



March 6, 2024

Via Email

To: Frank White, Jr., Jackson County Executive

Jeanie Lauer, Chairwoman, Jackson County Legislature

Re: March 1, 2024, correspondence

Dear: Mr. White and Ms. Lauer,

We are in receipt of your March 1, 2024, correspondence relating to the structural integrity of Kauffman Stadium and Arrowhead Stadium. In your correspondence, you express concerns regarding recent comments made by the teams regarding signs of “concrete cancer” at Kauffman Stadium. As you are aware, concrete cancer is caused when the steel reinforcing within a concrete slab begins to rust. As the steel rusts, it expands and displaces the surrounding concrete, causing it to become brittle and crack. Signs of concrete cancer include delaminated and cracking concrete (concrete spalling).

A range of factors can contribute to concrete cancer. For example, one of the most common is stress fractures caused by weight or general wear-and-tear, allowing water to penetrate the concrete and react with the steel. We know that wear and tear on an MLB stadium is substantially greater over the same time period than that on an NFL stadium. For example, the Kansas City Royals have eighty-one home games a year, whereas the Kansas City Chiefs have nine regular season home games a year. During the season, the Kansas City Royals use power washers and other specialized equipment both prior to and after games to clean the stadiums. Further, the stadiums are open, and the concrete is exposed to the elements. As you are aware, the stadiums were built more than 50 years ago, so maintaining the facilities to First-Class conditions has only become more costly for the teams as the stadiums age.

In your letter, you request that the Jackson County Sports Complex Authority (JCSCA) perform the following actions: 1. Assess the current structural condition of both Arrowhead and Kaufman Stadiums; 2. Review the maintenance and repair records of both stadiums to evaluate whether appropriate measures have been taken to ensure their “first class condition”; and 3. Make the findings public as early as possible.

The good news is the actions you request are already performed annually by the JCSCA, Burns and McDonnell, the Kansas City Royals, and the Kanas City Chiefs. For transparency purposes, we have always published the annual assessments on the JCSCA website (<https://www.jcsca.org/stadiumassessments>). Burns and McDonnell, is one of the leading

engineering firms in the United States. For transparency purposes, we have always published the annual assessments on the JCSCA website (<https://www.jcsca.org/stadiumassessments>). To be fully transparent with the public, we will publish your March 1, 2024, correspondence, and our response (this correspondence) to your correspondence on the JCSCA website.

Our leases with the teams require them to maintain Kauffman Stadium and Arrowhead Stadium to a level consistent with a First-Class MLB Baseball Stadium and a First-class NFL Football Stadium.

In its assessment, Burns and McDonnell notes the condition of each of the stadiums, makes recommendations for the deficiencies observed for each building or site category. The teams then develop a response plan to rectify the deficiencies observed by Burns and McDonnell.

In reviewing the annual studies, Burns and McDonnell have noted in the past studies, “concrete spalling” at Kauffman Stadium. The Kansas City Royals have addressed the “concrete spalling” and the necessary repairs in the team’s response plans. The written findings and photographs contained within the annual studies illustrate and document the concrete cracking and spalling at Kauffman Stadium and the yearly response plan by the Kansas City Royals to cure the deficiencies for that time period.

The annual studies for Arrowhead Stadium document that there is minor “concrete spalling” at the stadium. Burns and McDonnell note that such “concrete spalling” “should be expected with a structure of this age.”

I want to address your concerns about “implications for public safety” as it relates to the “concrete spalling” at Kauffman Stadium. **To be clear, at this time, there are no public safety issues with either stadium.** The 2022 assessment states, “[i]n general, Kauffman Stadium and the immediate environs were observed to be in satisfactory condition. **It is apparent the Kansas City Royals have performed the ordinary cleaning and maintenance obligations consistent with a First-Class MLB Baseball Stadium.**” In a separate report for Arrowhead, Burns and McDonnell stated, “[i]n general, Arrowhead Stadium and the immediate environs were observed to be in satisfactory condition. **It is apparent the Kansas City Chiefs have performed the ordinary cleaning and maintenance obligations consistent with a First-Class NFL Football Stadium.**”

We are in daily contact with the Kansas City Royals. For years, the JCSCA has been made aware of the Royals’ concerns regarding the continuing maintenance, repair and/or replacement cost to maintain Kauffman Stadium if the team were to continue to play there for the next 40 years. The Kansas City Royals have engaged engineers to help them forecast the financial cost of maintaining Kauffman Stadium for another 25-40 years at which time Kauffman Stadium would be 75-90 years old. As discussed above, JCSCA oversees the maintenance of the stadiums for the current needs of the stadiums and not the long-term viability of the stadiums. The Kansas City Royals have made a cost/value business decision that it would cost the same amount of monies to renovate and maintain Kauffman Stadium for the next 25-40 years, as it would cost to build a new stadium. This is a business decision,

which the team believes will provide a better game day experience, be more operationally efficient, and allow them different streams of revenue.

Once again, we caution against conflating the current condition of Kauffman stadium with the long-term viability of the stadium. They are two separate issues. The JCSCA will continue to oversee the maintenance and operation of the Harry S. Truman Sports Complex, in a fiscally responsible manner which will allow it to maintain its stature as a premier sports facility in the nation. We look forward to working with the Governor's Office, the State Legislature, the County Legislature, the County Executive's Office, the Kansas City Royals, and the Kansas City Chiefs to continue to maintain the sports complex as a safe and aesthetically pleasing venue. If you have any questions, please do not hesitate to contact me at my legal office or on my personal phone.

Sincerely,



Shawn Foster

Chairman, Jackson County Sports Complex Authority

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