



October 28, 2024
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** (Board Chair, Carol K. 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. September 9, 2024 Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
 - 1. 2025 Ballpark Management Plan Approval
 - a. CAA ICON Review (Bryan Slater) – *Materials Included*
 - b. PFD Board Letter Approval (Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - 2. Reference Ballpark List Modification Review and Approval (Joshua Curtis) – *Materials Included and Board Action Anticipated*

- a. Proposed Resolution 24-008: Approval of Updates to Reference Ballpark List
3. 2024 Ballpark Roof Engineering Update (Tom Duffy) – *Materials Presented at Meeting*
4. 2025 Board Meeting Schedule (Carol Nelson) – *Materials Included and Board Action Anticipated*
5. Mariners Updates (Trevor Gooby)
6. Treasurer’s Report (Chris Marr/Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. Proposed Resolution 24-009: Amending and Restating Proposed Resolution 24-007
 - b. Balance Sheet/Profit and Loss Review
 - c. Proposed Resolution 24-010: Voucher Approval
7. DRAFT 2025 Operating Budget Review (Joshua Curtis) – *Materials Sent Separately*

E. Reports

1. Chair’s Report (Carol K. 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, September 9, 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 2:33 pm pursuant to notice. Board Members joining the meeting in person: Andrea Sato, Stacy Graven, and R. Omar Riojas. Board Member Brian Surratt joined virtually at 2:33pm and then in person at 3:05pm. Board Member Chris Marr was absent but excused. Staff and consultants present: Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Marc Bloom (Consultant) and Sandeep Kaushik (Legislative). Also joining in person were Trevor Gooby (Mariners SVP, Ballpark Operations), Fred Rivera (Mariners EVP and General Counsel), and Carmela Ennis (King County). Joining virtually were Joshua Curtis (Executive Director) and Bryan Slater (CAA-ICON).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the June 24, 2024, Regular Board Meeting. Member Graven moved to approve the minutes, seconded by Member Riojas. Motion carried 5-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

In order to accommodate schedule constraints, the Board considered items out of order from the published agenda.

1. Treasurer's Report (Stacy Graven)
Member Graven, filling in in Member Marr's absence, noted that she met with Mr. Curtis to review the financials and did not have any concerns.
 - a. Proposed Resolution 24-007: Voucher Approval
Member Graven introduced Proposed Resolution 24-006 to approve the regular voucher payments. Chair Nelson asked for a motion to approve. Member Sato moved to approve, seconded by Member Graven. Resolution carried 5-0.

REPORT

Executive Director's Report

Mr. Curtis summarized the Executive Director's report included in the Board packet. Additionally, he reported that Donny Stevenson, Vice-Chair of the Muckleshoot Tribe, is the King County Executive's nominee to the Board. Confirmation by the King County Council is expected later this fall.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

2. Mariners Updates (Trevor Gooby)

a. 2025 Ballpark Management Plan Submittal Overview

Mr. Gooby presented the materials included in the Board packet, focusing on changes since the Club's spring submittal. Chair Nelson asked what the average yearly investment is, for necessary improvements. Mr. Gooby replied \$15 to \$20 million on average, not including any upgrade improvements.

3. Ballpark Reference Trip Debrief (Bryan Slater / CAA ICON)

Mr. Slater presented the materials included in the Board packet, followed by a discussion and Q&A.

4. Updated Reference Ballpark List (Fred Rivera)

Mr. Rivera presented the materials included in the Board packet. The Board discussed the merits of including the various proposed reference ballparks in an updated list, with the intent to finalize the list before the end of the year.

5. Transit-to-Ballpark Pedestrian Improvement Feasibility Study (Joshua Curtis, Marc Bloom)

Mr. Curtis introduced Mr. Bloom to the Board. Mr. Bloom summarized the information included in the Board packet. Chair Nelson asked how the Board should prioritize the projects. Mr. Bloom replied that his goal is to have a proposal by the end of the calendar year with a summary of each potential project including scope, schedule, budget estimate, impact and viability.

REPORT

Chair's Report

Chair Nelson reported that she will be retiring from the board at the end of this calendar year, and that Member Marr has agreed to transition to Board Chair.

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 3:55 pm.

Annie Thenell,
Recording Clerk

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

October 28, 2024

Fred Rivera
Executive Vice President & General Counsel
Legal & Governmental Affairs
Seattle Mariners
T-Mobile Park, 1250 First Avenue South
Seattle, WA 98134

Via email: frivera@mariners.com

Re: Public Facilities District Review of the Club's 2025 Final Ballpark Management Plan and Ballpark Operations Plan

Dear Fred:

The Washington State Major League Baseball Stadium Public Facilities District (PFD) appreciates the submission by The Baseball Club of Seattle, LLLP (the Club) of its 2025 Final Ballpark Management Plan and Operations Plan. This letter and the attached documents memorialize the PFD's review and conditional approval of these plans, subject to the comments and qualifications set out below.

The 2018 Amended and Restated Lease Agreement (the Lease) between the PFD and the Club provides that the Club is responsible for submitting various plans to the PFD for its review (Lease, Article 6). The principal submittals are to be made by the Club by September 1 of each Lease year. However, to permit the Club to advance plans for long-lead-time capital projects (CapEx), the Lease provides for the Club to submit a provisional or Initial CapEx Work Plan – which includes the 2025 Annual and Ten-Year Rolling CapEx Work Plans – by May 1 of each lease year (Lease, § 6.1.2.3). The Club submitted its Initial CapEx Work Plan in the spring of 2024, and the PFD provided its provisional approval at the end of June.

As in previous years, the Club has requested a modified submittal schedule given its business planning calendar and timing for MLB's establishment of game times for the 2025 season. This year, the Club has requested, and the PFD has approved, the following schedule:

BOARD OF DIRECTORS

Carol Kobuke Nelson, Chair
Chris Marr, Vice-Chair
Stacy Graven
R. Omar Riojas
Andrea Sato
Brian Surratt

- September 1, 2024: Management Plan’s Annual (2025) and Ten-Year Cap-Ex Work Plans
- October 1, 2024: Operations Plan and remaining parts of Management Plan, with updates as noted below.
- January 31, 2025: Update to Operations Plan (e.g., MLB schedule with game times, non-baseball events, any modifications to policies, and planned community activities) and Management Plan (approved maintenance budget).
- On-Going: Any updates to the Plans (e.g., approved TMP and/or alcohol operating plan, non-baseball events schedule)

Given the above, the submittals that have been reviewed for the purposes of this letter are the Club’s 2025 Cap-Ex Work Plan and the remaining Management and Operations Plan elements included in Attachment A. The PFD will review the remaining elements of the plans according to the schedule above.

The PFD’s approval of this modified schedule does not constitute an amendment to the Lease, and both parties will come to an agreement regarding next year’s submittal schedule with an adequate lead time.

2025 Ballpark Operations Plan:

The Club submitted its Operations Plan to the PFD in accordance with the schedule outlined above. The Operations Plan outlines the Club’s expected operations at the ballpark in 2025. It includes a tentative schedule of baseball events, reports on the Club’s community activities and investments, and identifies any modifications to the Club’s policies and various plans.

For the Operations Plan elements that are currently available, the PFD comments that the Club’s community activities and investments have again been substantial, and the Club should be recognized for its efforts. The PFD continues to support and commend the Club’s Mariners Care program and its investments in Black, Indigenous, and People of Color (BIPOC) businesses related to supplier diversity goals and commitments. We encourage the Club to pursue continued opportunities to leverage other corporate and public sector buying power to support these efforts.

2025 Ballpark Management Plan:

The Ballpark Management Plan consists of two elements: i) the Ballpark Maintenance Plan and budget, and ii) the CapEx Work Plan. Because the Ballpark Maintenance Plan and budget for 2025 have not yet been completed, the PFD and Club have agreed to defer the PFD’s “review and approval” until 2025, per the schedule outlined above.

In May of this year, the Club submitted its Initial 2025 CapEx Work Plan. The PFD reviewed and provided its preliminary approval of the Club’s initial plan by letter dated June 26, 2024. The PFD’s letter of preliminary approval outlined the relevant Lease requirements, and it offered the

PFD's key observations regarding the work proposed to be performed. In addition, the Club and PFD agreed to a process for addressing short lead-time capital expenditures by submitting a cost estimate and Scope of Work for each project to the PFD Executive Director for review and approval.

Following the Club's submittal and the PFD's preliminary approval in June, the Club made several modifications to the CapEx Work Plan. Those modifications were generally described by the Club to the PFD at its regular Board meeting in September, with detailed notes included in the Club's September submittal. The modifications are further detailed in the Club's submission (Attachment B).

The Club provided PFD Board members the opportunity to discuss the Final Ballpark Management Plan at the September Board meeting. During that meeting, Board members raised questions and discussed items that they thought should be addressed. Since that time, CAA ICON, acting as a consultant to the PFD, followed up with additional questions relating to the scope and budget of the proposed projects. The Club satisfactorily addressed the Board's and CAA ICON's questions. CAA ICON's review of the Final Ballpark Management Plan, presented to the PFD Board at its October 28, 2024 regular Board meeting, is included here (Attachment B).

KEY OBSERVATIONS:

Key observations from the Board and from CAA ICON on the 2025 CapEx Work Plan are as follows:

2025 CapEx Work Plan:

- The Club's 2025 Annual CapEx Work Plan has proposed 49 necessary investment projects budgeted at \$24 M, including escalation and contingency. This is an increase from the \$23.7 M estimated in the initial CapEx work plan.
- All of the 49 projects identified for 2025 are consistent with and included in the Facility Assessment completed in 2022.
- Of the budgeted \$24 M for necessary investment projects, four of the largest projects are budgeted at or above \$1 M, including an upgrade to the Control Room (\$3.6 M) and a replacement of the main LED scoreboard (\$2.7 M).
- In their review of the 2025 CapEx Workplan, CAA ICON worked with the Club to break out the Food and Beverage Equipment General Allowance between infrastructure and equipment allowances to clarify the eligibility for reimbursement from the County Tax Revenues Fund.
- The Club has identified those projects it believes are eligible for reimbursement through the County Tax Revenues Fund under Section 7.5 of the Lease. These projects are subject to further review for consistency with the Funding Agreement between the PFD and King

County. For certain capital projects that are not identified for potential reimbursement with County funds, the PFD acknowledges that the Club may submit additional information supporting reimbursement eligibility, which the PFD will review and consider.

2025-2034 10-Year Rolling CapEx Work Plan:

- In the course of the Facility Assessment completed in 2022, the Club comprehensively updated the 10-year Rolling CapEx Work Plan, following a thorough review of existing ballpark systems and capital investment through 2021.
- The PFD observes that the Club's 10-Year Rolling CapEx Plan is consistent with the Facility Assessment.

Upgrade Improvements:

- The Club has proposed \$150K in upgrade improvements for 2025 with the addition of a "Mother's Room and Sensory Room Lounge."

REFERENCE BALLPARKS

Under the Lease, the PFD's approval rights for the CapEx Workplan are generally limited to ascertaining whether that work, including necessary and upgrade improvements, is consistent with and conforms to the Applicable Standard. (Lease 6.3.2). When the current Lease was signed, the PFD agreed with the Club on a set of ten Reference Ballparks forming the basis for the Applicable Standard. We also agreed that the Club was meeting that standard as of the commencement of the term of the Lease. We have reached similar conclusions every year since, even though we were not able to visit any of the Reference Ballparks in 2020 due to the COVID-19 pandemic and in 2021 due to the pandemic and strike-shortened season.

Since 2022, the PFD Board of Directors, accompanied by staff, consultants (including CAA ICON), and representatives from the Club, have been able to visit all ten of the Reference Ballparks identified in the Lease. The Board has shared their findings from these visits with the Club and has concluded that the Ballpark compares very favorably to the Reference Ballparks. At the same time, it seems likely that continuous upgrade improvements will be required in the future in order to keep pace with the Reference Ballparks.

The Board further notes that, pursuant to section 6.5 of the Lease, the Club has submitted to the PFD an updated cohort of Reference Ballparks for review and approval by the PFD Board. This cohort includes the addition of Oracle Park (San Francisco), Progressive Field (Cleveland) and Rogers Centre (Toronto). The ballparks to be replaced by these additions are Yankee Stadium (New York), loanDepot Park (Miami) and Nationals Field (Washington, D.C.). The Board agrees that these substitutions will add value to the Applicable Standard and approved the updated list at its October 28, 2024 board meeting. The Board looks forward to visiting these ballparks in the future with the Club and using them as part of the Applicable Standard review.

MAINTENANCE AND CONDITIONS STUDY

In 2023, the PFD commissioned Venue Solutions Group to complete a Maintenance and Conditions Study of the ballpark. Given the condition of T-Mobile Park, Venue Solutions Group recommended at the time, and the PFD concurred, that the study be conducted every two years. As such, the next study will be performed in 2025.

CONCLUSIONS

The Board believes that the Club continues to operate, maintain, repair, re-equip and improve the Ballpark and each and all of the major systems and components thereof, in a first-class manner, and in good order and safe condition. We also believe that the 2025 CapEx Work Plan—including \$24.22 M spread over 49 necessary improvements projects and \$150K in upgrade improvements, for a total of \$24.37 M—and the 2025 to 2034 Rolling CapEx Work Plan appear consistent with the Applicable Standard, and they are hereby approved. The only exception is for those elements that are incomplete, as noted above.

With the contents and qualifications of this letter as background, the PFD approves the Club's 2025 CapEx Work Plan and 10-year Rolling CapEx Plan. Comment on elements of the Club's Operations Plan is deferred, as is review and approval of the Club's Maintenance Plan Budget, until such complete materials are made available by the Club to the PFD.

We appreciate the Club's submittal and our opportunity to review and provide conditional approval. If you have questions, please contact our Executive Director, Joshua Curtis at (206) 853-8571, our Legal Counsel, Tom Backer, at (206) 499-9987, or our consultant Bryan Slater of CAA ICON at (703) 203-7538.

Sincerely,

Carol Kobuke Nelson,
Chair, Board of Directors

Attachments:

- A. 2025 Ballpark Operations Plan & Management Plan
- B. Changes to Provisional CapEx Plan Submission
- C. CAA ICON Review – PPT Presented on October 28, 2024 Regular PFD Board Meeting

2
3 RESOLUTION NO. ____

4 A RESOLUTION of the Board of Directors of the
5 Washington State Major League Baseball Stadium Public
6 Facilities District approving an update to the Reference
7 Ballpark cohort identified in Exhibit C of the Lease with The
8 Baseball Club of Seattle, LLLP.

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

12 WHEREAS, the District and The Baseball Club of Seattle, LLLP (“Club”) entered
13 into an Amended and Restated Ballpark Operations and Lease Agreement (“Lease”) in
14 December 2018; and

15 WHEREAS, the Lease identified an Applicable Standard for the purpose of
16 evaluating the condition of T-Mobile Park (“Ballpark”); and

17 WHEREAS, the Applicable Standard is determined by referencing the condition of
18 ten (10) ballparks (“Reference Ballparks”), which were identified jointly by the District and
19 Club, taking into consideration such factors as similarity in age, architectural character, and
20 building systems (including, where possible, a retracting roof); and

21 WHEREAS, members of the District’s Board of Directors and Club have visited all
22 ten of the Reference Ballparks and have found the Ballpark to meet the Applicable Standard
23 each Lease year; and

24 WHEREAS, Section 6.5 of the Lease outlines a process by which the Club may
25 propose to the District for its review and approval an updated cohort of Reference Ballparks
26 in the sixth (6th) year of the Lease term and recurring every fifth Lease year thereafter; and

27 WHEREAS, the Club has submitted to the District an updated Reference Ballpark
28 list, deleting three (3) ballparks from the original list and substituting three ballparks; and

29 WHEREAS, the District, in consultation with its consultant, CAA ICON, and the
30 Club, has determined that the three substitutions will add valuable comparable data to the
31 Applicable Standard.

33 WHEREAS, the updated Reference Ballpark list, attached to this Resolution, shall
34 be substituted for Exhibit C in the Lease, but it shall not constitute an amendment of the
35 Lease.

36
37 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
38 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
39 FACILITIES DISTRICT AS FOLLOWS:
40

41 Section 1. The following ballparks will be deleted from Exhibit C of the Lease:

- 42 • Nationals Park (Washington, D.C.)
- 43 • Marlins Park (Miami)
- 44 • Yankee Stadium (New York)

45 Section 2. The following ballparks will be substituted on Exhibit C of the Lease:

- 46 • Rogers Centre (Toronto)
- 47 • Progressive Field (Cleveland)
- 48 • Oracle Park (San Francisco)

49 Section 3. Exhibit C, substantially in the form attached hereto, is approved, and the
50 Executive Director is directed to substitute this exhibit in the Lease, which substitution shall
51 not constitute an amendment of the Lease.

52
53 PASSED by a vote of ____ to ____ this 28th day of October 2024.
54

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

58 _____
59 Carol Kobuke Nelson, Chair

60 ATTEST:

61 _____
Annie Thenell, Clerk

EXHIBIT C

REFERENCE BALLPARKS

[In alphabetical order by state/province]

Updated 10/28/2024

State	MLB Ballpark	MLB Club
California, San Diego	Petco Park	San Diego Padres
California, San Francisco	Oracle Park	San Francisco Giants
Colorado, Denver	Coors Field	Colorado Rockies
Georgia, Cobb County	SunTrust Park	Atlanta Braves
Minnesota, Minneapolis	Target Field	Minnesota Twins
Missouri, St. Louis	Busch Stadium	St. Louis Cardinals
New York, New York	Citi Field	New York Mets
Ohio, Cleveland	Progressive Field	Cleveland Guardians
Wisconsin, Milwaukee	Miller Park	Milwaukee Brewers
Ontario Canada, Toronto	Rogers Centre	Toronto Blue Jays



2025 Board Meeting Schedule

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.

Q1: [PFD Board Retreat, Date TBD]

February 10

Board action on annual CapEx Contribution and Updated 2025 Operations Plan

May 12

Review of initial 2026 CapEx Workplan

June 23

Board action on initial 2026 CapEx Workplan

Q2/Q3: [Ballpark Reference Trips, Dates TBD]

September 8

Review of 2026 Ballpark Operations and Management Plans

October 27

Board action on 2026 Ballpark Operations and Management Plans, review of 2026 PFD Operations Budget

December 8

Board action on 2026 PFD Operations Budget

2
3 RESOLUTION NO. ____

4 A RESOLUTION amending and restating Proposed
5 Resolution 24-007 to rectify a mis-categorization of funds for
6 the period of July 2024.

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

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

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

14 WHEREAS, Board member Chris Marr has been designated by the Board Chair to
15 review and approve payments; and

16 WHEREAS, in September 2024 the Auditing Officer and Board member Stacy
17 Graven, in Member Marr’s absence, reviewed and approved ballpark vouchers
18 #20240425141124, #20240502135934, #20240503094143, #20240516160622,
19 #20240523135920, #20240606121126, #20240620152023, #20240628095544,
20 #20240711134848, and #20240725110047, as produced by King County (the District’s
21 treasurer); an Electronic Payment Request Form dated June 10, 2024; the credit card
22 statements covering May, June, and July 2024; and the May, June, and July payroll expense
23 reports as produced by Gusto (the District’s payroll administrator); and

24 WHEREAS, the vouchers were approved by the Board at the regular September 9,
25 2024 Board meeting; and

26 WHEREAS, a mis-categorization of funds for professional services was
27 subsequently identified for the July 2024 period; and

28 WHEREAS the corrected categorization of the vouchers for the July 2024 period are
29 summarized as follows:

30
31 July 2024

<u>Classification</u>	<u>Amount</u>
34 1. Capital Projects Fund	
35 2. County Tax Fund	
36 3. Operating Reserve Fund	-\$204,950

37	4. Neighborhood Improvement Fund	
38	5. Operating Fund	
39	• Transfer to Operating Reserve	\$204,950
40	• Salaries/Benefits	
41	○ Salaries	\$21,737
42	○ Employee Benefits - Health	\$3,361
43	○ Employee Benefits – Retirement	\$546
44	○ Payroll Taxes	\$1,686
45	• Professional Services	
46	○ Accounting/Auditing	\$495
47	○ Consulting Services	\$37,457
48	○ Legal Fees	\$5,402
49	○ Website & IT Support	\$771
50	• General & Administrative	
51	○ Bank, Payroll & Inv. Fees	\$1,061
52	○ Board Compensation	
53	○ Dues & Subscriptions	
54	○ Insurance Expense	
55	○ Office Equipment Rental	\$765
56	○ Office Supplies	\$11
57	○ Professional Development	
58	○ Repairs and Maintenance	\$52,594
59	○ Software Expense	\$270
60	○ Telephone Expense	\$210
61	○ Travel	\$1,894
62	○ <u>Utilities</u>	<u>\$208</u>
63	TOTAL FOR THE PERIOD	\$128,467

65 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
66 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
67 FACILITIES DISTRICT AS FOLLOWS:

68 The correction to the categorization of voucher expenses for July 2024 is hereby
69 approved.
70

71 PASSED by a vote of ____ to ____ this 28th day of October 2024.

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

75 _____
76 Carol Kobuke Nelson, Chair

76 ATTEST:
77 _____
78 Annie Thenell, Clerk

Ballpark PFD
Balance Sheet 2024
As of September 30, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
Cash - Capital Projects Fund	4,698,371.08
Cash - County Tax Revenues Fund	10,437.27
Cash - Impaired Investments	23,511.50
Cash - Neighborhood Improvement Fund	3,620,950.29
Cash - PFD Operations Fund	2,636,550.93
Cash - PFD Reserve	3,553,480.52
Cash Equivalents	-58,495.30
Total Bank Accounts	\$ 14,484,806.29
Total Accounts Receivable	\$ 31,871,436.39
<hr/>	
Total Current Assets	\$ 46,356,242.68
Total Fixed Assets	\$ 388,888,659.15
Total Other Assets	\$ 21,663.00
<hr/>	
TOTAL ASSETS	\$ 435,266,564.83
LIABILITIES AND EQUITY	
Total Liabilities	\$ 78,132,939.41
Total Equity	\$ 357,133,625.42
<hr/>	
TOTAL LIABILITIES AND EQUITY	\$ 435,266,564.83

Profit and Loss

August, September 2024

	Aug-24	Sep-24	YTD	2024 Budget	Delta	% Spent
Expenses						
Salaries / Benefits						
Salaries & Wages	21,737	21,737	192,012	248,534	56,522	77%
Employee Benefits - Health	3,361	3,361	34,370	45,975	11,605	75%
Retirement Benefits	546	546	5,431	9,557	4,125	57%
Payroll Taxes	1,690	1,692	14,949	20,543	5,594	73%
Total Salaries / Benefits	\$ 27,330	\$ 27,330	\$ 246,752	\$ 324,609	\$ 77,857	76%
Professional Services						
Accounting/Auditing	1,155	1,650	33,074	59,000	25,926	56%
Consulting Fees - Admin	21,112	17,566	147,003	259,600	112,597	57%
Legal & Professional Services	4,785	1,349	40,263	108,000	67,737	37%
Website & IT Support	1,919	329	5,871	19,200	13,329	31%
Total Professional Services	\$ 28,971	\$ 20,894	\$ 226,212	\$ 445,800	\$ 219,588	51%
General & Administrative						
Bank, Payroll, & Investment Fees	-68	1,271	5,549	1,302	-4,247	426%
Board Compensation	1,300		1,850	8,000	6,150	23%
Dues & Subscriptions	16	561	4,403	5,055	652	87%
Insurance Expense			8,419	11,381	2,962	74%
Office Equipment Rental	765	765	6,743	8,520	1,777	79%
Office Supplies	79	910	10,284	5,890	-4,394	175%
Professional Development			50	2,000	1,950	3%
Repairs & Maintenance	2,914	568	79,332	76,345	-2,987	104%
Software Expense	309	326	2,711	3,962	1,251	68%
Telephone Expense	60	210	1,590	3,240	1,650	49%
Travel	2,691	3,824	13,548	31,500	17,952	43%
Utilities	208	208	1,866	2,400	534	78%
Total General & Administrative	\$ 8,274	\$ 8,643	\$ 136,345	\$ 159,595	\$ 23,250	85%
Total Expenses	\$ 64,575	\$ 56,866	\$ 609,309	\$ 930,004	\$ 320,696	66%

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 Chris Marr has been designated by the Board Chair to
13 review and approve payments; and

14 WHEREAS, the Auditing Officer has reviewed and approved ballpark vouchers
15 #20240809075750, #20240815121322, #20240829104204, #20240905121249, and
16 #20240917111944, as produced by King County (the District’s treasurer); Electronic
17 Payment Request Forms dated August 13 and September 12, 2024; the credit card
18 statements covering August and September 2024; and the August and September payroll
19 expense reports as produced by Gusto (the District’s payroll administrator); as summarized
20 as follows:

21 August 2024

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$4,622,490
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$21,737
○ Employee Benefits - Health	\$3,361
○ Employee Benefits – Retirement	\$546
○ Payroll Taxes	\$1,690
• Professional Services	
○ Accounting/Auditing	\$1,155
○ Consulting Services	\$21,112
○ Legal Fees	\$4,785
○ Website & IT Support	\$1,919

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- General & Administrative
 - Bank, Payroll & Inv. Fees -\$68
 - Board Compensation \$1,300
 - Dues & Subscriptions \$16
 - Insurance Expense
 - Office Equipment Rental \$765
 - Office Supplies \$79
 - Professional Development
 - Repairs and Maintenance \$2,914
 - Software Expense \$309
 - Telephone Expense \$60
 - Travel \$2,691
 - Utilities \$208

- TOTAL FOR THE PERIOD \$4,687,065

September 2024

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$1,489,920
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$21,737
○ Employee Benefits - Health	\$3,361
○ Employee Benefits – Retirement	\$546
○ Payroll Taxes	\$1,692
• Professional Services	
○ Accounting/Auditing	\$1,650
○ Consulting Services	\$17,566
○ Legal Fees	\$1,349
○ Website & IT Support	\$329
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$1,271
○ Board Compensation	
○ Dues & Subscriptions	\$561
○ Insurance Expense	
○ Office Equipment Rental	\$765
○ Office Supplies	\$910
○ Professional Development	
○ Repairs and Maintenance	\$568
○ Software Expense	\$326
○ Telephone Expense	\$210
○ Travel	\$3,824
○ Utilities	\$208
	<hr/>
TOTAL FOR THE PERIOD	\$1,546,786

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

Vouchers #20240809075750, #20240815121322, #20240829104204, #20240905121249, and #20240917111944, as produced by King County (the District’s treasurer); Electronic Payment Request Forms dated August 13 and September 12, 2024; the credit card statements covering August and September 2024; and the August and September payroll expense reports as produced by Gusto (the District’s payroll administrator); are hereby approved.

PASSED by a vote of ____ to ____ this 28th day of October 2024.

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

Carol Kobuke Nelson, Chair

ATTEST:

Annie Thenell, Clerk

2025 PFD Operations Budget

ASSUMPTIONS AND DRIVERS

2025 Operating Budget Summary

CPI-U

3%

** September 2024 CPI-U = 3.1%*

Operating Budget

Operating Revenue: \$1,988,092

Operating Expenses: \$997,919

Net Operating Income: \$990,173

2025 Cap-Ex Contribution (est.): \$318,576

2025 Projected Balance: \$671,597

Income

- The PFD's primary operating income is the Mariners rent, paid in two installments (March, August).
- Per the lease, the rent increases each year by the local CPI-U from the previous year.

• 2024 Rent:	\$1,928,876
• 2025 Rent (est.):	\$1,986,742

Salaries and Benefits

- Salaries assumed to track with CPI-U
- 14% in health insurance premiums
- Retirement administrator costs shifted from Salaries/Benefits to Professional Services

Professional Services

Accounting and Auditing

- Monthly accounting support, annual financial statement preparation, and State Audit all consistent with 2024

Consulting Services

- Ongoing Government Affairs, CapEx, and Office support consistent with 2024
- Rezoning effort milestone achieved
- Increased effort identifying and implementing 1-3 NIF projects
- Transportation Levy passes
- See detailed breakdown in next slides

Legal Fees

- Slight reduction in budgeting to reflect trend in 2023-2024

Website/IT Support

- Reduction in budgeting to reflect trend in 2023-2024

Consulting Services Breakdown

Government Affairs (16%): *Track and advise the PFD on any legislative efforts that could impact the operations of the ballpark*

- Activities: State, County, City legislative monitoring and communication

Ballpark Cap-Ex Support (24%): *Support PFD in ensuring T-Mobile Park continues to conform to the Applicable Standard.*

- Activities: Ballpark Management Plan review, monthly CapEx invoice review, Reference Ballpark trip support, annual M&O report

Consulting Services Breakdown (cont.)

Neighborhood Improvement: Policy (18%): *Support PFD's goal of a Stadium District that is vibrant, safe and enjoyable for fans, employees, and residents through policy interventions.*

- Activities: WOSCA, Stadium District Rezone, Sound Transit, King County Campus

Neighborhood Improvement: Urban Design (34%)*: *Support PFD's goal of a Stadium District that is vibrant, safe and enjoyable for fans, employees, and residents through design interventions.*

- Activities: Occidental Design, NIF Project Management

* Does not include design/planning/construction costs for pedestrian improvements from transit to ballpark – TBD based on approved projects

Office Support (8%): *Support PFD's operations, including office administration and external communications.*

- Activities: Annual Report, Board Retreat, Benefits Administration

General & Administrative

Payroll & Investment

- Increase in budget to reflect past costs

Dues & Subscriptions

- CDRT membership added

Office Supplies

- 25th Anniversary budget removed

Repairs and Maintenance

- Office upgrades completed
- Assumes electrical improvements and logo installation

Travel

- Visit new Reference Ballparks in early-Q3, reduction in budget to reflect past costs

PFD 2025 Operating Budget - DRAFT

Presented at the October 28, 2024 Board Meeting

CPI Assumption **3%**

Operating Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 Budget	2024 Budget	Delta	%
Income																
Rent	-	-	993,371	-	-	-	-	993,371	-	-	-	-	1,986,742	1,897,624	89,119	4%
Reimbursement Revenue	113	113	113	113	113	113	113	113	113	113	113	113	1,350	1,350	-	0%
Total Income	113	113	993,484	113	113	113	113	993,484	113	113	113	113	1,988,092	1,898,974	89,119	4%
Expense																
Salaries/Benefits																
Salaries	21,736	21,736	22,282	22,282	22,388	22,388	22,388	22,388	22,388	22,388	22,388	22,388	267,141	256,904	10,237	4%
Employee Benefits - Health	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	52,412	45,975	6,437	12%
Employee Benefits - Retirement	652	652	668	668	672	672	672	672	672	672	672	672	8,014	9,808	(1,793)	-22%
Payroll Taxes	1,796	1,796	1,842	1,842	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	22,078	21,235	843	4%
Subtotal	28,552	28,552	29,160	29,160	29,277	29,277	29,277	29,277	29,277	29,277	29,277	29,277	349,644	333,922	15,722	4%
Professional Services																
Accounting/Auditing	2,083	2,083	2,083	2,083	2,083	20,623	2,083	2,083	2,083	2,083	3,587	16,503	59,464	59,000	464	1%
Consulting Services	48,355	28,354	23,692	25,229	29,521	48,483	35,896	20,854	51,192	39,604	22,277	21,192	394,648	344,800	49,848	13%
Legal Fees	9,667	8,667	8,667	9,667	8,667	8,667	9,667	8,667	8,667	9,667	8,667	8,667	108,000	108,000	-	0%
Website & IT Support	652	672	672	672	672	672	672	672	672	672	672	672	8,059	19,200	(11,141)	-138%
Subtotal	60,757	39,776	35,113	37,651	40,942	78,445	48,317	32,276	62,613	52,026	35,202	47,033	570,170	531,000	39,170	7%
General & Administrative																
Payroll & Investment Fees	958	958	958	958	958	958	958	958	958	958	958	958	11,495	1,302	10,193	89%
Board Compensation	667	667	667	667	667	667	667	667	667	667	667	667	8,000	8,000	-	0%
Dues & Subscriptions	3,145	20	20	20	20	210	20	20	20	3,020	20	20	6,555	5,055	1,500	23%
Insurance Expense	-	-	-	-	-	-	-	-	-	-	-	10,300	10,300	11,381	(1,081)	-10%
Office Equipment Rental	718	718	718	718	718	718	718	718	718	718	718	718	8,610	8,520	90	1%
Office Supplies	223	223	223	223	1,123	723	223	223	603	223	937	223	5,166	15,176	(10,010)	-194%
Professional Development	167	167	167	167	167	167	167	167	167	167	167	167	2,000	2,000	-	0%
Repairs and Maintenance	10,600	600	600	600	600	600	600	600	600	600	600	600	17,200	82,200	(65,000)	-378%
Software Expense	322	322	322	322	322	322	322	322	322	322	322	601	4,138	3,962	176	4%
Telephone Expense	270	270	270	270	270	270	270	270	270	270	270	270	3,240	3,240	-	0%
Travel	125	125	125	125	125	125	22,625	125	125	125	125	125	24,000	31,500	(7,500)	-31%
Utilities	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	-	0%
Subtotal	17,393	4,268	4,268	4,268	5,168	4,958	26,768	4,268	4,648	7,268	4,982	14,847	103,104	174,736	(71,632)	-69%
Total Expense	106,702	72,596	68,542	71,079	75,388	112,680	104,363	65,821	96,539	88,571	69,461	91,158	1,022,919	1,039,658	(16,739)	-2%



Executive Director Report October 2024

Communications

- PSBJ – I was interviewed for an upcoming piece in the PSBJ about the economic development opportunities in the Stadium District with the upcoming completion of the Waterfront Seattle project. I'll share the article when it's published. In my conversations with the person writing the article, he shared with me a new development being planned for the formerly industrial area around Ball Arena in Denver. A good overview of the project can be found [here](#).

Board Development

- Board Appointments – With the budget process underway, we haven't seen any movement for Donny Stevenson's appointment. I've asked our Boards and Commissions Liaison for an update and will share what I hear at the board meeting.

Neighborhood Improvement Fund

- Transit-to-Ballpark Pedestrian Improvements – We will be convening the NIF group (Stacy, Omar, Fred, Trevor, and Dave Wilke) in the next couple of weeks for our consultant, Marc Bloom, to provide an early draft of his findings. Included in the draft will be a review of all agencies with jurisdiction within the area and associated approvals/permitting required. The final draft will be presented to the board at the December 16 board meeting.

Policy Tracking/Engagement

- Stadium District – Andrea (as the board liaison for the Stadium District rezoning effort) and I will be joining a stakeholder group comprised of the Club, PSA, First and Goal, Building Trades, Unite Here, SEIU, PSA, Alliance for Pioneer Square, Pioneer Square Residents Council, Seattle Made, The Hansen Group, SCIDPDA and the Housing Development Consortium for a "Big Tent" meeting on November 1st. The goal of the meeting will be to gain support for the effort at Council in Q4 2024 and Q1 2025. Labor still believes they have a viable path forward and enough votes on Council to amend the zoning legislation to allow residential in the area. I expect we will hear an update on the political landscape and a proposed strategy.
- WOSCA – Responses to the Request for Interest for the WOSCA project are due on October 31. I will update the board as I learn more about the teams and individuals who responded and next steps.

- Occidental – MiG has completed their individual and small-group stakeholder outreach and are in the process of scheduling a final workshop to share their findings with participants. The final report on the outreach, as well as a base map of the area (including all utilities and other conditions on/under the ground) will be delivered subsequently. In parallel with that work, the Seattle Parks Foundation (SPF) has been keeping SDOT in the loop and working towards make public funds available (pending approval of the transportation levy) for the second phase of the project. That phase will likely include a set of short-term, low-cost recommendations for improving the area prior to World Cup, as well as conceptual designs (10% design milestone) for the corridor. SPF is optimistic that SDOT will continue support the project as we move into the second phase.
- King County Civic Campus Initiative – I’ve now attended two of the three scheduled Governance and Financing Steering Committee meetings convened by King County Executive’s office. At our most recent meeting we discussed the options for establishing a third-party entity (such as a PFD or PDA) to manage all or part of the ambitious plan (details of the County’s plan can be found [here](#)). There seemed to be general interest in this option though there is still a long road ahead (and many goals to be established) before a deciding on the governance and delivery models.
- Digital Kiosks – Fred and I were briefed on a proposed digital kiosk program that the Downtown Seattle Association has been spearheading. While there aren’t any kiosks planned immediately adjacent to the ballpark, we could see some placed close by as part of a second phase. I’ve attached here an article that describes the project.

Attachments

- “John Stanton addresses Mariners’ 2024 season,” Daniel Kramer, MLB.com, October 4, 2024.
- “Seattle Mariners promote longtime executive to lead business operations,” Nick Pasion, PSBJ, October 4, 2024.
- “Lumen Field will host games for FIFA Club World Cup in 2025,” Tim Booth, Seattle Times, October 15, 2024.
- “Digital kiosks could be coming to Seattle’s streets,” Emma Lapworth, Daily Journal of Commerce, October 24, 2024



Mariners owner discusses Servais' dismissal, payroll, future of club

October 4th, 2024



Daniel Kramer
@DKramer_

Share



SEATTLE -- John Stanton's office at T-Mobile Park is full of historical images, nearly all of which pay homage to the history of baseball in Seattle. But what really stands out on this afternoon -- one day after the Mariners were officially eliminated from postseason contention in 2024 -- is the 8-by-10 portrait on his desk.

It's a picture of the Mariners' chairman and managing partner being embraced by former manager Scott

“I really like Scott, and that's present tense, not past tense,” Stanton said. “I think Scott is a terrific human being, and I think he did some great things for this franchise, and he will always be thought of as a very, very important part of Mariner history.”

As part of a wide-ranging interview with MLB.com to reflect on the Mariners' 2024 season, these were Stanton's first public comments since [Servais was relieved of his duties](#) on Aug. 22, a dismissal that will objectively go down as the year's most defining moment.

- [After great start, Mariners' 2024 comes to disappointing end](#)

Stanton also elaborated on why president of baseball operations Jerry Dipoto will return, his vantage point on the hiring of new manager Dan Wilson, what payroll will look like in 2025, the future of ROOT Sports and his messaging to a frustrated fan base after the Mariners missed the postseason for the second straight year.

'A deep regret' on Servais' departure

Servais spent nine years in Seattle and was the second-longest-tenured and second-winningest manager in franchise history -- and, despite an increasingly corporate presence in the sport, Stanton had a closer relationship with him than most owners do with their manager.

Which made the messy execution of Servais' dismissal that much more painful. Servais learned of the decision via a news alert on his phone and before a face-to-face interaction with members of the Mariners' front office - chief among them Dipoto, who'd been Servais' friend for nearly three decades.

“I have a deep regret that it leaked to the media and that Scott found out from some media source,” Stanton said. “And that is a source of frustration for everyone in this building.”

Stanton was asked how, then, such sensitive information could be leaked?

“I am highly confident it didn't come from within this building or from our ownership group, because I know there was a very small circle of people who are aware of it, and I have a high level of confidence that those people did not say anything,” Stanton said.

He was then asked if he knew where the leak originated.

“To be blunt, I can't do anything about it, even if I knew exactly the answer to your question,” Stanton said. “It happened. It was terribly unfortunate. We've expressed, both Jerry and I, have expressed our disappointment that it occurred.”

Servais was [sad about every facet of his departure](#) -- that he didn't get to see the season through, that he was a central figure among a team that ultimately failed to meet expectations and that he didn't get the chance to address the players in a group setting one more time.

Stanton was asked about his view on the factors that led to the decision, which came just 65 days after the

“For whatever reason, and Jerry should answer that question, the offensive performance, particularly, has been disappointing,” Stanton said, pointing to a group that, at the time, had MLB’s worst strikeout rate (27.7%), third-lowest OPS (.666) and fewer runs per game than all but three teams (3.9), which was essentially suppressing an all-world starting rotation.

“We believed -- I believe -- that Jerry made the right decision in relieving Scott of his responsibilities, even though I know it was a gut-wrenching, difficult decision.”

Dipoto, the architect of the roster responsible for those offensive shortcomings, remained in his role. Stanton also confirmed Dipoto will hold that position in 2025, which represented the first official word from the club on Dipoto’s status beyond ‘24.

‘I believe in Jerry’

Stanton’s office is on the other side of the wall from Dipoto’s, putting them in close quarters and constant contact. Stanton regularly logs time at the ballpark during the offseason, too, in direct proximity to Dipoto’s most pivotal time of each year, when he constructs the upcoming roster.

In that context, Stanton has as close a vantage point to how Dipoto operates as anyone.

“I believe in Jerry,” Stanton said, “and Jerry is going to continue to lead our baseball organization into the future as the president of baseball operations -- and I believe passionately that he is the right guy to do that.”



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The Seattle Times first reported that Dipoto would return on Sept. 8, but the club never commented on the

formally announced when Dipoto had received separate extensions, in September 2021 and July 16.

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From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2024/10/04/mariners-president-business-operations-martinez.html>

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Sports Business

Seattle Mariners promote longtime executive to lead business operations




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Kevin Martinez, the Mariners' new president of business operations, been with the club for 34 years.

BEN VANHOUTEN



By [Nick Pasion](#) – Reporter, Puget Sound Business Journal
Oct 4, 2024

 Listen to this article 3 min



The Seattle Mariners have tapped Kevin Martinez to be their next president of business operations, the team announced Friday.

The 34-year Mariners employee will be elevated from his role as senior vice president of marketing and communications and will now oversee all aspects of the Mariners business operations.

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Martinez takes over after Catie Griggs [resigned from the role in July](#), citing a desire to be closer to family. She was subsequently [named president of business operations for the Baltimore Orioles](#). Mariners Chairman John Stanton filled in on an interim basis following Griggs' departure.

"Over the course of our search, Kevin set himself apart with his creativity, his vision and his passion for our team and our organization," Stanton said in a news release.

Related coverage

- [Mariners fire manager Scott Servais, name replacement](#)
 - [Mariners president Catie Griggs steps down](#)
 - [Departing Mariners president Catie Griggs jumps to East Coast team](#)
-

The Mariners are coming off a disappointing season in which the team missed the playoffs for the second year in a row following its first postseason run in two decades in 2022. The team ranked 14th in attendance among the 30 MLB teams in 2024 with 2.56 million attendees, down 4.8% from 2.69 million the year before, according to Baseball Reference.

Prior to being named a senior vice president in 2017, Martinez served for 16 years as the Mariners' vice president of marketing. He joined the organization in 1990 as a promotion manager.

During his time with the organization, Martinez has shaped the Mariners brand, overseeing marketing, advertising, social media, research, in-park entertainment, special events and communications, according to the team. He also led the creation of FanFest, Opening Week Warm-up, Mariners Street Fleet and the Mariners Bar League.

"I believe our team is on the doorstep of our greatest moments and achievements, and my focus is working with the talented people within our organization to reach those heights on behalf of all our fans," Martinez said in the release.

A source with knowledge of the situation told MLB.com last month that no option on Dipoto's most recent deal was exercised, meaning Dipoto's contract was either for more than three years (2022-24) or an extension was agreed to. Stanton, preferring not to speak on contractual details, was asked why the club didn't make an official announcement as it had in the past, if indeed a new extension was signed.

"I philosophically believe that the focus of our baseball organization should be the players on the field," Stanton said. "I've joked with people that no one ever bought a ticket because of the owner or the president or the general manager. They buy tickets because they want to see great baseball."

Entering his 10th season, Dipoto has drawn criticism for Major League talent evaluation, for disrupting clubhouse chemistry by trading away well-liked players and for a growing disconnect with the fan base after last year's polarizing [end-of-season press conference](#). The latter is why he largely remained out of the public eye this season, a contrast from his prior reputation as one of the sport's most forward-facing figures among those in his role.

On Saturday, in his first public remarks since Servais' dismissal, Dipoto held an [impromptu 25-minute media session](#) with reporters evaluating the 2024 season, calling it, among many things, "a learning experience."

"I learned a lot," Dipoto said. "I know our staff learned a good deal. We learned some things not to do. We learned where we may be doing things the wrong way, and we have to make adjustments, not just an approach on the field, but in how we put the roster together."

As the Mariners head into the offseason with just one playoff berth in nine years under Dipoto, Stanton was asked for his evaluation of Dipoto, specifically in 2024.

“You start with the performance of the Major League team on the field, and it's disappointing,” Stanton said. “I think that you can't get past that as being the number one factor. But I look at the other things that enable us to be successful in the future, will enable us to be successful in the future, and they're all pointing in the right direction.”

Dipoto orchestrated one of MLB's fastest rebuilds in recent memory, has developed arguably the best homegrown pitching staff in the sport and assembled a high-performance staff that kept those arms -- and the rest of the roster -- remarkably healthy all year. Overall, by days lost to the injured list this year, according to Spotrac, the Mariners ranked fifth best (1,135 days).

Eyeing the future, Seattle's farm system was ranked as high as No. 2 by MLB Pipeline before the recent wave graduated to the Majors, and its reinforcements -- headlined by a group of promising hitters -- [have the club at No. 9](#) and almost certain to climb by spring. Single-A Modesto and Double-A Arkansas each won a championship this year.

- [Mariners' Top 30 Prospects list](#)

“I think he's developed a great set of systems,” Stanton said of Dipoto, also crediting general manager Justin

The Dan Wilson era

To some surprise, when [Wilson was named Servais' replacement](#), there was no interim tag, which Dipoto said was to allow Wilson a runway to cultivate trust and lay long-term groundwork. The decision required Stanton's approval.

"It was a very long series of conversations," Stanton said. "I asked Jerry questions as to why he wanted to make the change, with respect to Scott, why he wanted to bring Dan in, and I was certainly satisfied by his thinking on it."

Stanton also reiterated that, "Dan as the manager was Jerry's choice, to be 100% clear."

Before taking over, Wilson, 55, was among the organization's most respected figures -- a franchise icon who has been active in the community and who'd [already built relationships](#) with many of the Mariners' young core in his prior role as a special assistant for player development.

Wilson's competitive strategies have been much different than his predecessor. He has constructed similar lineups each game, operated the bullpen more moderately and, above all, has put a premium on simplified messaging.

Players have given much credit in the latter category to hitting coach Edgar Martinez, the Hall of Famer who [played alongside Wilson in the 1990s](#). Martinez, 61, was brought on only through the end of 2024, though his [return in some capacity](#).

“At the risk of saying the obvious, we would do backflips for as much involvement as Edgar has in this franchise going forward,” Stanton said.

Beyond Martinez, decisions on the rest of the coaching staff [loom for Wilson this offseason](#), as does his longer-term scope and correspondence with Dipoto. Wilson has been very measured in media interviews, perhaps a byproduct of being thrust into uncharted territory in overseeing a team that still hoped to salvage its season into October.

But with escrow essentially closing after a full offseason, it’ll be fascinating to watch how Wilson handles the gig in 2025.

A ‘sustainable’ payroll

Fair or not, a team’s budget is always an external point of contention for those that either aren’t in the playoff race or fail to meet expectations. That has been particularly true in Seattle since the Mariners re-entered a competitive window in 2021.

The Mariners operated with a payroll of roughly \$145 million in 2024, according to multiple outlets that track those figures, such as Spotrac, Cots Baseball Contracts and RosterResource, each of which had the club ranked between 16th and 18th out of the 30 MLB teams. They were around roughly \$140 million in ‘23, \$155 million in ‘22 (elevated by signing bonuses on Julio Rodríguez and Luis Castillo) and \$105 million in ‘21, the year when they emerged from their rebuild a year earlier than anticipated. They peaked just north of \$170 million

Stanton said that in 2025, “Yes, we plan to increase our payroll” from ‘24, but Dipoto indicated that most of the uptick will be rooted via in-house raises. A sizable group of players is either entering salary arbitration for the first time or going through the process again, all of whom will reach the bargaining table with tangible statistics to make a compelling case to earn more money than they did in '24. This group includes Cal Raleigh, George Kirby, Logan Gilbert and Randy Arozarena.

But it doesn't include Rodríguez, whose [megadeal that he signed as a rookie](#) will jump his salary by nearly \$8 million to just north of \$20 million.

“That’s going to be a big number,” Dipoto said of internal increases. “That’s going to jump payroll quite a bit anyway, but it won’t be the only rise that we see in payroll. I can’t give you an exact number. I don’t know what that is. I can tell you we’re not going the other way.”



()

On the one hand, Seattle will have cost certainty on most of its roster. Including arbitration projections, the Mariners' payroll for 2025 sits in the \$125-130 million range at the offseason's outset. This is an unofficial estimate.

"We're roughly the 15th-largest market in baseball," Stanton said. "We're pretty much smack dab in the middle in terms of the size of the market, and that means that we're about average in our ability to generate revenue and to do those things. I think, to me, the word that we use a lot -- and our objective -- is to have a sustainable franchise over a long period of time."

On the other hand, the club won't have a sizable amount to spend aggressively in free agency. But free agency has also been the outlier in how the club augments the roster.

"I think our draft, develop and trade philosophy certainly doesn't preclude free agents," Stanton said.

Aside from the expensive component to free agency, there's also the blunt reality that the Mariners have stumbled in that area of roster building, headlined by the largest such contracts to both a pitcher under Dipoto (\$115 million to Robbie Ray) and hitter (\$24 million to Mitch Garver).

Ray had a great first season with Seattle in 2022 but suffered season-ending elbow and flexor injuries in the debut start to his second, thus shelving Seattle's most expensive player for all of '23 and most of '24. He was [traded to the Giants](#) in January in the midst of an offseason spearheaded by Seattle's effort to create payroll flexibility (more on this later). Garver, an above-average hitter by [wRC+](#) (league average is 100) for his entire career, was worth 88 wRC+ and minus-0.4 [WAR](#) per FanGraphs in his debut season in '24.

The status of ROOT Sports

A chunk of Dipoto and Hollander's payroll decisions last offseason were made in light of ongoing uncertainty related to the Mariners' regional sports network, ROOT Sports, which the club absorbed full control of in January after holding a 70% stake prior.

Stanton called the notion of budget uncertainty at the time a "misconception" and that the club's final budget was set in early November. Regardless, Stanton and Dipoto suggested that the Mariners enter this offseason

“Last year, we had a pretty good feeling that there were a number of teams that were in a unique situation due to the RSN [regional sports network] issues,” Dipoto said. “I don’t know how that’s going to play out this season or what it’s going to mean for other teams in the league. The only thing I do know going into this [off]season is how it’s going to play out for us, and it’s not going to be nearly the concern that it was this past year.”

That said, the Mariners haven’t made a decision on their television broadcasting for 2025.

“Our goal is to have programming available to as many fans as possible,” Stanton said, “and so that will be our guiding light in terms of making decisions as the season comes to an end.”

Specifically, Stanton said that the club is considering whether to essentially run it back with ROOT, as it did in 2024 but with more abbreviated production staff and programming than in ‘23; or further explore a partnership with MLB, which produced and distributed games for teams that have been impacted by the RSN situation. The Padres, D-backs and Rockies were the clubs that used MLB’s distribution this year.

“We look at that as an alternative for us,” Stanton said.

The Mariners won’t take further direction on their decision, Stanton said, until a bankruptcy court ruling is made on Diamond Sports Group, the owner of Bally Sports Networks, which filed for bankruptcy in March 2023. Diamond oversees the production and distribution of a little more than one-third of the league’s club television broadcasts, and if Bally is no longer an option after the bankruptcy ruling, those clubs would seemingly need an alternative.

“That will allow us to know what other teams are doing,” Stanton said of the bankruptcy case, “and that will give us some sense as to what it is that MLB would have to sell, basically. If there are a lot of teams involved, then they’ve got an ability to deliver to distributors, such as the cable companies, a broader set of markets, and therefore something more valuable to those distributors.”

The ‘draft, develop and trade’ model

Poll any front office on what positional area would be the most marquee to build an organization around, and each would almost certainly point to starting pitching. And the homegrown group that Dipoto has assembled -- Gilbert, Kirby, Bryce Miller and Bryan Woo -- is perhaps the sport’s best.

The Mariners have also developed Raleigh, a Dipoto third-round Draft pick in 2018 who has become arguably MLB’s most productive catcher, and Rodríguez, who was signed as an amateur international free agent in '17 and who when at his best has shown the potential to be one of MLB’s bright young stars.

J.P. Crawford and Andrés Muñoz were not homegrown players, but they joined the organization via trade early in their careers and became foundational pieces. Each signed a notable extension, as did Castillo, who was the headlining starter moved at the 2022 Trade Deadline, and Victor Robles, who [became a revelation](#) in Seattle after being released by Washington in June.

The Mariners also were among the most aggressive teams at the July 30 Trade Deadline, acquiring Arozarena, arguably the biggest bat moved, and Justin Turner, who became a key clubhouse figure but is a free agent.

The Deadline also underscored limitations. The Mariners [wanted to add more](#), and sources said that they were willing to part with any prospect to do so. But most of the biggest names that were floated in trade rumors ultimately did not move -- notably Vladimir Guerrero Jr., Pete Alonso, Yandy Díaz and Luis Robert Jr.

Seattle carried a one-game lead in the AL West at the Deadline but ultimately missed the postseason.

Separately, for all the Mariners' success with trade acquisitions (recently including Eugenio Suárez, Luke Raley and Ty France before a steep decline from 2023 to '24) there have also been key misses on those with proven track records elsewhere -- such as Jesse Winker, Kolten Wong, Adam Frazier and Jorge Polanco, whose \$12 million option for '25 likely won't be exercised.



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element.

“I think Jerry's done an extraordinary job of trading. ... He's been prolific in doing that, and very effective in doing that,” Stanton said. “And I think that that is an important part of that philosophy. And if you're effective in trading, it seems to me that that means you don't have to do free agency deals in the same numbers.”

‘Fans are frustrated’

Before the Mariners exited the field on Sunday, nearly the entire team paced the warning track encircling T-Mobile Park, slapping high-fives, snapping pictures and sharing gratitude to the ticketed crowd of 42,177. Despite Seattle being eliminated three days prior, it was their fifth-most-attended home game of the year, bringing its final attendance total to 2,555,813.

That number, which is unofficial, was a slight dip from 2,090,410 last year. But excluding 2023, it would have been Seattle's most attended season since '07 -- which underscores the region's rejuvenated interest.

Yet many among the fan base have expressed growing frustration with the team’s shortcomings, and with it the direction of decision-making and leadership.


The Mariners finished with a winning record for the fourth straight season, just the second time in the franchise’s 48 years they’ve done so. But angst has mostly been toward the club not reaching heights, especially in this perceived window of contention and on the heels of a 2022 season in which it [finally snapped the longest active playoff drought](#) (21 years) in North American professional sports.

In each of the two years since, the Mariners finished as the first team on the outside looking in, one game back of the [final AL Wild Card spot](#) (excluding tiebreakers), not to mention the massive lead blown atop the division this year.

Stanton was asked what he would say to fans who are demanding more be done to push the Mariners -- the only MLB team that has never played in the World Series -- over the top.

“I love this place. I am present. I am here. I care deeply about this,” Stanton said. “I am as disappointed as any fan we have that this team hasn’t been in the playoffs in two years. I believe we’re making progress. I can certainly understand why fans are frustrated when they hear me say that, but I believe that we are on track to have a team that consistently wins over a long period of time.

“I intend this team to win, have a winning record every season, be in the playoffs most seasons, and we will win a World Series.”

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[Daniel Kramer](#) covers the Mariners for *MLB.com*.

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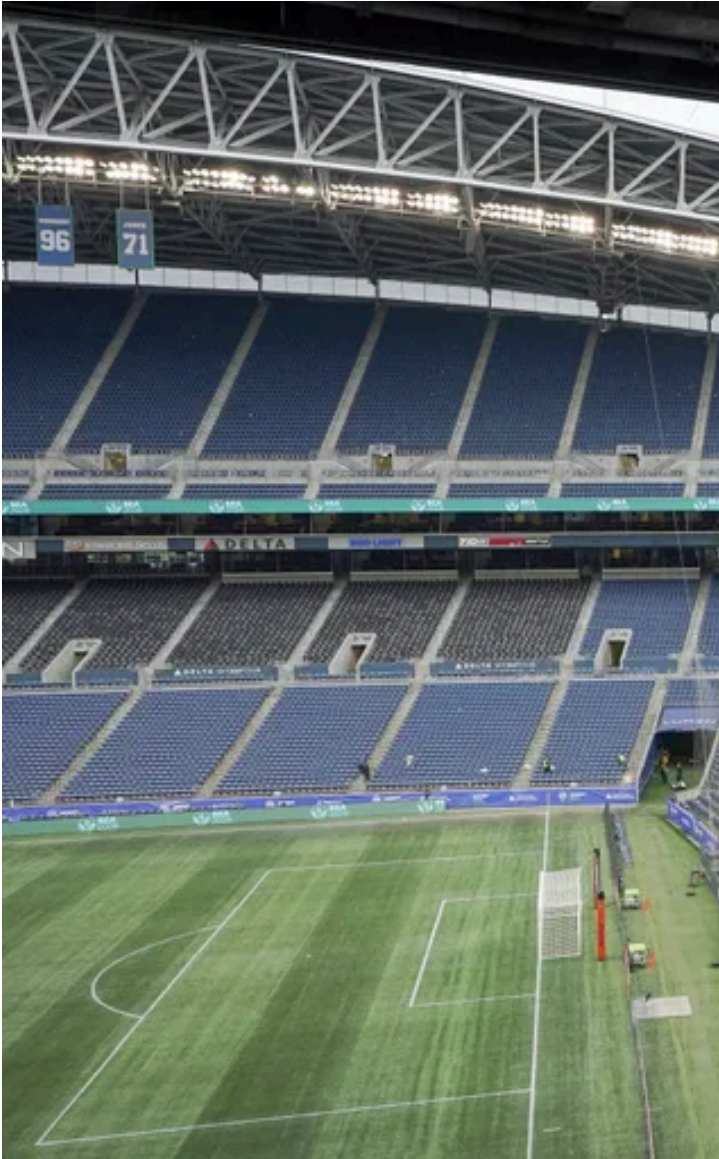
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World Cup
The Seattle Times

Lumen Field will host games for FIFA Club World Cup in 2025

Oct. 15, 2024 at 8:58 am



The SEA 2026 logo representing Seattle's bid to become a host city for the FIFA 2026 World Cup is displayed at Lumen Field. (Ted S. Warren / The Associated Press, 2021)

By **Tim Booth**

Seattle Times staff reporter

RENTON – Lumen Field will host six matches during the FIFA Club World Cup next year, including all three group stage matches involving the Sounders.

FIFA President Gianni Infantino made the announcement of the match total late Monday night in a video from Lumen Field posted on social media. Infantino is in town for a site visit ahead of next year's CWC and the 2026 FIFA Men's World Cup.

The two events will bring a combined 12 major international soccer fixtures to Seattle with Lumen Field scheduled to host six matches of the World Cup in 2026.

The Sounders had previously confirmed they would host their group stages games at home following the announcement last month that Seattle would be a host city for the CWC. The Sounders qualified for the tournament by winning the 2022 CONCACAF Champions League.

What remains unclear is if Lumen Field will only host group stage games for the CWC or if the other three fixtures will be knockout matches later in the tournament.

Other clubs that have already qualified for the Club World Cup include Chelsea, Manchester City, Bayern Munich, Real Madrid, Boca Juniors, Juventus and Paris Saint-Germain.

Tim Booth; *Tim Booth covers the Kraken and other sports for The Seattle Times. Email him at tbooth@seattletimes.com. On Twitter: @ByTimBooth.*

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October 24, 2024

Digital kiosks could be coming to Seattle's streets

By [EMMA LAPWORTH](#)
A/E Editor

Interactive digital kiosks are already a feature of the streetscape in cities such as New York and London, and come 2026 they might also be a fixture in Seattle.

The Downtown Seattle Association (DSA), in partnership with Ohio-based advertising company Orange Barrel Media, is currently proposing to install 30 touchscreen information and advertising kiosks in a series of yet-to-be finalized locations in the city's downtown Metropolitan Improvement District (MID).

The partnership is also proposing to install up to 30 more kiosks in the MID and up to 20 kiosks in SoDo, Ballard, the University District and West Seattle Junction in a second phase of deployment.

The roughly rectangular-shaped, free-standing structures are called IKE (Interactive Kiosk Experience) Smart City kiosks. IKE Smart City kiosks can currently be found in 18 U.S. cities including Miami, Denver, Houston and Cincinnati.

DSA is primarily touting the project as a “free digital wayfinding program” that would help people navigate the city and direct them to nearby businesses and attractions. The kiosks could also be used to call emergency services, to promote local art, culture, community events and businesses, to



Images from Seattle Design Commission presentation document [\[enlarge\]](#)

IKE Smart City kiosks are currently installed in 18 U.S. cities, including this one in Baltimore.

make important public health and civic announcements and would provide free WiFi access. They would also display private advertisements and host a series of interactive applications including a 'selfie' app.

When not interacted with, the kiosks would display a rotating digital slide deck of eight slides. Over the course of a year, on average, a quarter of those daily slides would display public content.

Orange Barrel Media would own and operate the kiosks at no cost to the city or taxpayers. A portion of the ad revenue generated by the installations (estimated to total around \$1.1 million per year) would be earmarked for the DSA, which the organization says would subsequently be re-invested into downtown. The city would also share in any additional revenue that exceeds an agreed-upon threshold.

The current proposed timeline for the project is to install the kiosks by summer 2026, ahead of the start of the FIFA Men's 2026 World Cup events in the city. For that to happen, installation would need to start at the end of next year.

The effort hit somewhat of a roadblock last month after the Seattle Design Commission (SDC) decided not to recommend permit approval for the project. However, the decision on whether the project moves forward ultimately lies with the city council. Presentation documents from a SDC meeting in September suggest that the council could vote on the permit application early next year. The project team is seeking a 15-year permit for each deployment of the proposed project.

Mayor Bruce Harrell has previously expressed support for the kiosks. Representatives from his office told the SDC that the mayor strongly supports the proposed roll out as it is in line with his Downtown Activation Plan and would aid in the revitalization of the city post-pandemic.

The design commission voted five to four in favor of not recommending that the project move forward. Those voting no were concerned about the impact that the alternating private advertising might have on members of the public and residents and were not convinced that there was enough evidence of public benefit to warrant approval.

Seattle already has a wayfinding signage program, called Seamless Seattle. Wayfinding on the IKE kiosks would be designed to complement that existing signage, and the kiosks would not be placed



[\[enlarge\]](#)

Interactive digital kiosks could be installed in select downtown Seattle locations and neighborhoods including SoDo and the University District. This rendering imagines a kiosk at Seventh Avenue and Blanchard Street.

in areas where that signage is already present.

If the kiosks are to be installed, downtown locations will likely include Fourth Avenue and Union Street, Seventh Avenue and Blanchard Street and Second Avenue and Vine. These locations, and others, have already been studied as potential sites for the kiosks. Proposed locations in the second deployment include Roosevelt Way Northeast and Northeast 47th Street in the University District and California Avenue Southwest and Southwest Alaska Street in West Seattle.

Ahead of a council vote on the project, the project team intends to continue public outreach, and this fall is planning some multi-day installations of kiosks in downtown locations. The public is also invited to take part in an online survey on the project: <http://www.seattlekioskoutreach.com>

The project team also includes landscape architecture firm Site Workshop.

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