

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, October 28, 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 Nelson called the meeting to order at 2:31 pm pursuant to notice. Board Member Chris Marr joined the meeting in person. Board Members Andrea Sato, Brian Surratt, and R. Omar Riojas joined virtually via Teams. Board Member Stacy Graven was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Jennifer Ziegler (Legislative) and Sandeep Kaushik (Legislative). Also joining in person were Fred Rivera (Mariners EVP and General Counsel), and Carmela Ennis (King County). Joining virtually were Bryan Slater (CAA-ICON), Jamie Sullivan (CAA-ICON), Tom Duffy (Thornton Tomasetti), and Ryan Blake (public).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the September 9, 2024, Regular Board Meeting. Member Riojas moved to approve the minutes, seconded by Member Sato. Motion carried 5-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. 2025 Ballpark Management Plan Approval
 - a. CAA-ICON Review (Bryan Slater, Jamie Sullivan)
Mr. Slater and Mr. Sullivan presented the materials included in the Board packet, both commending the Mariners for their outstanding management of the ballpark.
 - b. PFD Board Letter Approval (Joshua Curtis)
Mr. Curtis introduced the letter included in the Board packet. Chair Nelson asked for a motion to approve. Member Marr moved to approve, seconded by Member Surrat. Motion carried 5-0.
2. Reference Ballpark List Modification Review and Approval (Joshua Curtis/Bryan Slater)

Mr. Curtis introduced the Resolution included in the Board packet.

- a. Proposed Resolution 24-008: Approval of Updates to Reference Ballpark List
Member Marr moved to approve, seconded by Member Riojas. Motion carried 5-0.

3. 2024 Ballpark Roof Engineering Update (Tom Duffy)

Mr. Duffy presented the materials appended to the Board packet, noting that the Mariners asked Thornton Tomasetti to increase their scope of review this year to include the roof, the seating bowl, parking garage, and mechanical systems. He reported that the roof does not need painting all at the same time, and that Thornton Tomasetti put together a program for spot cleaning & painting. Chair Nelson asked if Thornton Tomasetti's engagement is exclusively with the Mariners or is it also with the PFD. Mr. Duffy answered that it is exclusively with the Mariners. Member Marr asked how the modification of maintenance protocols, such as spot painting, works. Mr. Duffy answered that they discuss with the Team and give recommendations from a structural standpoint, not an aesthetic one.

4. 2025 Board Meeting Schedule (Carol K. Nelson)

Chair Nelson presented the materials included in the Board packet. Mr. Curtis noted that the February 10 meeting will also include a review of the Updated 2025 Operations Plan. Chair Nelson then asked for a motion to approve. Member Marr moved to approve, seconded by Member Surratt. Motioned carried 5-0.

5. Mariners Updates (Fred Rivera)

Mr. Rivera reported that the Mariners are working on budget and staffing for next year and that Kevin Martinez has been named President of Business Operations. Additionally, he reported on two non-baseball events that the ballpark is preparing for: Enchant in December 2024 and the Savannah Bananas in September 2025. Chair Nelson asked if the Mariners are planning any significant changes for 2025. Mr. Rivera replied that they are not.

6. Treasurer's Report (Chris Marr/Joshua Curtis)

- a. Proposed Resolution 24-009: Amending and Restating Proposed Resolution 24-00
Member Marr introduced Proposed Resolution 24-009 to amend and restate Proposed Resolution 24-008, noting for the Board that previously mis-categorized funds were moved from Legal Fees to Consulting Services. Member Marr then moved to approve, seconded by Member Surratt. Motion carried 5-0.
- b. Balance Sheet/Profit and Loss Review
Mr. Curtis reviewed the materials included in the Board packet.

c. Proposed Resolution 24-010: Voucher Approval

Member Marr introduced Proposed Resolution 24-010 to approve the regular voucher payments, noting that he had reviewed all the financials with Mr. Curtis and did not have any concerns. Member Marr then moved approval, seconded by Member Surrat. Motion carried 5-0.

7. DRAFT 2025 Operating Budget Review (Joshua Curtis)

Mr. Curtis stated he would be presenting a draft budget today for initial feedback and would ask the board for approval at the December 16 board meeting. He then reviewed the materials included in the Board packet.

REPORT

Chair's Report

Chair Nelson reported that she is working with Mr. Curtis on her transition from the Chair position, and she noted that the December 16 Board Meeting will be her final one as she is stepping off the Board.

Executive Director's Report

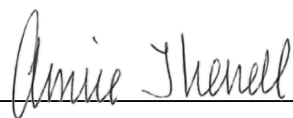
Mr. Curtis summarized the Executive Director's report included in the Board packet.

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 3:49 pm.



Annie Thenell,
Recording Clerk



Carol Kobuke Nelson, Chair
Board of Directors, Public Facilities District