



September 11, 2023
2:30 P.M.

T-Mobile Park
PFD Conference Room
110 Edgar Martinez Drive S
Seattle, WA 98134

The PFD will be holding this Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access via Teams is available upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person should submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

BOARD MEETING NOTICE AND AGENDA

- A. **Call to Order / Welcome** (Chair, Carol Nelson)
- B. **Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- C. **Approval of the Minutes**
 - 1. June 26, 2023 Regular Board Meeting Minutes
- D. **Board Briefings and Potential Actions:**
 - 1. Mariners Updates (Fred Rivera, Trevor Gooby) – *Discussion Only*
 - a. Final Cap Ex Workplan and 10 Year Rolling Plan: Changes Overview
 - b. All-Star Game Recap
 - c. Ride-Share Facility Operations

2. Maritime and Industrial Legislation Outcomes and Next Steps (Joshua Curtis, Sandeep Kaushik) – *Discussion Only*
3. Board Retreat Agenda Planning (Carol Nelson, Joshua Curtis) – *Discussion Only*
4. Workforce Compliance Amendments (Joshua Curtis, Tom Backer) – *Materials Forthcoming and Board Action Anticipated*
 - a. Proposed Resolution 23-008: Authorization of Workforce Compliance Amendments
5. Treasurer’s Report (Mike Fong) – *Materials Included and Board Action Anticipated*
 - a. Balance Sheet Review
 - b. Q1/Q2 2023 Operating Budget-to-Actuals
 - c. Proposed Resolution 23-009: Voucher Approval

E. Reports

1. Chair’s Report (Carol Nelson)
2. Executive Director’s Report (Joshua Curtis)

F. Executive Session: The Board may meet in Executive Session to “review contract performance of publicly bid contracts” RCW 42.30.110 (1)(d); and/or to discuss with legal counsel real estate lease matters and/or “potential litigation to which the agency . . . is, or is likely to become, a party, where public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency” RCW 42.30.110 (1)(i). Formal Board action is not anticipated following the Executive Session.

G. Adjournment

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, June 26, 2023, 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

REGULAR BOARD MEETING MINUTES

The PFD held its Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access was provided via a Microsoft Teams conference system (video or phone) upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person were asked to submit comments to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

CALL TO ORDER / WELCOME

Board Chair Carol Nelson called the meeting to order at 2:30 pm pursuant to notice. Board Members joining the meeting in person: Mike Fong, Andrea Sato, R. Omar Riojas, Chris Marr, and Stacy Graven. Member Brian Surratt joined the meeting remotely at 3:05pm. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), and Sandeep Kaushik (Legislative). Bryan Slater (CAA ICON) joined remotely. Also joining in person were Trevor Gooby (Mariners SVP, Ballpark Operations), Fred Rivera (Mariners EVP, Legal Counsel), and Carmela Ennis (King County)

Chair Nelson asked if there were any changes to the proposed agenda. Board member Graven asked that a Stadium District update be added to the agenda along with possible action by the Board.

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the May 8, 2023, Regular Board Meeting. Member Marr moved to approve the minutes, seconded by Member Riojas. Motion carried 6-0 (Member Surratt not yet present to vote).

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. All Star Update (Fred Rivera, Trevor Gooby)
Mr. Gooby provided the final update prior to the All-Star Game (ASG), reporting that the MLB arrives in town tomorrow. He commended the work of Seattle Sports Commission under the direction of CEO Beth Knox, and the City of Seattle, stating that the two entities made a successful coalition in branding and communications leading up to the ASG. He also reported on neighborhood clean-up and improvement activations, notably one done in conjunction with Together Washington. He additionally reported that transit will be available at no cost to ASG ticket holders. Member Marr asked if all the major ASG events will be broadcast live. Mr. Gooby replied yes and reported that Lumen Field will be the broadcast

center. Member Marr also asked if any of the ASG events are novel. Mr. Rivera replied yes, the HBCU Swingman Classic is new this year.

1. 2024 Initial Cap-Ex and 10 Year Rolling Cap Ex Work Plans

a. Review of Cap-Ex Work Plans (Trevor Gooby)

Mr. Gooby summarized the information provided in the Board Packet. He emphasized the four projects that need early approval, which are line items 95 & 96 (elevators), 97 (operating equipment) and 152 (roof paint membrane).

b. CAA ICON Review of Cap-Ex Work Plans and Reference Ballpark Trip Debrief (Bryan Slater)

Mr. Slater summarized the information included in the Board Packet. He specifically commended the Club for its' 2023 working budget of \$78.1 million in total capital improvements, which he noted is an impressive figure. He reported that he toured T-Mobile Park two weeks ago and found that it compares well to other ballparks. Chair Nelson thanked the attendees of the ballpark trips to date and encouraged board members to attend future trips if possible. She also thanked the Club for helping to facilitate the tours. Member Marr asked if the PFD and Club would be reconsidering the list of Reference Ballparks. Mr. Rivera replied that the list is revisited every 5 years and updated as needed. Mr. Slater also answered that CAA ICON has a good handle on best practices, the parks that were toured are a good representation, and that they stay abreast of trends.

[Brian Surratt joined by video conference.]

c. PFD Draft Letter of Preliminary Approval: Discussion, Board Comment, and Motion (Joshua Curtis)

Mr. Curtis introduced the letter included in the Board Packet and reiterated the request that he be empowered to provide early approvals that Mr. Gooby mentioned. Member Graven moved to approve the letter, seconded by Member Riojas. Motion carried 7-0. Approval also carried for Mr. Curtis to give early approval to the Mariners for the four projects earlier described by Mr. Gooby.

2. Stadium District Update

Member Graven thanked those who have worked in support of including Stadium District residential development in the City's legislative package, which would update the comprehensive plan and zoning code. She expressed continued disappointment in the City's decision to not add the housing to the plan for the Stadium District. She recommended that the Board consider taking further action to stress to the City the PFD's stance in support of an amendment adding the housing component back into the package.

Mr. Kaushik stated that conversations around the topic are still happening and that he has optimism that there will be a chance to revisit the issue with City Council members.

Following discussion, the Board proposed authorizing Mr. Curtis to prepare a letter to the City Council outlining the PFD's stance. Member Riojas moved to authorize, seconded by Member Sato. Motion carried 5-0, with Members Fong and Surratt both recusing due to potential professional conflicts of interest.

Some board members also decided to attend the July 18th city council meeting, to speak on behalf of the PFD in support of housing in the Stadium District.

3. Treasurers Report (Mike Fong)

a. 2023 Balance Sheet Review

Member Fong summarized the Balance Sheet included in the Board packet. He suggested the Operating Reserve as a potential topic for discussion at the Board Retreat which will be held in November.

b. Surplus Allocation Decision: Proposed Resolution 23-006

Member Fong described for the Board Proposed Resolution 23-006 to transfer funds from the District's Operating Fund to its Operating Reserve Fund and its Neighborhood Improvement Fund. Member Marr asked what the net remaining balance of the NIF will be after the payout for the ride-share lot. Mr. Curtis replied that it will be approximately \$3 million. Following discussion, Member Graven moved to approve, seconded by Member Riojas. Resolution carried 7-0.

c. Voucher Review: Proposed Resolution 23-007

Member Fong introduced Proposed Resolution 23-007 to approve the regular voucher payments. He noted that he had met with Mr. Curtis to review all the materials prior to the board meeting. Mr. Curtis noted that the name of the vouchers resolution may be updated, as it has evolved to include more information than just the vouchers. Following discussion, Member Marr moved to approve, seconded by Member Sato. Resolution carried 7-0.

REPORTS

Chair's Report

Chair Nelson reported that she is working with Mr. Curtis on two items. The first is the Annual Report, which is now in draft form. An in-person distribution plan is being worked on for the report. The second item is the Annual Financial Statements, which are complete and on the PFD website. Chair Nelson commended and thanked the Mariners for the successful ribbon-cutting ceremony for the Ride-Share Lot.

Executive Director's Report

Mr. Curtis summarized the Executive Director's report included in the Board packet.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 4:08 pm.

Annie Thenell,
Recording Clerk

Carol Nelson, Chair
Board of Directors, Public Facilities District



T-Mobile Park - Seattle Mariners

CapEx Plan - Annual Plan

(Revised 08.31.2023)

Annual Plan Year:	2024
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ID No.	Category	Sub-Category	Location Code	Location	Project Description:	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue Fund Eligible	Estimated Costs in 2022 Dollars (Base Year)	Estimated Costs Inflated to Present Day \$
Necessary Improvements											
28	Architectural	Interiors	General	Interior Doors	Replace door hardware, and refinish or replace doors panels and frames at interior doors not included in other replacements. (Allowance)	1	1	2023	Yes	\$20,000	\$22,050
41	Architectural	Seating Bowl & Concourses	General	Aisle Steps	Patch and restripe concrete aisle steps in Seating Bowl.	10	5	2023	Yes	\$10,000	\$11,025
42	Architectural	Seating Bowl & Concourses	Club Seating	Sealant Joints / Expansion Joints	Replace sealant joints and expansion joints. Coordinate with seating replacement.	10	1	2024	Yes	\$75,000	\$82,688
47	Architectural	Structural / Coatings	General	General	Restoration of steel channels and handrails at outside edge around the park, including removal of rust, application of rust-inhibitive epoxy primer, painting, and caulking of joints between steel channels and concrete slab.	1	1	2024	Yes	\$400,000	\$441,000
48	Architectural	Structural / Coatings	General	General	General concrete allowance: Crack monitoring, infilling, and patching of any significant cracking and spalling in the concrete topping slabs.	1	1	2023	Yes	\$100,000	\$110,250
53	Building Systems	Electrical	General	Fire Alarm Control Panel	Install CO2 detection and notification appliances in the Keg distribution rooms	25	2	2023	-	\$112,500	\$124,031
57	Building Systems	Mechanical / HVAC	Loading Dock	Boilers	Phase II: Replace One Boiler and Rebuild Two Boilers (Replace all Five Boilers Phased Approach)	20	1	2024	Yes	\$250,000	\$275,625
71	Building Systems	Plumbing / Fire Protection	General	Grease Traps	Grease Trap replacement allowance	1	1	2023	Yes	\$40,000	\$44,100
95	Building Systems	Vertical Transportation	Elevator	Car 10	Modernize Controls, Power Unit, Fixtures, and Door Openers at Car 10.	25	1	2024	Yes	\$400,000	\$441,000
96	Building Systems	Vertical Transportation	Elevator	Car 1	Modernize Controls, Power Unit, Fixtures, and Door Openers at Car 1.	25	1	2024	Yes	\$315,000	\$347,288
97	FF&E	FF&E	General	General	Annual Replacement and Renewal of Operating Equipment	25	1	2024	No	\$200,000	\$220,500
118	Team Spaces	Baseball Operations	Field Level	Bullpens	Replace finishes and equipment at Bullpens, including turf.	10	1	2024	No	\$70,000	\$77,175
128	Technology	Audio / Visual	Scoreboard	Main LED	Phase 0: Attic Stock General Allowance for Main LED Board (Mariners Vision) Installation to take place prior to Opening Day 2026	12	1	2024	No	\$100,000	\$110,250
135	Technology	Audio / Visual	General	Kids Play Area	Modernize audio/video components at Kids Area, including Kids retail shop.	10	1	2024	No	\$10,000	\$11,025
137	Technology	Broadcast	General	JBTs and SMPTE Fiber	Update JBTs with SMPTE fiber to replace triax	10	3	2024	Yes	\$133,333	\$147,000
138	Technology	Broadcast	General	Truck Dock	Update truck dock to match JBT SMPTE fiber infrastructure	10	3	2024	Yes	\$133,333	\$147,000
147	Team Spaces	Baseball Operations	General	General	Annual allowance for video coaching cameras and equipment.	25	1	2024	No	\$100,000	\$110,250
148	Spectator Amenities	Premium Spaces	General	General	Suite Hardwood Floor Allowance	20	5	2023	No	\$10,000	\$11,025
149	FF&E	FF&E	General	General	Annual FFE Allowance	25	1	2024	-	\$250,000	\$275,625
150	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof allowance	1	1	2024	Yes	\$500,000	\$551,250
152	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof paint membrane (Panels 1 & 3)	20	1	2024	Yes	\$1,000,000	\$1,102,500
154	Technology	Access Control / Security	General	General	Access Control, Cameras, Security Network	20	1	2024	Yes	\$950,000	\$1,047,375
158	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Roof Rail Modifications	25	2	2023	Yes	\$75,000	\$82,688



T-Mobile Park - Seattle Mariners

CapEx Plan - Annual Plan

(Revised 08.31.2023)

Annual Plan Year:	2024
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Necessary Improvements											
161	Building Systems	Electrical	General	General	Electrical General Allowance	1	1	2023	Yes	\$100,000	\$110,250
162	Building Systems	Mechanical / HVAC	General	General	Mechanical and HVAC General Allowance	1	1	2023	Yes	\$75,000	\$82,688
163	Building Systems	Plumbing / Fire Protection	General	General	Plumbing General Allowance	25	1	2024	Yes	\$250,000	\$275,625
165	Technology	Technology Infrastructure	General	General	Technology Equipment General Allowance	1	1	2023	-	\$75,000	\$82,688
166	Architectural	Interiors	General	General	Ballpark Décor General Allowance	1	1	2023	-	\$40,000	\$44,100
168	Team Spaces	Team Facilities	General	General	Team Facilities General Allowance	1	1	2023	-	\$15,000	\$16,538
169	Spectator Amenities	Food Service	General	Concessions	Food and Beverage Design and Pre-Construction Services	25	8	2024	No	\$350,000	\$385,875
169	Spectator Amenities	Food Service	General	Concessions	Food and Beverage Equipment General Allowance (2024)	25	1	2024	Yes	\$2,435,540	\$2,685,183
172	Building Systems	Vertical Transportation	General	General	Vertical Transportation Allowance (ADA Lifts)	10	5	2024	No	\$50,000	\$55,125
173	Technology	Technology Infrastructure	General	General	Technology Network General Allowance	1	1	2023	-	\$75,000	\$82,688
175	Technology	Technology Infrastructure	General	Cabling	Consolidated cabling project including: replace existing Cat5 with Cat6a; replace existing multi-mode fiber optic cables with single-mode fiber optic cables; remove older and abandoned cables from the cable trays, riser and backbone conduits across the building; update old coax; etc.	20	3	2024	Yes	\$1,720,667	\$1,897,035
176	Technology	Broadcast	Press Level	Broadcast Control	Control Room project: includes replacement of cameras (wired, wireless) , broadcast switcher, router and card frames, graphics and video playback, intercom (wired and wireless), replace system, audio console. Modernize audio systems	12	2	2024	No	\$4,625,000	\$5,099,063
179	Technology	Audio / Visual	General	General	AV/ Broadcast allowance	1	1	2023	-	\$75,000	\$82,688
180	Technology	Data Networking	General	POS	POS Allowance	1	1	2023	-	\$50,000	\$55,125
186	Building Systems	Mechanical / HVAC	Main Level	General	Heat Trace Additons for MEP -- Underside of the Terrace Club Level	25	1	2024	Yes	\$400,000	\$441,000
188	Building Systems	Plumbing / Fire Protection	Field Level	General	Tunnel Hot Water Piping Replacement	25	1	2024	Yes	\$180,000	\$198,450
189	Architectural	Seating Bowl & Concourses	General	General	Comprehensive Seating Replacement -- Design and Pre-Construction Services	25	1	2024	No	\$150,000	\$165,375
190	Building Systems	Plumbing / Fire Protection	Field Level	General	Retrofit Fire Roll Up Door Components	25	1	2024	Yes	\$140,000	\$154,350
192	Building Systems	Building Automation System	General	General	Metasys Upgrade & IDF/MDF Monitoring and Cooling	25	1	2024	Yes	\$550,000	\$606,375
194	Building Systems	Vertical Transportation	General	General	Comprehensive Escalator Replacement -- Design and Pre-Construction Services	25	1	2024	No	\$400,000	\$441,000
195	Architectural	Signage and Graphics	General	General	Signage & Graphics -- Design and Pre-Construction Services	25	1	2024	No	\$75,000	\$82,688
196	Technology	Access Control / Security	General	General	Replacement of Emergency Radio Communication System	25	1	2024	No	\$325,000	\$358,313
197	Architectural	Sitework	Field Level	Loading Dock	Redo Dumpster Guides and Substrate in the Compund	25	1	2024	Yes	\$300,000	\$330,750
198	Building Systems	Mechanical / HVAC	Field Level	General	Field Level Heat Exchangers Rebuild: Maintenance Shop, Staff Breakrooms, and Offices	25	1	2024	Yes	\$115,000	\$126,788
199	Team Spaces	Team Facilities	Field Level	General	Home Clubhouse General Allowance	25	1	2024	Yes	\$250,000	\$275,625
200	Spectator Amenities	Premium Spaces	Press Level	General	Press Club: Speaker Additions at Exterior Seating Bowl	25	1	2024	No	\$100,000	\$110,250



T-Mobile Park - Seattle Mariners

CapEx Plan - Annual Plan

(Revised 08.31.2023)

Annual Plan Year:	2024
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ID No.	Category	Sub-Category	Location Code	Location	Project Description:	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue Fund Eligible	Estimated Costs in 2022 Dollars (Base Year)	Estimated Costs Inflated to Present Day \$
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Necessary Improvements

County Tax Revenue Fund Eligible Improvements	
Cost of Improvements	\$10,917,870
Inflation @ 5%	\$1,119,082
Contingency @15%	\$1,805,538
Subtotal - Cost of Improvements:	\$13,842,490
Non-County Tax Revenue Fund Eligible Improvements	
Cost of Improvements	\$7,257,500
Inflation @ 5%	\$743,894
Contingency @15%	\$1,200,206
Subtotal - Cost of Improvements:	\$9,201,600
Total Necessary Improvements	
Number of Improvements	49
Subtotal	\$18,175,370
Inflation @ 5%	\$1,862,975
Contingency @15%	\$3,005,745
Total Necessary Improvements:	\$23,044,090

ID No.	Category	Sub-Category	Location Code	Location	Project Description:	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue Fund Eligible	Estimated Costs in 2022 Dollars (Base Year)	Estimated Costs Inflated to Present Day \$
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Upgrade Improvements

11	Upgrade Improvement	Interior	New	Site	2025 Upgrade Project Design and Pre-Construction	25	1	2024	No	\$150,000.00	\$150,000.00
12	Upgrade Improvement	Food Service	New	Main Concourse	Concessions Conversion to Grab n' Go Stores (Holy Smokes BBQ)	25	1	2024	No	\$3,250,000.00	\$3,250,000.00
13	Upgrade Improvement	Baseball Operations	New	Club Level	General Manager's Box Expansion on Club Level	25	1	2024	No	\$1,250,000.00	\$1,250,000.00

Total Upgrade Improvements	
Number of Improvements	3
Total	\$4,650,000
Grand Total of Proposed Improvements:	\$27,694,090

T-Mobile Park - Seattle Mariners

CapEx Plan - 10 Year Plan

(Revised 08.31.2023)

Starting in: 2024

ID Code	Category	Forecast Year										Totals
		6	7	8	9	10	11	12	13	14	15	10-Year Plan (2024-2033)
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Necessary Improvements												
1	Architectural	\$1,170,000	\$6,057,187	\$5,517,187	\$10,530,600	\$3,673,413	\$3,206,747	\$4,843,333	\$2,879,333	\$2,840,000	\$820,000	\$41,537,800
	Sitework	\$300,000	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$575,000
	Building Envelope	\$0	\$30,000	\$30,000	\$670,000	\$90,000	\$90,000	\$185,000	\$135,000	\$60,000	\$0	\$1,290,000
	Seating Bowl & Concourses	\$235,000	\$4,402,187	\$4,327,187	\$6,633,933	\$2,356,747	\$2,356,747	\$2,665,000	\$2,151,000	\$0	\$210,000	\$25,337,800
	Structural / Coatings	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$5,000,000
	Interiors	\$60,000	\$500,000	\$260,000	\$2,726,667	\$726,667	\$260,000	\$1,493,333	\$93,333	\$2,280,000	\$60,000	\$8,460,000
	Signage and Graphics	\$75,000	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$875,000
2	Retractable Roof	\$1,575,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,750,000	\$2,750,000	\$2,750,000	\$2,750,000	\$500,000	\$15,075,000
3	Garage	\$0	\$420,000	\$0	\$125,000	\$125,000	\$67,500	\$287,500	\$0	\$0	\$0	\$1,025,000
4	Spectator Amenities	\$2,895,540	\$2,912,860	\$3,980,030	\$3,938,360	\$8,328,360	\$3,916,160	\$2,654,130	\$1,323,410	\$367,450	\$367,450	\$30,683,750
	Food Service	\$2,785,540	\$2,902,860	\$2,756,630	\$2,714,960	\$2,714,960	\$2,702,760	\$1,440,730	\$1,323,410	\$367,450	\$367,450	\$20,076,750
	Premium Spaces	\$110,000	\$10,000	\$1,223,400	\$1,223,400	\$5,613,400	\$1,213,400	\$1,213,400	\$0	\$0	\$0	\$10,607,000
5	Building Systems	\$3,377,500	\$2,811,584	\$3,187,607	\$6,565,067	\$2,168,400	\$1,802,150	\$1,264,150	\$404,150	\$793,750	\$369,000	\$22,743,360
	Mechanical / HVAC	\$840,000	\$960,334	\$593,667	\$714,067	\$447,400	\$447,400	\$125,400	\$125,400	\$475,000	\$175,000	\$4,903,670
	Electrical	\$212,500	\$171,250	\$146,250	\$146,250	\$146,250	\$140,000	\$150,000	\$150,000	\$160,000	\$100,000	\$1,522,500
	Plumbing / Fire Protection	\$610,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$94,000	\$94,000	\$94,000	\$94,000	\$1,436,000
	Building Automation System	\$550,000	\$0	\$47,690	\$34,750	\$34,750	\$34,750	\$34,750	\$34,750	\$34,750	\$0	\$806,190
	Playing Field	\$0	\$200,000	\$0	\$4,030,000	\$0	\$0	\$500,000	\$0	\$30,000	\$0	\$4,760,000
	Vertical Transportation	\$1,165,000	\$1,390,000	\$2,310,000	\$1,550,000	\$1,450,000	\$1,090,000	\$360,000	\$0	\$0	\$0	\$9,315,000
6	Technology	\$8,272,334	\$10,859,000	\$12,234,000	\$1,356,667	\$2,125,000	\$3,475,000	\$4,425,000	\$1,025,000	\$550,000	\$4,725,000	\$49,047,000
	Audio / Visual	\$185,000	\$3,171,667	\$9,171,667	\$81,667	\$75,000	\$75,000	\$75,000	\$75,000	\$125,000	\$3,825,000	\$16,860,000
	Broadcast	\$4,891,667	\$4,891,667	\$266,667	\$0	\$0	\$0	\$2,250,000	\$0	\$25,000	\$0	\$12,325,000
	Wi-Fi and DAS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Point of Sale / Ticketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Data Networking	\$50,000	\$50,000	\$50,000	\$50,000	\$1,000,000	\$3,050,000	\$1,750,000	\$600,000	\$50,000	\$50,000	\$6,700,000
	Access Control / Security	\$1,275,000	\$875,000	\$875,000	\$1,075,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$700,000	\$5,800,000
	Technology Infrastructure	\$1,870,667	\$1,870,667	\$1,870,667	\$150,000	\$850,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$7,362,000
7	FF&E	\$450,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$2,250,000
8	Team Spaces	\$435,000	\$65,000	\$885,000	\$215,000	\$65,000	\$1,065,000	\$4,065,000	\$3,565,000	\$215,000	\$65,000	\$10,640,000
	Team Facilities	\$265,000	\$15,000	\$835,000	\$165,000	\$15,000	\$1,015,000	\$4,015,000	\$3,515,000	\$165,000	\$15,000	\$10,020,000
	Baseball Operations	\$170,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$620,000
Number of Improvements		49	53	50	48	41	39	42	32	35	27	416
Present Day Value (2022 Dollars)		\$18,175,370	\$23,825,630	\$26,503,820	\$23,430,690	\$17,185,170	\$16,482,560	\$20,489,110	\$12,146,890	\$7,716,200	\$7,046,450	\$173,001,890
Value with Inflation Compounded Annually		\$20,038,350	\$27,581,140	\$31,601,930	\$28,775,800	\$21,738,690	\$21,475,410	\$27,496,480	\$16,790,220	\$10,985,810	\$10,333,230	\$216,817,060
Value with Contingency @ 15%		\$23,044,090	\$31,718,310	\$36,342,220	\$33,092,170	\$24,999,500	\$24,696,720	\$31,620,960	\$19,308,750	\$12,633,670	\$11,883,210	\$249,339,600
Total of Proposed Necessary Improvements:		\$23,044,090	\$31,718,310	\$36,342,220	\$33,092,170	\$24,999,500	\$24,696,720	\$31,620,960	\$19,308,750	\$12,633,670	\$11,883,210	\$249,339,600
Upgrade Improvements												
Number of Improvements		3	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Present Day Value (2022 Dollars)		\$4,650,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$34,836,595
Grand Total of Proposed Improvements:		\$27,694,090	\$31,718,310	\$36,342,220	\$33,092,170	\$24,999,500	\$24,696,720	\$31,620,960	\$19,308,750	\$12,633,670	\$11,883,210	\$288,826,195

T-Mobile Park - Seattle Mariners
CapEx Plan - 2024 Plan Revisions

(Revised 08.31.2023)



Annual Plan Year:	2024
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ID No.	Category	Sub-Category	Location Code	Location	Project Description:	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Fund Revenue Fund Eligible	June : Estimated Costs in 2022 Dollars (Base Year)	September : Estimated Costs in 2022 Dollars (Base Year)	Modifications Commentary
57	Building Systems	Mechanical / HVAC	Loading Dock	Boilers	Phase II: Replace One Boiler and Rebuild Two Boilers (Replace all Five Boilers Phased Approach)	20	1	2024	Yes	\$366,667	\$250,000	In continuation with 2023 Capital, the remaining boilers will be rebuilt and not replaced. The budget is accurate from up-to-date vendor cost proposals.
96	Building Systems	Vertical Transportation	Elevator	Car 1	Modernize Controls, Power Unit, Fixtures, and Door Openers at Car 1.	25	1	2024	Yes	\$300,000	\$315,000	Budget increase due to up-to-date vendor cost proposals.
128	Technology	Audio / Visual	Scoreboard	Main LED	Phase 0: Attic Stock General Allowance for Main LED Board (Mariners Vision) Installation to take place prior to Opening Day 2026	12	1	2024	No	\$3,000,000	\$100,000	Phase 1 of the LED Board (Mariners Vision) Replacement Project will be deferred due to good condition of the existing board and availability of attic stock.
147	Team Spaces	Baseball Operations	General	General	Annual allowance for video coaching cameras and equipment.	25	1	2024	No	\$50,000	\$100,000	Budget increase due to up-to-date vendor cost proposals.
152	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof paint membrane (Panels 1 & 3)	20	1	2024	Yes	\$950,000	\$1,000,000	Budget increase due to up-to-date vendor cost proposals.
154	Technology	Access Control / Security	General	General	Access Control, Cameras, Security Network	20	1	2024	Yes	\$875,000	\$950,000	Inclusion of OpenGate for Employee Entrances
163	Building Systems	Plumbing / Fire Protection	General	General	Plumbing General Allowance	25	1	2024	Yes	\$50,000	\$250,000	Budget increase due to the priority of re-piping urinals throughout the ballpark.
194	Building Systems	Vertical Transportation	General	General	Comprehensive Escalator Replacement - Design and Pre-Construction Services	25	1	2024	No	\$300,000	\$400,000	Budget increase due to up-to-date vendor cost proposals.
196	Technology	Access Control / Security	General	General	Replacement of Emergency Radio Communication System	25	1	2024	No	\$0	\$325,000	Full Replacement of the current Emergency Radio Communication System to adequately upgrade the system connectivity throughout the ballpark.
197	Architectural	Sitework	Field Level	Loading Dock	Redo Dumpster Guides and Substrate in the Compund	25	1	2024	Yes	\$0	\$300,000	Phased Replacement of the current asphalt in the loading dock to a more durable and higher strength concrete.
198	Building Systems	Mechanical / HVAC	Field Level	General	Field Level Heat Exchangers Rebuild: Maintenance Shop, Staff Breakrooms, and Offices	25	1	2024	Yes	\$0	\$115,000	Full replacement of two of the three heat exchangers in the Field Level Air Handler Unit.
199	Team Spaces	Team Facilities	Field Level	General	Home Clubhouse General Allowance	25	1	2024	Yes	\$0	\$250,000	Additional funds to start design and pre-construction work for future phases of construction for the Home Clubhouse plus funds to be used as a General Allowance for small replacements of FFE and Finishes.
200	Spectator Amenities	Premium Spaces	Press Level	General	Press Club: Speaker Additions at Exterior Seating Bowl	25	1	2024	No	\$0	\$100,000	After one full year of operations of the new Press Club, an integration of audio at the exterior seating bowl of the Press Club.

County Tax Revenue Fund Eligible Improvements		
Cost of Improvements	\$10,029,540	\$10,917,870
Inflation @ 5%	\$1,028,028	\$1,119,082
Contingency @ 15%	\$1,858,632	\$1,805,538
Subtotal - Cost of Improvements:	\$12,716,200	\$13,842,490
Non-County Tax Revenue Fund Eligible Improvements		
Cost of Improvements	\$9,582,500	\$7,257,500
Inflation @ 5%	\$982,206	\$743,894
Contingency @ 15%	\$1,584,704	\$1,200,206
Subtotal - Cost of Improvements:	\$12,149,410	\$9,201,600
Total Necessary Improvements		
Number of Improvements	44	49
Subtotal	\$19,612,040	\$18,173,370
Inflation @ 5%	\$2,010,234	\$1,862,975
Contingency @ 15%	\$3,243,336	\$3,005,745
Total Necessary Improvements:	\$24,865,610	\$27,848,090

Upgrade Improvements												
11	Upgrade Improvement	Interior	New	Site	2025 Upgrade Project Design and Pre-Construction	25	1	2024	No	\$0	\$150,000	Additional funds to start the investigation and pre-design efforts of a future Ballpark Upgrade Project.
12	Upgrade Improvement	Food Service	New	Main Concourse	Concessions Conversion to Grab n' Go Stores (Holy Smokes BBQ)	25	1	2024	No	\$0	\$3,250,000	Section 105 Concession Conversion into an Amazon Grab n' Go Store plus back of house Food & Beverage renovations.
13	Upgrade Improvement	Baseball Operations	New	Club Level	General Manager's Box Expansion on Club Level	25	1	2024	No	\$0	\$1,250,000	Following the new construction of the Press Box Relocation in 2023, this project line will be used for the integration of a new General Manager's Box on the Club Level.

Total Upgrade Improvements		
Number of Improvements	0	3
Total	\$0	\$4,650,000
Grand Total of Proposed Improvements:	\$24,865,610	\$27,694,090



THE BOARD'S VISIONING EXERCISE

Monday, 7 November 2022 11:30 a.m. – 4:30 p.m.

T-Mobile Park: Club 1 Conference Room, 5th Floor

Enter through Third Base Entry on 1st Ave S and register with Mariners' security

DRAFT AGENDA

THE MEETING'S GOAL:

This meeting comes at a time of new beginnings for the Public Facilities District (PFD). The membership of the Board of Directors has changed significantly in the last year. The leadership of the Board is changing. And the PFD's role and responsibilities continue to evolve. Therefore, our goal for this meeting is to define the Board's vision for continuing to strength our relationship with the Seattle Mariners and the PFD's role in the surrounding neighborhoods and region.

11:30 Welcome, introductions. Review Meeting's Goal - Board Chair Carol Nelson

11:33 Review Agenda, Ground Rules, Facilitation Techniques - Jim Reid, Facilitator

11:35 What attracts you to serving the Public Facilities District? - Board Members

11:42 Affirm Mission and Role - Board/Joshua Curtis, ED/Tom Backer, Legal Counsel

12:05 Break

12:15 A Welcome from Seattle Mariners' **John Stanton**, Chairman of the Board/Managing Partner, and conversation with **Fred Rivera**, Executive Vice President/Legal Counsel. PFD Board Chair **Carol Nelson** will moderate this discussion.

At the outset of the lunch, Mr. Stanton will provide a welcome to the Board and discuss the Mariners Mission, the 2023 All Star, and his vision for the future of T-Mobile Park and the neighborhood.

12:30 Continue the Conversation with Fred Rivera

Following Mr. Stanton's departure, Mr. Rivera and the Board will discuss the current and future relationship between the Seattle Mariners and the PFD, using the following questions to guide the conversation.

- *What is your vision for how the Mariners and PFD can work together to ensure a vibrant neighborhood in which baseball thrives?*
- *What are the current challenges to having a vibrant neighborhood around T-Mobile Park?*
- *Can you share your short- and medium-term ideas for neighborhood development?*
- *What other areas do you see on the horizon for us to work together in partnership?*
 - *With the Maritime and Industrial process wrapping up, are there other policy-related issues where the PFD could be a partner/supportive?*

1:15 Break

1:25 Discuss the Current and Future Relationship with the Mariners

2:15 Discuss Issues Crucial to Our Progress in the Next Few Years

- *Coordinating with the Public Stadium Authority.*
- *Working with representatives of the three neighborhoods—Chinatown/ International District, SODO, and Pioneer Square?*
- *Continuing to address ballpark maintenance.*
- *Managing the Neighborhood Improvement Fund.*

4:05 Briefly Assess Our Capacity

4:25 What are We Taking Away from Today's Retreat?

4:30 Adjourn



SPECIAL BOARD MEETING MINUTES: THE BOARD'S VISIONING EXERCISE

Monday, 7 November 2022 11:30 a.m. – 4:30 p.m.
T-Mobile Park: Club 1 Conference Room, 5th Floor

SUMMARY

OF THE MEETING'S KEY DISCUSSIONS AND TENTATIVE AGREEMENTS

CALL TO ORDER / WELCOME

Board Chair Carol Nelson called the special meeting to order at 11:35 a.m. pursuant to notice. Joining the meeting in person were Board Chair Carol Nelson; Board Vice Chair Chris Marr; Board Members Mike Fong, Stacy Graven, Omar Riojas, and Andrea Sato. Board Member Brian Surratt joined via video conferencing (12:05 to end). Also joining in person were Executive Director Joshua Curtis; Legal Counsel Tom Backer; and Facilitator Jim Reid. Special guests included Seattle Mariners CEO John Stanton (in person; 12:00 p.m. to 12:35 p.m.); Mariners Executive VP/Legal Counsel Fred Rivera (via video conferencing; 12:15 p.m. to 1:05 p.m.).

PUBLIC COMMENT

No written public comment was received.

FACILITATED BOARD VISIONING DISCUSSION

THE CONTEXT FOR THIS MEETING

This meeting came at a time of new beginnings for the Public Facilities District (PFD). The membership of the Board of Directors has changed significantly in the last several years. The leadership of the Board also recently changed. The PFD's role and responsibilities continue to evolve. Therefore, the goal for this meeting was to define the Board's vision for strengthening the PFD's relationships with the Seattle Mariners and the surrounding neighborhoods—SODO, Pioneer Square, and Chinatown/International District.

THE PFD'S PARTNERSHIP WITH THE MARINERS

The Board's discussion of the PFD's relationship with the Seattle Mariners opened with a conversation with Mariners CEO John Stanton and Executive VP/Legal Counsel Fred Rivera, who attended during a forty-five-minute block early in the meeting.

The Mariners and the Board recognize that we are partners in ensuring that T-Mobile Park is maintained to the standards of the lease. We also recognize that for the fans' experience to be everything that the Mariners want it to be, the two partners must expand their horizon beyond the walls of the stadium to include the surrounding neighborhoods. Public safety, transportation, economic vitality, and housing are some of the issues that could be affected by expanding the organizations' horizon. If the ballpark is to be a catalyst for neighborhood revitalization, the Mariners and the PFD must work as partners to align their visions and coordinate their efforts, particularly in strengthening relationships with the community groups within SODO, Pioneer Square, and Chinatown/International District.

The Mariners would like T-Mobile Park to be to Seattle what Fenway Park is to Boston and Wrigley Field is to Chicago. Board members cited Denver as a model because the Colorado Rockies' stadium, Coors Field, has melded into the surrounding neighborhood, thus strengthening the neighborhood and improving the fans' experience from the moment they arrive in the neighborhood to attend the Rockies' games.

Board members expressed appreciation for the Mariners who are maintaining the ballpark at the high level required by the lease. The Mariners' executives thanked the Board for their partnership in serving the community. They also observed that the PFD's long-term view helps the Mariners see things a little differently.

ASSUMPTIONS AND EXPECTATIONS AROUND THE BOARD'S ROLE

Joshua Curtis provided the Board with both the 1995 PFD Mission Statement and the 2016 revised Mission. Whereas the original mission focused on designing and building the ballpark, the new statement focuses on enhancing the ballpark, the fans' experience, and the neighborhood. Here is the PFD Mission Statement (2016):

"To maintain and enhance our iconic baseball park in order to promote the success of Major League Baseball in the State of Washington, enhance fan enjoyment, and contribute to an economically successful, safe, desirable, innovative and walkable stadium neighborhood."

Reacting to the new mission and their discussion with the Mariners' executives, the Board identified these assumptions about the role of the PFD:

- The “four corners’ perspective,” with its focus inside the ballpark, is more prescriptive than the vision that the fan experience is improved by making the surrounding neighborhoods better.
- Investments in the stadium will be more enduring by also focusing on adjacent space outside the four corners.
- The PFD’s engagement in Stadium District planning contributed to expanding the PFD’s vision and role.
- The Board needs to be strategic about defining the boundaries of the PFD’s scope of influence because some issues and projects are potentially controversial.
- A way to conceptualize the PFD’s scope is to consider projects as they fall within “concentric rings” gradually receding in proximity to the stadium. The Neighborhood Improvement Fund (NIF), with potential for impacts adjacent to the ballpark, might be in Ring #1. Projects promoted by the Seattle Seahawks and Public Stadium Authority (PSA) around Lumen Field might be in Ring #2. Projects with broader regional impacts that affect T-Mobile Park and the fan experience, such as transportation hubs, could be in Ring #3.
- Creating a set of principles that guide the board’s engagement in issues is difficult because it depends on the issue or project. We need to be somewhat ad hoc so that we can be flexible and nimble. The following questions could help the board determine what, if any, role they want to play when new issues arise:
 - Is the issue a priority for the Mariners? If so, what is their interest and position?
 - What is the PFD’s best role in this situation? Leader, partner, supporter, observer?
 - Is the issue a priority for partners? If so, what is their interest and position?
 - What is the PFD’s best role in this situation? Leader, partner, supporter, observer?
 - If none of the above, does this issue have a material impact on the PFD mission and/or adopted principles?
 - Do we have the necessary information to determine what role the PFD should play? If not, how do we procure this information?
 - Do we have the necessary staff or consulting capacity and/or expertise? If not, how do we allocate the resources to secure it?
 - Do we have any points of leverage, such as our currency as a public entity? How could we exercise that leverage?

ISSUES CRUCIAL TO THE PFD'S PROGRESS IN THE NEXT FEW YEARS

Ballpark Maintenance:

It is the role of the Board to ensure that the Mariners are meeting the standards for operations and maintenance in the lease. The Board is interested in providing the greatest value when engaging in the oversight of ballpark maintenance.

To achieve this, the Board asked Joshua to work with the PFD's consultant, Bryan Slater of CAA ICON and Trevor Gooby at the Mariners, to elevate the level of Board discussion to "10,000-foot oversight." Bryan would continue to analyze investments and expenses at the line-item level and would make recommendations to the Board on how to incorporate his findings into a new tracking system.

The tracking system would enable the Board to take a high-level view while preventing projects from falling through the cracks. For example, if expenditures were delayed from one year to the next, the system would alert Joshua and the Board so that the PDF could ask the Mariners for an accounting of when the delayed projects will be completed and at what cost.

The system would also enable the Board to use its tours of T-Mobile Park and comparable ballparks to the greatest advantage. By prioritizing the things that the Board is focusing on to achieve maintenance standards at T-Mobile Park, the Board would be able to focus on those same items when touring other ballparks. This could benefit the Mariners, too. We would jointly review the handful of things at the other ballparks that both the Mariners and PFD are concerned about and interested in at our own ballpark.

Relations with the PSA and Neighborhoods

The Board agreed that it should meet with the Board of the Public Stadium Authority (PSA) if and when there is an important issue to discuss. Joshua is routinely engaged with John Marchione, the PSA's Executive Director, to ensure open communication and close collaboration between the two public authorities.

Sometime shortly after the Stadium District planning process is completed might be an appropriate time for the two Boards to meet. The agenda might include sharing the list of issues that each organization is most interested in and monitoring, and how the issues of interest to one might affect the issues of interest to the other. Transportation, public safety, and housing may be areas for coordination if not partnership.

Similarly, Joshua regularly meets with representatives of the SODO, Pioneer Square, and Chinatown/International District, so Board members expect him to alert them if an issue arises that the Board should weigh in on.

Neighborhood Improvement Fund

The Board agreed that the PFD needs to be prepared to respond to requests, such as from the Seattle Mariners, for funding from the Neighborhood Improvement Fund (NIF). The PFD needs to scan the landscape, maintain relationships, and be diligent and prepared.

Preparations for the All-Star Game, to be held at T-Mobile Park next July, should provide the PFD with insights about how we might improve a situation or fix a problem. We might provide leveraging opportunities and serve as the catalyst by taking an action that would otherwise not get done. The PFD should emphasize equity in the use of the NIF.

Stacy Graven volunteered to join Omar Riojas in considering requests for NIF funding or leveraging opportunities and making recommendations to the entire Board.

THE PFD'S CAPACITY

The last item of business was a discussion of the organization's capacity to fulfill its role. Carol Nelson expressed an interest in engaging all Board members in ways that are meaningful and satisfying to them. As the new Board Chair, she also wants to solicit the input of everyone in determining the agendas for the Board meetings. There was a general consensus that agendas should include "topic-based conversations."

Board members were also invited to have one-on-one coffee or lunch meetings with Joshua to facilitate a deeper understanding of the issues and to offer their perspectives and ideas.

The importance of Board members attending the annual comparison ballpark tour was reiterated. In Spring 2023 the Board and staff are planning to tour the ballparks of the New York Mets, New Your Yankees, and Washington Nationals. Prior to touring these ballparks, the Board will tour T-Mobile Park and focus on the highest priorities of items that need to be tracked. These are likely to be the items that the Board will examine and discuss during the tours of the New York and Washington, DC ballparks.

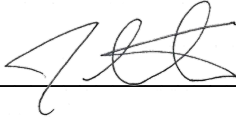
Finally, there was a brief discussion of producing an annual report whose primary audience would be state and county elected officials.

TAKEAWAYS

At the end of the meeting, Board members said that the meeting "put us on track" by helping Board members get to know each other better, providing the Board with a good understanding of what's going on, and setting the stage for more efficient use of time and talents.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 4:10 pm.



Joshua Curtis,
Recording Clerk



Carol Nelson, Chair
Board of Directors, Public Facilities District

**Ballpark PFD
Balance Sheet
As of July 31, 2023**

	Jun 2023	Jul 2023
ASSETS		
Current Assets		
Bank Accounts		
Cash - Capital Projects Fund	4,524,938	3,932,852
Cash - County Tax Revenues Fund	2,989	2,997
Cash - Impaired Investments	27,468	26,836
Cash - Neighborhood Improvement Fund	4,552,149	4,882,386
Cash - PFD Operations Fund	1,404,916	828,112
Cash - PFD Reserve	3,415,434	3,590,345
Cash Equivalents	(336,884)	(336,884)
Total Bank Accounts	13,591,009	12,926,643
Total Accounts Receivable	33,156,315	33,156,315
Total Other Current Assets	198,331,324	198,331,324
Total Current Assets	245,078,648	244,414,282
Total Fixed Assets	150,562,521	150,562,521
Total Other Assets	-	-
TOTAL ASSETS	395,641,169	394,976,803
LIABILITIES AND EQUITY		
Total Liabilities	68,137,558	66,706,156
Total Equity	327,503,611	328,270,647
TOTAL LIABILITIES AND EQUITY	395,641,169	394,976,803

2
3 RESOLUTION NO. _____

4 A RESOLUTION to approve payments made by the District.

5 WHEREAS, pursuant to Chapter 36.100 RCW, as amended, the Washington State
6 Major League Baseball Stadium Public Facilities District (“District”) has been created and
7 possesses all the powers of a public facilities district; and

8 WHEREAS, Resolution No. 478 [Proposed No. 20-002] appointed the District
9 Executive Director, Joshua Curtis, as Auditing Officer; and

10 WHEREAS, the Board Chair or the Chair’s designee has been designated to review
11 and approve payments, subject to final review and approval by the Board; and

12 WHEREAS, Board member Mike Fong has been designated by the Board Chair to
13 review and approve payments; and

14 WHEREAS, the Auditing Officer and Board member Fong has reviewed and
15 approved ballpark vouchers #20230601135134, #20230608122621, #20230615132553,
16 #20230622124729, #20230706133025, #20230713142822, and #20230720134626 as
17 produced by King County (the District’s treasurer); credit card statements covering June and
18 July, 2023; and the June and July payroll expense reports as produced by Gusto (the
19 District’s payroll administrator); as summarized as follows:

20 June 2023

<u>Classification</u>	<u>Amount</u>
21 1. Capital Projects Fund	
22 2. County Tax Fund	
23 3. Operating Reserve Fund	
24 4. Neighborhood Improvement Fund	
25 5. Operating Fund	
26 • Salaries/Benefits	
27 ○ Salaries	\$20,060
28 ○ Employee Benefits - Health	\$2,414
29 ○ Employee Benefits – Retirement	\$653
30 ○ Payroll Taxes	\$1,540
31 • Professional Services	
32 ○ Accounting/Auditing	\$28,588
33 ○ Consulting Services	\$21,480
34 ○ Legal Fees	\$18,268
35 ○ Website & IT Support	\$434
36 • General & Administrative	
37 ○ Bank, Payroll & Inv. Fees	\$836

40	○ Board Compensation	
41	○ Dues & Subscriptions	\$206
42	○ Insurance Expense	
43	○ Office Equipment Rental	\$734
44	○ Office Supplies	\$247
45	○ Professional Development	
46	○ Repairs and Maintenance	\$5,406
47	○ Software Expense	\$287
48	○ Telephone Expense	\$360
49	○ Travel	\$10,300
50	○ <u>Utilities</u>	<u>\$200</u>
51	TOTAL FOR THE PERIOD	\$112,012

52
53 July 2023

54		
55	<u>Classification</u>	<u>Amount</u>
56	1. Capital Projects Fund	\$1,431,900
57	2. County Tax Fund	
58	3. Operating Reserve Fund	
59	4. Neighborhood Improvement Fund	
60	5. Operating Fund	
61	• Salaries/Benefits	
62	○ Salaries	\$20,061
63	○ Employee Benefits - Health	\$2,448
64	○ Employee Benefits – Retirement	\$653
65	○ Payroll Taxes	\$1,534
66	• Professional Services	
67	○ Accounting/Auditing	\$1,425
68	○ Consulting Services	\$56,105
69	○ Legal Fees	\$10,046
70	○ Website & IT Support	\$722
71	• General & Administrative	
72	○ Bank, Payroll & Inv. Fees	\$845
73	○ Board Compensation	\$2,600
74	○ Dues & Subscriptions	
75	○ Insurance Expense	
76	○ Office Equipment Rental	\$1,107
77	○ Office Supplies	
78	○ Professional Development	
79	○ Repairs and Maintenance	-\$568
80	○ Software Expense	\$270
81	○ Telephone Expense	-\$90
82	○ Travel	-\$17
83	○ <u>Utilities</u>	<u>\$200</u>
84	TOTAL FOR THE PERIOD	\$1,529,241

85
86 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
87 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
88 FACILITIES DISTRICT AS FOLLOWS:

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Vouchers #20230601135134, #20230608122621, #20230615132553,
#20230622124729, #20230706133025, #20230713142822, and #20230720134626 as
produced by King County (the District’s treasurer); credit card statements covering June and
July, 2023; and the June and July payroll expense reports as produced by Gusto (the
District’s payroll administrator); are hereby approved.

PASSED by a vote of ____ to ____ this 11th day of September 2023.

BOARD OF DIRECTORS
WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM
PUBLIC FACILITIES DISTRICT

Carol Nelson, Chair

ATTEST:

Annie Thenell, Clerk

PFD 2023 Operating Budget - Q1/Q2 Budget-to-Actuals Report

Presented at September 11 2023 PFD Board Meeting

Operating Budget	Budget	Actuals	Variance
Income			
Rent	941,568	920,181	(21,386)
Reimbursement Revenue	4,203	674	(3,530)
Total Income	945,771	920,855	(24,916)
Expense			
Salaries/Benefits			
Salaries	104,728	106,902	2,174
Employee Benefits - Health	14,509	9,764	(4,745)
Employee Benefits - Retirement	3,142	3,258	116
Payroll Taxes	8,780	8,232	(548)
Subtotal	131,159	128,156	(3,003)
Professional Services			
Accounting/Auditing	18,925	57,505	38,580
Consulting Services	115,200	94,182	(21,018)
Legal Fees	54,000	50,885	(3,115)
Website & IT Support	9,600	5,391	(4,209)
Subtotal	197,725	207,962	10,237
General & Administrative			
Bank, Payroll, & Investment Fees	1,070	1,490	420
Board Compensation	4,000	1,200	(2,800)
Dues & Subscriptions	3,435	3,302	(133)
Insurance Expense	-	1	1
Office Equipment Rental	4,441	3,942	(499)
Office Supplies	3,073	2,737	(336)
Professional Development	1,000	-	(1,000)
Repairs and Maintenance	53,600	9,684	(43,916)
Software Expense	1,410	1,767	357
Telephone Expense	1,500	1,360	(140)
Travel	35,600	26,524	(9,076)
Utilities	982	1,194	212
Subtotal	110,111	53,201	(56,910)
Total Expense	438,995	392,712	(46,282)
Net Operating Income	506,776	528,143	21,367
Consulting Services Break Out			
Government Affairs	37,200	40,800	3,600
Ballpark CapEx Support	37,500	6,180	(31,320)
Stadium District	33,000	36,367	3,367
General Office	7,500	10,835	3,335
Total	115,200	94,182	(21,018)

2024 Board Meeting Schedule - Proposed

The PFD will hold Regular Meetings of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access via Teams is available upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person should submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

February 12

Review of final 2023 budget/actuals, board action on CapEx Contribution

May 13

Review of initial 2025 CapEx Workplan

June 24

Board action on initial 2025 CapEx Workplan

September 9

Review of 2025 Ballpark Operations and Management Plans

October 28

Board action on 2025 Ballpark Operations and Management Plans, review of 2025 Operations Budget

December 9 or 16

Board action on 2025 Operations Budget



Executive Director Report August 2023

Office Administration

- Office Project – Boots Construction will be beginning their work on the conference room in the next few weeks and completing the project by the October 30 board meetings.
- Archiving – We are very close to finalizing the archiving work. Last month, however, the State Archivist requested we secure a digitized final set of designs for the ballpark, which we have been working with the Club on securing. Those should be ready in the next week, after which we can move forward on scheduling the last visit from the Archivist and finalizing the project.

Financial and Lease Compliance

- 2021 State Audit – The State Auditor’s Office has been completed and can be reviewed [here](#). We anticipate that the 2022 audit will commence in October and are waiting for formal notification from SAO.
- Maintenance and Operations Review – Per our lease, we have the ability to conduct an annual review of the Club’s maintenance and operations for the ballpark. The last was completed by Venue Solutions Group in 2021 and [can be found here](#). VSG will be onsite 12-13 and will present their summary to the board at the October 30 meeting.
- Ballpark Management Plan – The Club submitted their 2024 Ballpark Management Plan on time and CAA ICON is now reviewing. The Club will brief the board on any variations in their capital planning at our upcoming board meeting.

Board Development

- 2023 PFD Board Retreat – We have settled on Monday, November 13 for our 2023 Board Retreat. Jim Reid will again be facilitating the session and will be reaching out to board members, as he did last year, to schedule one-on-one calls to discuss hopes and expectations. In addition, we will discuss potential agenda items at Monday’s board meeting. Attached to the board packet are the agenda and notes from last year’s session.

Policy Tracking/Engagement

- West Seattle Ballard Link Extension – As you may have read in the Seattle Times (article attached here), Sound Transit has pushed planning out on the Ballard Section of the WSBLE (which includes the proposed CID/Pioneer Square couplet) for up to two years. We anticipate that comments will likely be due sometime in Q2/Q3 of next year. While we wait for confirmation, we’ve put the work of TENW on a slower track.

Neighborhood Improvement Fund

- Ride Share Lot – Fred will provide an update on the ride share lot. As discussed before, while Lyft has been fairly responsive to the new pick up/drop off site, the Club is still encountering ride share activity along First Ave S and other nearby streets. They have asked if the PFD can help them to advocate for the City (either through SPD or SDOT) to help ensure the lot is better used moving forward. I'll keep the board up to speed on the issue and next steps.

Relationship Management/Outreach

- Seattle Sports Commission – In addition to Sports Commissioner meetings, I'll be attending the SSC Region Ready Summit on September 20th. A follow-up to earlier meetings, the summit will provide an opportunity to debrief on the All-Star Game and lessons learned for the World Cup and other sports events in the future.
- Waterfront Seattle – I've been invited to attend a Friends of Waterfront Seattle roundtable to provide input into their Cultural Master Plan on September 15.
- Seattle Chamber of Commerce – I have begun my second, three-year term on the Chamber's Community Development Roundtable. In addition, I'll be attending the Chamber's Regional Leadership Conference taking place October 18-20. I anticipate some of you will be in attendance and I look forward to seeing you there. If you're interested in learning more about the conference and program, you can find more information on their [website](#).

Issue/Project Tracking

- King County Jail Relocation – In August, the Seattle Times ran an article the County's exploration of different ideas to either redevelop or relocate the downtown jail (article attached). In it, there was discussion of one option in particular – relocating the jail in Sodo, specifically the Metro bus station a few blocks from the ballpark. I have been in touch with the Club, First and Goal, and the PSA and we've reached out to the Executive's office to request a meeting. The decision is likely some time away, but in the meantime, I'll keep the board up to speed on its status.

Media

- "Harrell, Constantine light-rail ideas add years, money to Sound Transit planning," Seattle Times, August 29, 2023
- "King County explores downtown revamp options, like moving jail to Sodo," Seattle Times, August 22, 2023
- "Five Baseball Parks the Go Beyond Baseball," New York Times, August 23, 2023

Skip to content

Traffic Lab

The Seattle Times

Harrell, Constantine light-rail ideas add years, money to Sound Transit planning

Aug. 29, 2023 at 6:00 am | *Updated Aug. 29, 2023 at 6:00 am*



Seattle Times staff reporter

nd Transit board will spend extra time and money to study building a second Pioneer Square Station here along Fourth Avenue, as the preferred option for a future light-rail tunnel.

Sound Transit will extend its light-rail planning
King County Executive Dow Constantine, Daniel Kim / The Seattle Times [More](#) ✓

two extra years [until 2026](#), and spend \$32.8

million more, while consultants study new downtown and South Lake Union station sites promoted by Seattle Mayor Bruce Harrell and King County Executive Dow Constantine.

That money will be paid to HNTB Corp., which will write a final environmental impact statement that's required by federal law, and will conduct preliminary engineering, for the proposed \$11.1 billion light-rail route from Ballard to Sodo.

The Sound Transit board of directors [unanimously approved a \\$122.5 million contract change](#) Thursday, but much of that would be needed anyway for the final citywide environmental impact statement, leaving a net increase of \$32.8 million to examine new options, transit staff said.

Earlier in the meeting, members of the public blasted continuing process delays, and [the board's preference](#) to not build a second International District/Chinatown Station between Union Station and King Street Station, the most convenient spot for a regional transit hub.

Consultants will go back to the drawing board to analyze these new sites, which weren't studied in the draft January 2022 environmental impact statement:

- Build a second Pioneer Square Station instead of a second International District/Chinatown Station, plus a ["south" of Chinatown train station](#) adjacent to the former immigration building on Seattle Boulevard South near Interstate 90, site of a proposed redevelopment. [Harrell this year has](#) vowed to prevent repeating the history of Interstate 5, the Kingdome and other public works that tore into the Chinatown International District community. The Pioneer Square hub scenario complements a

“civic campus” vision by Constantine, who currently chairs the transit board, to [replace the county jail and offices in Pioneer Square with housing towers](#), while building a new jail in Sodo. This version would save money by discarding the voter-approved [Midtown Station](#) below Fifth Avenue at Madison Street.

- Shift the future [Denny Station](#) northwest of the busy crossroads of Westlake Avenue North and Denny Way, so construction happens on a corner lot now owned by Vulcan Real Estate. Harrell changed his mind in late July to embrace that site, which keeps some traffic lanes of Westlake open during construction, instead of an earlier option beneath the street, where excavation would block all five lanes.

The board in March did specify the Union Station hub should remain in the environmental impact statement, keeping that option alive.

However, preliminary engineering will be performed only on the preferred versions, project director Sandra Fann [told a board committee Aug. 10](#).

These are high-stakes decisions, affecting a projected 60,000 people daily who might pass through dual International District/Chinatown stations — to visit relatives and restaurants, change from an Eastside train to a SeaTac train, attend sports events, or travel from an Amtrak Cascades train to a final destination in the University District.

“Sound Transit is on the precipice of making decisions that will waste your time, over and over again, forever,” the group Seattle Subway wrote this week in [The Urbanist](#). People on foot would take eight to 12 minutes if they walk between the new stations and the existing International District/Chinatown Station, the group said. Or people could change trains at Pioneer Square Station, which adds several minutes to some trips.

Board member Claudia Balducci of Bellevue defended the vote Thursday as necessary to let environmental studies continue even though she favors the Union Station hub. The board isn’t scheduled to make final station choices until after the study is done in 2026.

“If we were to not pass this today, we would be dead in the water. We would be at a standstill. The only way out is through,” she said at the meeting. Balducci reminded listeners the Union Station version is thought to cost \$800 million more than others, she said, due to the construction price of demolishing and rebuilding the six-lane Fourth Avenue South viaduct. “Is there a way to make it cheaper and more doable?” Afterward, she [tweeted a picture of Union Station supporters](#), among them nearby seniors, waving red cards.

A Harrell spokesperson, Jamie Housen, emphasized additional study of the Denny Station shift would cause “no delay to the overall schedule,” based on a May transit-staff update. The full Ballard-to-Sodo segment is currently [scheduled for 2039](#).

Such goals hinge on many other factors, such as past and future studies, engineering and political agreements; future financing to include \$500 million or so city contributions; and preventing construction or design mistakes. Harrell aims to streamline and expedite other steps in the project, Housen said by email Monday.

“We fully recognize that transit riders and residents who are looking forward to future ST3 projects want them delivered as quickly as possible,” Housen wrote.

Constantine’s staff [replied by email Monday](#): “Sound Transit worked with community to address concerns by crafting creative solutions with community members, which has involved some shifts in potential station locations, adding time to the federal process.”

A sliver of the extra \$32.8 million will go to design the new preferred Seattle Center Station site a block west of Climate Pledge Arena, rather than off Mercer Street or [next to KEXP and the Seattle Repertory Theatre](#), spokesperson Rachelle Cunningham said Friday. West Seattle-Sodo route planning should be done by 2024, and was separated from the more intricate Ballard-Sodo portion.

The entire contract for HNTB’s environmental study and preliminary engineering work in Seattle now stands at \$318.8 million. More than 6½ years have passed since voters passed the Sound Transit 3 tax increase in 2016, to finance regional rail and bus extensions.

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Local Politics

The Seattle Times

King County explores downtown revamp options, like moving jail to Sodo

Aug. 22, 2023 at 6:00 am | Updated Aug. 22, 2023 at 6:00 am



for redeveloping King County's
 discussing possibilities, like moving
 structures above a Metro bus base in
 s from a... (Northwest Studio / King

[ekman](#) 

staff reporter

outing where King County's
 ail and offices now stand. A

plex spanning Interstate 5
cal Center. A new, different
nter built above a Metro bus
lot in Sodo.

Those are some ideas that members of an advisory group convened by King County Executive Dow Constantine have been asked to discuss in recent months, as Constantine lays the groundwork for redeveloping the county's eight-block downtown campus into a new high-rise neighborhood.

Participants include representatives from community and business organizations, human services providers, and labor unions.

In an interview this month, Constantine said a county consultant has presented scenarios to the advisory group in order to "stimulate conversation," rather than to immediately hammer out a concrete plan. Decisions about how precisely to redevelop the campus are still years away, according to the executive. The advisory group meetings haven't been public.

Yet materials from the group's meetings show significant work already being done to analyze various scenarios, with the Sodo concept getting a lot of attention. [A presentation](#) to the advisory group in March identified that idea as having lower costs and more opportunities than other options. The county's consultant, an architecture and design firm called Northwest Studio, has drafted a series of artist's renderings to illustrate the idea's potential and spent much of a July meeting fleshing out the concept.

Constantine has described the county's current Seattle jail as obsolete and pledged to close it, but the county will continue to need a detention center of some sort somewhere "as a legal matter and a practical matter," he said. (The county also operates a jail in Kent.)

Moving the Seattle jail could allow the county to redevelop a valuable downtown property, and constructing a new detention center, plus courts and offices, on a Sodo site the county already owns could save money, advisory group members have been

told. There isn't much happening near Metro's Atlantic/Central Base today, but Constantine, Mayor Bruce Harrell and other Sound Transit board members voted earlier this year to step toward putting a new light-rail station just north of the over 23-acre bus parking and maintenance lot, [rather than in the Chinatown International District](#).

Less clear at this point is whether erecting a new detention center and courts raised above a bus lot would be logistically or politically realistic.

"I think the consultants doing the design work are intrigued ... but I think it's way too soon to say what direction we might go," Constantine said.

Multiple scenarios

The Civic Campus Initiative advisory group is meant to support a vision that Constantine initially sketched in March, during his annual State of the County address. Wedged between Pioneer Square and Seattle's commercial business district, the county's campus includes the beleaguered jail, a century-old courthouse and an administration building shuttered last year because so many employees now work remotely, rather than in offices.

Constantine has said he wants to revamp the area by partnering with developers to convert or replace certain buildings, possibly via long-term lease agreements. The projects could include mixed-income housing and invigorate a sometimes-desolate zone, while money from the deals could be redirected to pay for other county needs, he has said.

"We need to do better with this part of downtown Seattle," he said. "It could be something much more. ... It's almost a blank slate and really exciting."

The advisory group convened soon after Constantine's speech and also met in [April](#), [June](#) and [July](#). There's one more meeting scheduled, for September.

King County Civic Campus Initiative advisory group members

Alliance for Pioneer Square; Downtown Seattle Association; Seattle Chinatown International District PDA; Downtown Emergency Service Center; Chief Seattle Club; Urban League of

Metropolitan Seattle; Seattle/King County Coalition on Homelessness; King County Coalition of Unions; King County Bar Association; Sodo Business Improvement Area; Nitze-Stagen

“The group is very diverse. It’s a good group, a group that can really solve some stuff,” said Michelle Merriweather, president of the Urban League of Metropolitan Seattle, which is participating in the process.

The March meeting [included](#) a walking tour and an overview. The site of the existing jail is worth about \$100 million to \$200 million. A new justice-system model could “cater to people,” rather than punish them, the group was told.

Architecture firm Northwest Studio introduced four scenarios:

- Renovate the existing campus;
- Construct new offices and renovate the existing jail;
- Construct new buildings, including a complex spanning I-5;
- Move some functions, like courts and corrections, to the Sodo bus base.

The consultant estimated the net cost of the last scenario at \$514 million to \$1.56 billion (accounting for revenue from downtown real estate deals), making it the least expensive. Northwest Studio also described the last scenario as having the most opportunities, because it could accommodate “reimagined” legal facilities and be a “catalytic project” for the Sodo neighborhood. A prominent developer [with properties](#) where Sound Transit may dig a new station plans to build office or lab space and housing there.

The April meeting [included](#) additional details about the scenarios, including a rendering of a three-story county complex above the bus base. The June and July meetings [included more](#), with the consultant [mapping out](#) how a new detention center, courts and offices might be arranged on the Sodo site, with solar panels vaulted above the new complex.

Government officials have been holding similar discussions in a separate group, said Patrick Oishi, the presiding judge for King County Superior Court.

Asking questions

Suzette Dickerson, a representative for the King County Coalition of Unions, said the Sodo scenario is “the main one that we keep hearing about” in the Civic Campus Initiative advisory group meetings, leading participants to wonder whether county leaders are trying to push that particular option.

“We don’t know, so we listen ... and we ask questions,” Dickerson said.

Erin Goodman, executive director of the Sodo Business Improvement Area, is another group participant. Any planning for changes in Sodo should include input from business and property owners there, she said.

“This is a historic project that’s going to have a significant impact,” she said about the campus initiative. “It’s important that everyone is engaged.”

Oishi, the presiding judge, isn’t wedded yet to a particular redevelopment scenario, but he thinks everyone (attorneys, jurors, defendants, etc.) needs to have easy and equitable access to the justice system, he said.

Alison Eisinger, executive director of the Seattle/King County Coalition on Homelessness, said the Civic Campus Initiative advisory group’s conversations have been “exploratory” in nature. SKCCH is one of many organizations that have [called for the county](#) to shut down the existing Seattle jail, where 10 people [have died in recent years](#). Though the county will likely continue to have a detention center of some sort, “What that jail should actually look like is more important than where it should be,” Eisinger said.

Drawing up scenarios for a new county complex over I-5 or in Sodo have helped officials and stakeholders think about how to close the existing jail and create a more “restorative environment” elsewhere, Constantine said.

The I-5 option would connect to health services at Harborview but is “a bit more fanciful,” while the Sodo option is “just one possibility,” the executive said. The underlying notion is that “we’ve passed the time when this downtown should have a whole block taken up with a jail,” he added.

The advisory group will probably make some recommendations later this year and there will be additional opportunities for community members to weigh in, said Calli Knight, an adviser in Constantine’s office. Then Constantine and the Metropolitan King County Council will discuss what might be doable, with requests for development proposals still years away, Knight said.

*This coverage is **partially underwritten** by Microsoft Philanthropies. The Seattle Times maintains editorial control over this and all its coverage.*

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Speakeasies, Golf and a Pool: 5 Baseball Parks That Go Beyond Baseball

To help address declining engagement, Major League Baseball stadiums have enhanced visitor experiences for the die hard, casual and (really) well-off fans.

By Gerald Narciso

Aug. 23, 2023

Sign up for the Travel Dispatch newsletter. Essential news on the changing travel landscape, expert tips and inspiration for your future trips. [Get it sent to your inbox.](#)

Like at every noteworthy speakeasy, it started with a knock.

After Chad Thompson and his wife, Kitty, found the secret door in an unassuming section of Citi Field, home of the New York Mets, they faced one more test that day in June before securing access to perhaps Major League Baseball's most exclusive new fan experience. They needed to recite the correct password. It had three words.

"Let's go Mets," Mr. Thompson, a resident of Manhattan, told the guard.

The couple walked into the Cadillac Club to catch a game between the Mets and their crosstown rival Yankees. Once inside, the Thompsons snacked on bacon-wrapped dates and complimentary glasses of prosecco and Glenfiddich 15-Year-Old Solera Reserve. They sat in plush brown leather seats with personal TVs attached, where they were served Shake Shack burgers and Häagen-Dazs ice cream bars. Directly in front of them, through a metal fence, was the diamond's right field. Starling Marte, the Mets outfielder, tossed a few balls over to the fans seated in the club.

"It definitely does give you that V.I.P. feel, but you are a little isolated from the normal ballpark," said Mr. Thompson, who was given the tickets (membership cost: up to \$25,000 each per season) through a friend. "They make up for it, by just giving you this one-of-a-kind experience where you've got this bullpen perspective of the game."

In recent years, America's favorite pastime has struggled with attendance and fan engagement. Aside from during the pandemic, the 2022 M.L.B. season posted the lowest attendance numbers since 1997. Hip lounges, inventive culinary offerings and original in-game vantage points are some of the ways M.L.B. teams are elevating the ballpark experience this summer.

"Today's fans go to the ballpark to hang out, not to watch a game closely," said Kevin Reichard, the founder and editor of the publication Ballpark Digest. "Now, everyone wanders around that stadium, they want to check out the food."

Here are four other M.L.B. locations that are stepping up to the plate with fresh ballpark amenities.



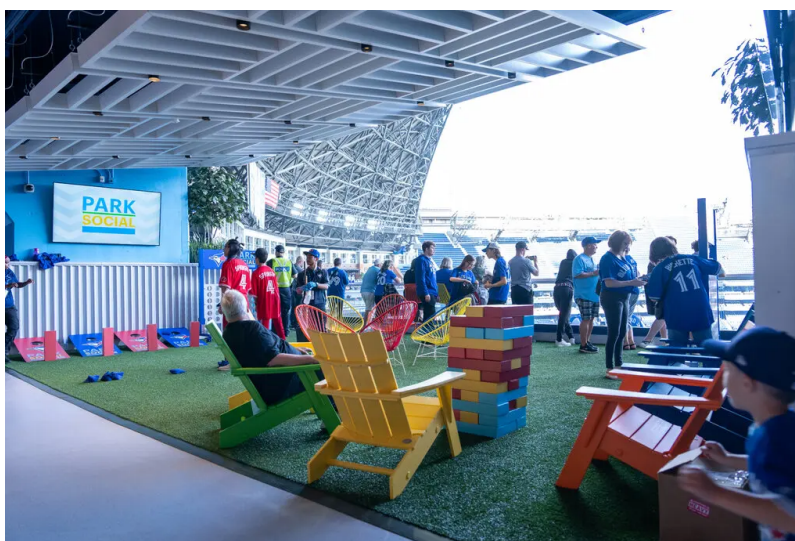
American Family Field in Wisconsin is the only M.L.B. stadium (possibly only major sports venue) to add indoor golf simulators. Milwaukee Brewers

Milwaukee: tee time with field views

The twisty white slide (for children, not reporters) in the left field of American Family Field seems out of place, almost gimmicky. But the Milwaukee Brewers are unapologetically bold with the amenities inside their ballpark. In addition to the slide, the current big swing (pun intended) project is a partnership with X-Golf, a virtual golf lounge chain. American Family Field is the only M.L.B. stadium (possibly only major sports venue) to add indoor golf simulators. Any group with game tickets can enter the two-level X-Golf and reserve one of seven golf simulator bays — three of which have unobstructed views of the baseball field — at a cost of \$90 per 80-minute time slot. Fans can golf their choice of 50 different championship courses. For those preferring to stay at the X-Golf lounge or the nearby Casamigos Patio, the Tropical Long Island Iced Teas are said to be delicious.

Dallas: technology is bigger in Texas

Globe Life Field in Arlington, Texas, has all the bells and whistles and then some. The \$1.1 billion Texas Rangers ballpark, which opened in 2020, boasts five premium clubs, including various themed V.I.P. spaces directly behind home plate and along the first and third base lines. But the stadium's most sophisticated upgrade is the high-tech concession stands. The Express Grills in sections 108 and 124 are automated mini-marts run by technology from Amazon. Fans can enter the stores with a palm scan or by inserting a credit card and grab hot chicken tenders and chilled tallboy Michelob Ultras without the checkout lines. Amazon cameras and sensors on the Express Grill's ceilings track your virtual shopping cart, and charge the credit card tied to your Amazon.com account. The convenience is simultaneously progressive and mildly dystopian. Said Justice Hampton, a 40-year-old Dallas native: "I'm not a Luddite, but I think I'll just wait in line."



In Toronto, the Outfield District has open-concept fan zones offering lawn games for children, a retro arcade and cocktails at the Catch Bar. Toronto Blue Jays

Toronto: a revamped outfield that's patio heaven

The Toronto Blue Jays were ahead of their time when Rogers Centre opened in 1989. The roof retracts and there is a hotel high in the heavens of the outfield. During the 2022 off-season, the club spent 300 million Canadian dollars (\$225 million) upgrading the aging ballpark by creating the Outfield District. Rows of bleachers were replaced with vibrant, open-concept fan zones that come at a 20 dollar general admission, standing-room-only cost. There are lawn games for children at the Park Social playground, a retro arcade inside the WestJet Flight Deck, and the Catch Bar offers handcrafted cocktails while hovering over the visiting team's bullpen.

"Honestly, it's a lot to take in," said Madison St. Jacques, an event planner who sipped beers and listened to a D.J. at the Corona Rooftop Patio at a game in May. "It really does not feel like you're at the stadium."

Phoenix: not new, but it's hot, we have to mention the pool!

Earlier this summer, residents across Arizona experienced one of the most intense heat waves on record, with temperatures soaring as high as 122 degrees. It is a safe bet that patrons at Chase Field, home of the Arizona Diamondbacks, are consuming frosty beverages and reveling under the air conditioning units to combat the heat. Access to the resort-esque Crémily Pool Suite just over the right field wall would be the most ideal cool-off area. It is far from new (25 years old to be exact), but the 385-square-foot pool is the standard-bearer for baseball amenities. This season, the team added a D.J. booth adjacent to the pool in case the sounds of cracked bats don't inspire you. The 35-person suite (cost is between \$6,700 and \$8,200 per game) is sold out well before the season, so unless you know somebody who knows somebody, you'll just have to gawk at the pool with envy from your seat.

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