, they will have to sell the team, and the new owners would have to move the team because they can't play in the existing facility. That statement was a call to action for PRC to take a leadership role in developing an affordable option to meet the new MLB standards at Ron Tonkin Field.

Option 1 – If the Hops are successful in raising the money needed to build a new stadium.

- We support building 3 new fields at the Gordon Faber Recreation Complex (GFRC), for an estimated cost of \$30 million.
- We believe 3 new fields to replace fields 4, 5, and 6 is the best option and the right thing to do for community recreation users.
- The PRC strongly recommends that no City funds or any other type of financial support be used to pay for the loss of use mitigation. (see attached Loss of Use Recommendation)
- The Hops are a private organization, if they want to build a new stadium where 3 community fields exist, they should pay for the new fields.

Option 2 – If the Hops are not successful in raising the money to build a new stadium.

- We believe now is the time to update the cost projection to meet minimum MLB standards at Ron Tonkin Field (RTF).
- In 2021 the cost estimate was \$16 million. We need to know the 2023-24 number ASAP.
- The low budget option to meet MLB standards leaves an open timeline for the Hops to raise the money needed for a major renovation.

We need a hard deadline for the Hops to meet their financial needs or pivot back to a scaled down plan at Ron Tonkin Field. Planning for community recreation is on hold while dates and deadlines are extended. We need to know the Guaranteed Maximum Price of the proposed new Hops stadium. We need to know if the Hops can obtain the loan from Barclays, and we need to set a date for the Hops to have all their funding in place.

Other considerations in the decision-making process.

- We are already losing youth tournaments, including over \$100,000 in tournament fees, and lodging, restaurant and shopping revenue because of the current design project and having to freeze use of

fields 4, 5 & 6 while the Hops pursue additional public and private funds to support creating a regional entertainment destination about which the community had no input.

- The EcoNW Report has unsupported revenue projections, and we believe there is significant long-term financial risk to the City. Only Edgefield was used as a comparable venue and the new stadium will not have comparable amenities. We lack confidence in the report contracted by the Hops.
- The \$18 million of future funds from the Transient Lodging Tax is being committed to a project for which the tourism impact is yet to be determined while turning away youth sports tournaments which Metro has identified as a \$92 billion industry per year. Also, in 2017 when the City raised the TLT by 3%, it was suggested that future TLT funds would be used to bolster Cultural Arts and Special Events.
- The recent announcement of Providence Park/Timbers plan to host large concerts in conjunction with Live Nation starting in 2024 will surely jeopardize income projections for the Hops stadium concerts.

Thank you for considering our recommendations. We look forward to continuing a conversation to find the best path forward for our community.

Parks & Recreation Commissioners,

Forrest Huntington, Lynn Scheller, Chris Cardani, Daria Martin Bigham, Dana Macaulay, Kurt Koehler, Alma Hernandez