

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, June 28th, 2021, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914
Conf. Code: 465 161 937#

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 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 2:36 p.m. pursuant to notice. Other board members joining the Microsoft Teams meeting: Carol Nelson, Charles Royer, and Chris Marr (via phone call). R. Omar Riojas, Paul Mar and Tim Burgess were absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Liv Bacon (Office Manager), Tom Backer (Legal Counsel), Pat Dunn (Legislative), Dan Barrett and Bryan Slater (CAA ICON). . Also joining were Carmela Ennis (King County), Fred Rivera (EVP and General Counsel at the Seattle Mariners) and Trevor Gooby (Senior Vice President at the Mariners).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

Chair Graven asked for a motion to approve the May 10, 2021 Board Meeting Minutes. Member Royer moved to approve the minutes, seconded by Member Nelson. Motion carried 4-0.

BOARD BRIEFINGS

1. Ballpark Management Initial Cap Ex Plan – CAA ICON Review (Bryan Slater)

Bryan Slater summarize CAA ICON's review of the Club's 2022 Initial CapEx Workplan and 10 Year Plan in the attached slideshow. In response to a question from Member Nelson, Dan Barrett from CAA ICON clarified that their firm has advised the PFD and that there is currently no evidence that the Mariners are not meeting the applicable standard. A final determination regarding the applicable standard will be made in September. CAA ICON recommends touring some of the reference ballparks, such as Colorado, Georgia and San Diego, California, to gain perspective on the applicable standard.

b. PFD Letter Draft (Joshua Curtis)

Joshua Curtis noted that the preliminary approval letter of the Club's Initial 2020 CapEx work plan was drafted in consultation with CAA ICON. The letter indicates that the Mariners are meeting the applicable standard with some qualifications. Additional review will occur prior to final approval in September. The letter also authorizes the Executive Director to approve some long-lead improvements prior to the Club's fall submittals. Following discussion, Chair Graven asked for a motion to approve sending the letter. Member Nelson moved and member Royer seconded. The motion was approved 4-0.

2. Ballpark Operations and Maintenance Review RFP Selection- Proposed Resolution 21-009

Joshua Curtis reviewed the resolution, which would authorize him to enter a contract for O&M Review Services this year with Venue Solutions Group, while also creating a roster with two other consultants included for potential future work. Chair Graven asked for a motion to approve the Resolution 21-009. Member Royer moved to approve the resolution, seconded by member Nelson. Resolution approved, 4-0.

3. Review of Vouchers

The resolution was reviewed by Joshua Curtis in member Burgess's absence. Joshua noted that Member Burgess was briefed on the vouchers from May and had no concerns. Chair Graven asked for a motion to approve Resolution 21-009. Member Royer moved to approve the resolution, seconded by member Nelson. Resolution approved, 4-0.

REPORTS

Chair's Report

Chair Graven reported to the board that she recently visited McGregor Square, a new mixed use development adjacent to Coors Field in Denver. <https://www.mcgregorsquare.com/>

The project includes retail, office, and condos and is a good model for what the Stadium Transition Area Overlay District could see in the future with new zoning. She also asked the Board to consider meeting in person at the September 2021 regular board meeting. The Board Visioning Retreat is being planned for September also with Jim Reid.

Chair Graven asked Fred Rivera of the Mariners to report on the status of the Club's CEO search, and Fred reported that the Club hopes to have a replacement named before Labor Day.

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 3:31 p.m.

Liv Bacon

Liv Bacon
Recording Clerk



Stacy Graven, Chair
Board of Directors, Public Facilities District