

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES  
DISTRICT

Monday, May 10, 2021, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914  
Conf. Code: 577 414 229 #

**REGULAR BOARD MEETING MINUTES**

Due to the COVID-19 pandemic, the PFD held this Regular Meeting of the Board of Directors as an online meeting in a manner consistent with guidance from the Attorney General's office. Members of the public desiring to leave public comment were directed to submit them to [curtisj@ballpark.org](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time. People attending the online meeting were provided the option to provide text comment during the meeting.

**CALL TO ORDER / WELCOME**

Board Chair Stacy Graven called the meeting to order at 2:33 p.m. pursuant to notice. Other board members joining the Microsoft Teams meeting: Tim Burgess, Carol Nelson, R. Omar Riojas, Charles Royer, and Chris Marr. Paul Mar was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Liv Bacon (Office Manager), Tom Backer (Legal Counsel), Pat Dunn (Legislative), Dan Barrett (CAA ICON), Bryan Slater (CAA ICON) and Lizanne Lyons (Consulting). Also joining were Fred Rivera, EVP and General Counsel at the Seattle Mariners, Trevor Gooby (Mariners), Dave Wilke (Mariners) and Andres Oliden (Mariners).

**PUBLIC COMMENT**

No written public comment was received.

**APPROVAL OF MINUTES**

Chair Graven asked for a motion to approve the March 8, 2021 Board Meeting Minutes. Member Royer moved to approve the minutes, seconded by Member Burgess. Motion carried 6-0.

**BOARD BRIEFINGS**

1. Ballpark Operations Update and Provisional Cap Ex Plan (Seattle Mariners)

Fred Rivera opened the discussion with a reminder to the Board of the Applicable Standard for capital improvements in the Lease, and its relation to the Long-Term Capital Needs Assessment completed in 2015. He also discussed the Club's desire to update the needs assessment beginning later this year.

Fred noted that ten percent of Major League Baseball teams, such as Texas and Atlanta, have returned to normal levels of fan attendance. The Club is encouraging all fans to get vaccinated, and they have established a vaccinated section at the

ballpark. They have also established pop-up vaccination stations at the ballpark, with hundreds of shots administered.

Trevor Gooby, Dave Wilke, and Andres Oliden then briefed the Board on the Club's plans for capital improvements in 2022. They advised that the Club is researching roof treatments to extend the useful life of the roof membrane in lieu of a complete replacement. Dave Wilke described the possibility of using thermal heat from the Elliott Bay Interceptor to build a heat exchange system to replace use of natural gas. The Mariners are currently in pre-construction phase and looking into buildings systems for compatibility and space. The system would require 30,000 gallons of a tank/pool space, which would need to be located somewhere on the ballpark site. Member Royer asked what the cost was, and Mr. Wilke responded it would likely be north of \$1 million dollars and may be considered as part of a future cap-ex plan.

At Chair Graven's request, Mr. Rivera updated the board on the search for a new President/CEO of the Mariners and stated there is a 12-member committee tasked with looking for a replacement. He noted that the Club has split the position into two, with a President of Business Operations and a President of Baseball Operations. They hope to be able to make a decision in July or August.

2. Mayor's Industrial & Maritime Advisory Committee (Joshua Curtis)

The most recent meeting of the committee was May 6, where the members reviewed recommendations by the Mayor's Office staff. Joshua drew the board's attention to principles #7 and #8 (included in the Board packet). The board has previously reviewed the concept of a Maker's District (craft makers, small/light industrial spaces with associated housing) and stated that the Mayor's Office was focused on caretaker housing for residential. The next meeting of the committee is scheduled for May 27<sup>th</sup>.

3. Review of Vouchers (Treasurer, Tim Burgess)

Member Burgess introduced Resolution 21-008 to approve the February Vouchers. Member Burgess stated that he had reviewed the vouchers, found nothing out of order, and asked for approval of the Resolution. Member Royer seconded. Resolution carried 6-0.

## **REPORTS**

### Chair's Report

Chair Graven had nothing to report.

### Executive Director's Report

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

**EXECUTIVE SESSION**

The board did not enter Executive Session.

**ADJOURNMENT**

There being no further business before the Board, Chair Graven declared the meeting adjourned at 3:20 p.m.

*Liv Bacon*

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Liv Bacon  
Recording Clerk



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Stacy Graven, Chair  
Board of Directors, Public Facilities District