



October 30, 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** (Vice-Chair, Chris Marr)
- 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 11, 2023 Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
 - 1. Mariners Updates (Fred Rivera, Trevor Gooby) – *Discussion Only*
 - a. 2023 Season Recap
 - b. 2024 Winter Classic Preview
 - c. New Personnel

2. 2023 Operations and Maintenance Review Summary (Mike Wooley, Venue Solutions Group; John Christison, BCI + Network) – *Materials Included and Presentation*
3. 2024 Ballpark Management Plan Final Review (Bryan Slater, CAA ICON; Joshua Curtis) – *Materials Forthcoming and Board Action Anticipated*
 - a. Final Review
 - b. PFD Letter of Approval
4. Treasurer’s Report (Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. 2024 Draft Operating Budget Review
 - b. Balance Sheet Review
 - c. Proposed Resolution 23-010: Voucher Approval

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 11, 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 K. Nelson called the meeting to order at 2:31 pm pursuant to notice. Board Members joining the meeting in person: Chris Marr and Stacy Graven. Board Members joining remotely via Teams: Mike Fong, Andrea Sato, and R. Omar Riojas. Board Member Brian Surratt was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), and Sandeep Kaushik (Legislative). Consultants Tom Backer (Legal Counsel), and Patrick Dunn (Legislative) joined remotely. Also joining in person were Trevor Gooby (Mariners SVP, Ballpark Operations), Fred Rivera (Mariners EVP, Legal Counsel), and Carmela Ennis (King County),

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the June 26, 2023, Regular Board Meeting. Member Graven moved to approve the minutes, seconded by Member Marr. Motion carried 6-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Updates (Fred Rivera, Trevor Gooby)
 - a. Final Cap-Ex Workplan and 10 Year Rolling Plan: Changes Overview
Mr. Gooby summarized the changes included in the Board packet.
 - b. All-Star Game Recap

Mr. Gooby summarized the All-Star Game Recap included in the Board packet. He emphasized that the ASG was overall a huge success and thanked all the community partners who contributed. Additionally, he reported that follow-up meetings are still in process, and that notes are being taken on what worked and what did not work as well.

Member Marr asked how the Hatback Grill was utilized during the ASG, and Mr. Gooby replied that MLB had rented it out for the duration. Mr. Curtis asked if there are numbers showing how many people came into town, from how far away and via which modes of transportation. Mr. Gooby answered that Visit Seattle will have those numbers sometime in the next weeks or months. Member Marr asked if FIFA and other sports orgs were in town that week, observing the ASG. Mr. Gooby answered yes. Member Marr commended the Club on its tech infrastructure investments and noted that they seem to be paying off in noticeably shorter lines at food & beverage vendors in the ballpark.

c. Ride-Share Facility Operations

Mr. Gooby reported that hundreds of ride shares have successfully used the lot, and that the Club is working with Uber & Lyft to increase usage. He added that he will be able to report more complete numbers after the season concludes.

2. Maritime and Industrial Legislation Outcomes and Next Steps (Joshua Curtis, Sandeep Kaushik)

Mr. Curtis thanked the board members who were able to participate in the July 18th city council meeting and reiterated that even though the vote outcome was not what the PFD had hoped for, the Board was successful in making its position known. Mr. Kaushik reported that the anticipated number of new city council members after the next election provides a fresh opportunity for discussions, and that he is laying groundwork now for future conversations regarding a residential component being critical to a Maker's District.

3. Board Retreat Agenda Planning (Carol Nelson, Joshua Curtis)

Chair Nelson reported that the Board Retreat has been set for Monday November 13th from 11:30 a.m. to 4:30 p.m. Mr. Curtis added that the location for the retreat will be in a conference room in the ballpark. Suggested topics for the retreat include:

- a. Neighborhood Improvement Fund potential projects
- b. 2024 Ballpark Tours
- c. Operations Budget
- d. Stadium District

4. Workforce Compliance Amendments (Joshua Curtis, Tom Backer)

a. Proposed Resolution 23-008: Authorization of Workforce Compliance Amendments

Mr. Curtis summarized the resolution and agreements included in the Board packet. Mr. Backer noted that King County requested some minor changes to the form of the Funding Agreement since the Board packet was prepared, and he asked the Board to approve the agreements 'substantially in the form' as attached in the Board packet. He noted that the final form of the agreements would be as signed by the parties. Following discussion,

Member Marr moved to approve the agreements substantially in the form presented, seconded by Member Sato. Motion carried 6-0.

5. Treasurers Report (Mike Fong)

a. 2023 Balance Sheet Review

Member Fong summarized the Balance Sheet included in the Board packet.

b. Q1/Q2 2023 Operating Budget-to-Actuals

Mr. Curtis summarized the materials included in the Board packet.

c. Voucher Review: Proposed Resolution 23-009

Member Fong introduced Proposed Resolution 23-009 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. Following discussion, Member Fong moved to approve, seconded by Member Marr. Resolution carried 6-0.

6. 2024 Board Meeting Schedule, Proposed

Chair Nelson reviewed the proposed 2024 board meeting schedule included in the board packet. She noted that she is unable to attend a meeting on December 9th and suggested that date be changed to December 16th. Member Graven moved to approve the dates, which was seconded by Member Marr. Motion carried 6-0.

REPORTS

Chair's Report

Chair Nelson reported that her topics closely match what Mr. Curtis has in his Executive Director's Report and suggested moving directly into his report.

Executive Director's Report

Mr. Curtis summarized the Executive Director's report included in the Board packet. Mr. Rivera provided an update on the Ride Share Lot and asked the PFD for support in conversations with the City around increasing usage of the lot.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 3:57 pm.

Annie Thenell,
Recording Clerk

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

October 31, 2023

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 2024 Final Ballpark Operations Plan and Ballpark Management 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 2024 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 Work), the Lease provides for the Club to submit a provisional or Initial CapEx Work Plan by May 1 of each lease year (Lease, § 6.1.2.3). The Club submitted its Initial CapEx Work Plan in the spring of 2023, and the PFD provided its provisional approval at the end of June.

The September submittals by the Club include the Operations Plan and the Ballpark Management Plan. The Operations Plan describes how the Club intends to conduct its operations consistent with the Operating Standard defined in the Lease, and the Ballpark

BOARD OF DIRECTORS

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

Management Plan describes the Club's maintenance and capital expenditure (CapEx) work obligations. (Lease, § 6.1). Each of these plans for 2024 is discussed below.

2024 Ballpark Operations Plan:

The Club submitted its Operations Plan to the PFD on September 1, 2023. The Operations Plan outlines the Club's expected operations at the ballpark in 2024. 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. Items that are not expected to be finalized until December 2023 include the annual ballpark operations budget and non-baseball event schedules. The PFD and Club have agreed to defer the PFD's review of these elements until the February 12, 2024 Regular PFD Board Meeting. The Club will provide to the PFD these elements by January 15, 2024 to provide adequate time for their review.

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 Cares 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.

Finally, the PFD has been encouraged by the Club's investments in the neighborhood. Of particular note was their investment in the Hatback Bar and Grille, Steelhead Alley tap room, and Victory Hall, as well as the partnership with the PFD in funding the placement of a new ride-share lot.

2024 Ballpark Management Plan:

The Ballpark Management Plan consists of two elements: i) the Ballpark Maintenance Plan and budget, and ii) the Capital Expenditure (CapEx) Work Plan. Because the Ballpark Maintenance Plan and budget for 2024 have not yet been completed, the PFD and Club have agreed to defer the PFD's "review and approval" until the February 12, 2024 Regular PFD Board Meeting. The Club will provide the plan and budget, alongside the additional elements of the Operations Plan, as described above, by January 15, 2024 to provide adequate time for its review.

In May of this year, the Club submitted its Initial 2024 CapEx Work Plan and a Rolling ten-year plan and budget for the years 2024 to 2033. The PFD reviewed and provided its preliminary approval of the Club's initial plan by letter dated June 30, 2023. The PFD's letter of preliminary approval outlined the relevant Lease requirements, and it offered the PFD's key observations regarding the 1-year and 10-year Rolling CapEx plans and 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 a number of modifications to both the 1-year and 10-year CapEx work plans. 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 A).

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 30, 2024 regular Board meeting, is included here (Attachment B).

The PFD observes that the Club has made a series of substantial investments in the ballpark in the past year, many in preparation for the highly successful 2023 All-Star Game. These investments, totaling \$73 M as of August 2023, have made a meaningful impact on the ballpark's condition and fan experience. The PFD commends the Club for these investments and appreciates its continued engagement in the important work of maintaining the ballpark at a first-class level.

KEY OBSERVATIONS:

Key observations from the Board and from CAA ICON on the 2024 CapEx and 10-Year Rolling CapEx plans are as follows:

2024 CapEx Work Plan:

- The Club's 2024 CapEx work plan has proposed 49 necessary investment projects budgeted at \$23 M, including escalation and contingency. This is reduced from nearly \$25 M estimated in the initial CapEx work plan. The primary reason for this reduction was the deferral of the Phase 1 LED Board Replacement Project on account of the adequate condition of the board and the availability of attic stock.
- All of the 49 projects identified for 2024 are consistent with and included in the Facility Assessment completed last year.
- Of the budgeted \$23 M for necessary investment projects, four of the largest projects are budgeted at or above \$1 M, including an upgrade to the Control Room (\$4.6 M), a Food and Beverage Equipment General Allowance (\$2.4 M, see next bullet point), the replacement of cabling (\$1.7 M), and a new paint membrane for Panels 1 and 3 of the retractable roof (\$1 M).
- In their review of the 2024 CapEx Workplan, CAA ICON worked with the Club to break out the Food and Beverage Equipment General Allowance, which is included in Attachment B

of this letter. The PFD has requested that these projects be tracked in the categories provided to CAA ICON when submitted for reimbursement in order to ensure 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.

2024-2033 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 nearly \$4.7 M in upgrade improvements for 2024. The majority of those investments will focus on the conversion of a concession stand to a new "Grab n' Go" store.

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). More than four years ago when the current Lease was signed, the PFD agreed with the Club on the 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 representatives from the Club and CAA ICON, have been able to visit seven of the ten reference ballparks (loanDepot Field, Truist Park, Coors Field, Petco Park, Nationals Park, CitiField, and Yankee Stadium). The Board has shared their findings from these visits with the Club and has concluded that T-Mobile Park compares very favorably to the seven Reference Ballparks that were visited. 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 section 6.5 of the Lease provides that the Club will submit to the PFD—concurrent with the 2025 Ballpark Management Plan on September 1, 2024—a cohort of Reference Ballparks for review and approval by the PFD Board. The Board looks forward to discussing with the Club whether changes to the composition of the Reference Ballparks list is appropriate.

MAINTENANCE AND CONDITIONS STUDY

In 2023, the PFD commissioned Venue Solutions Group to complete a Maintenance and Conditions Study of the ballpark. While not part of the Ballpark Management Plan review process, the PFD notes that the study found that the Club continues to meet the Operations Standard as set forth by the Lease. The Board requests that the Club take into consideration the findings of the report – which include, but are not limited to, the age and repair of the bathrooms and various seepage issues in the garage – when preparing the 2025 CapEx Workplan and 10-Year Rolling Improvement Plan next year.

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 2024 CapEx Work Plan—including \$23 M spread over 49 necessary improvements projects and \$4.7 M in upgrade improvements, for a total of \$27.7M—and the 2024 to 2033 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 2024 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 and 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. 2024 Ballpark Operations Plan & Management Plan
- B. CAA ICON Review – PPT Presented on October 30, 2023 Regular PFD Board Meeting

PFD 2024 Operating Budget - PROPOSED

Presented at October 30 2023 PFD Board Meeting

Non-Operating Fund Balances (projected)	
Operating Reserve Fund	3,620,000
Capital Projects Fund	3,000,000
County Tax Fund	-
Neighborhood Improvement Fund	3,100,000

CPI Assumption **6%**

Operating Cash Balance (Beginning, Projected) **1,150,000**

Operating Budget	January	February	March	April	May	June	July	August	September	October	November	December	Total	2023	Delta
Income															
Rent + Interest	1,000	1,000	961,943	1,000	1,000	1,000	1,000	961,943	1,000	1,000	1,000	1,000	1,933,886	1,883,135	50,750
Reimbursement Revenue	113	113	113	113	113	113	113	113	113	113	113	113	1,350	5,907	(4,557)
Total Income	1,113	1,113	962,055	1,113	1,113	1,113	1,113	962,055	1,113	1,113	1,113	1,113	1,935,236	1,889,042	46,194
Expense															
Salaries/Benefits															
Salaries	20,064	20,064	21,073	21,073	21,268	21,268	21,268	21,268	21,268	21,268	21,268	21,268	252,417	221,316	31,101
Employee Benefits - Health	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	36,145	33,854	2,291
Employee Benefits - Retirement	664	664	695	695	701	701	701	701	701	701	701	701	8,323	6,639	1,683
Payroll Taxes	1,658	1,658	1,743	1,743	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	20,865	18,471	2,394
Subtotal	25,399	25,399	26,523	26,523	26,738	26,738	26,738	26,738	26,738	26,738	26,738	26,738	317,750	280,281	37,469
Professional Services															
Accounting/Auditing	2,083	2,083	2,083	2,083	2,083	20,083	2,083	2,083	2,083	2,083	4,083	16,083	59,000	48,000	11,000
Consulting Services	16,217	16,217	14,717	14,717	14,717	22,217	14,717	14,717	44,717	14,717	19,717	14,717	222,100	235,400	(13,300)
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	-
Website & IT Support	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200	19,200	-
Subtotal	29,567	28,567	27,067	28,067	27,067	52,567	28,067	27,067	57,067	28,067	34,067	41,067	408,300	410,600	(2,300)
General & Administrative															
Bank, Payroll, & Investment Fees	110	110	110	110	110	110	110	110	110	110	110	110	1,315	2,141	(825)
Board Compensation	667	667	667	667	667	667	667	667	667	667	667	667	8,000	8,000	-
Dues & Subscriptions	3,145	20	20	20	20	210	20	20	20	1,520	20	20	5,055	5,055	-
Insurance Expense	-	-	-	-	-	-	-	-	-	-	1,048	10,000	11,048	11,078	(30)
Office Equipment Rental	710	710	710	710	710	710	710	710	710	710	710	710	8,520	8,881	(361)
Office Supplies	225	225	225	225	1,125	725	225	225	605	225	938	938	5,911	6,145	(234)
Professional Development	167	167	167	167	167	167	167	167	167	167	167	167	2,000	2,000	-
Repairs and Maintenance	600	600	50,600	600	600	600	600	600	600	600	600	600	57,200	57,200	-
Software Expense	308	308	308	308	308	308	308	308	308	308	308	587	3,971	2,620	1,351
Telephone Expense	270	270	270	270	270	270	270	270	270	270	270	270	3,240	3,180	60
Travel	125	125	125	125	125	30,125	125	125	125	125	125	125	31,500	36,200	(4,700)
Utilities	200	200	200	200	200	200	200	200	200	200	200	200	2,400	1,965	435
Subtotal	6,526	3,401	53,401	3,401	4,301	34,091	3,401	3,401	3,781	4,901	5,162	14,393	140,160	144,465	(4,305)
Total Expense	61,491	57,366	106,991	57,991	58,106	113,396	58,206	57,206	87,586	59,706	65,967	82,198	866,210	835,346	30,864
Operating Cash Balance	1,089,621	1,033,367	1,888,432	1,831,553	1,774,560	1,662,277	1,605,183	2,510,033	2,423,559	2,364,966	2,300,112	2,219,026	1,069,026	1,053,696	15,330

Summary

Operating Cash Balance (Beginning, Projected)	1,150,000
Total Operating Revenue	1,935,236
Total Operating Expenses	(866,210)
Annual Net Operating Income	2,219,026

Consulting Services Break Out

Government Affairs	81,600
Ballpark CapEx Support	65,000
Stadium District	60,000
General Office	15,500
Total	222,100

Non-Operating Cash Expenditures

Annual Cap Ex Contribution (Est CPI + 2023 Base) (314,038)

End of Year Projected Cash Balance 1,904,988

Ballpark PFD Balance Sheet

	Aug 2023	Sep 2023
ASSETS		
Current Assets		
Bank Accounts		
Cash - Capital Projects Fund	3,117,379	5,914,812
Cash - County Tax Revenues Fund	3,005	3,013
Cash - Impaired Investments	26,619	26,444
Cash - Neighborhood Improvement Fund	4,895,241	4,908,957
Cash - PFD Operations Fund	1,673,315	1,649,804
Cash - PFD Reserve	3,599,827	3,609,913
Cash Equivalents	(336,884)	(336,884)
Total Bank Accounts	12,978,502	15,776,059
Total Accounts Receivable	33,156,315	32,916,079
Total Current Assets	46,134,817	48,692,138
Total Fixed Assets	381,533,112	381,533,112
Total Other Assets	-	-
TOTAL ASSETS	427,667,929	430,225,250
 LIABILITIES AND EQUITY		
Total Liabilities	93,474,343	93,477,252
Total Equity	334,193,586	336,747,998
TOTAL LIABILITIES AND EQUITY	427,667,929	430,225,250

RESOLUTION NO. ____

A RESOLUTION to approve payments made by the District.

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

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

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

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

WHEREAS, the Auditing Officer and Board member Fong has reviewed and approved ballpark vouchers #20230727201857, #20230803130042, #20230818103511, #20230824122230, #20230907134849, #20230915123710, and #20230921133700, as produced by King County (the District’s treasurer); credit card statements covering August and September, 2023; and the August and September payroll expense reports as produced by Gusto (the District’s payroll administrator); as summarized as follows:

August 2023

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$5,860,525
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$20,061
○ Employee Benefits - Health	\$2,489
○ Employee Benefits – Retirement	\$653
○ Payroll Taxes	\$1,539
• Professional Services	
○ Accounting/Auditing	\$3,353
○ Consulting Services	\$21,320
○ Legal Fees	\$1,857
○ Website & IT Support	\$329
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$1026

40	○ Board Compensation	\$200
41	○ Dues & Subscriptions	\$546
42	○ Insurance Expense	
43	○ Office Equipment Rental	\$736
44	○ Office Supplies	\$3
45	○ Professional Development	
46	○ Repairs and Maintenance	\$568
47	○ Software Expense	\$287
48	○ Telephone Expense	\$210
49	○ Travel	-\$111
50	○ <u>Utilities</u>	<u>\$200</u>
51	TOTAL FOR THE PERIOD	\$5,915,791

52
53 September 2023

54		
55	<u>Classification</u>	<u>Amount</u>
56	1. Capital Projects Fund	
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	\$1,593
64	○ Employee Benefits – Retirement	\$653
65	○ Payroll Taxes	\$1,541
66	• Professional Services	
67	○ Accounting/Auditing	\$1,035
68	○ Consulting Services	\$1,212
69	○ Legal Fees	\$3,395
70	○ Website & IT Support	-\$426
71	• General & Administrative	
72	○ Bank, Payroll & Inv. Fees	\$942
73	○ Board Compensation	-\$958
74	○ Dues & Subscriptions	\$16
75	○ Insurance Expense	
76	○ Office Equipment Rental	\$694
77	○ Office Supplies	\$1,042
78	○ Professional Development	
79	○ Repairs and Maintenance	
80	○ Software Expense	\$270
81	○ Telephone Expense	\$60
82	○ Travel	\$50
83	○ <u>Utilities</u>	<u>\$200</u>
84	TOTAL FOR THE PERIOD	\$31,381

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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 #20230727201857, #20230803130042, #20230818103511,
#20230824122230, #20230907134849, #20230915123710, and #20230921133700, as
produced by King County (the District’s treasurer); credit card statements covering August
and September, 2023; 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 30th day of October 2023.

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

Carol Kobuke Nelson, Chair

ATTEST:

Annie Thenell, Clerk



Executive Director Report October 2023

Office Administration

- Office Project – At long last, we have scheduled the conference room update to begin on November 6th. We anticipate it will be completed by the December 12 board meeting.
- Archiving – Annie has scheduled the final shredding for the locker area for Friday, November 3. Once that has been completed, our archival consultant will turn his attention to the files in the PFD office and has provided an updated scope of work. He anticipates completing the project in Q1 of 2024. I want to acknowledge Annie for all of her work coordinating between multiple parties in completing this longstanding project!
- Employee Handbook – Annie has done great work in updating the PFD Employee Handbook. To do this, she worked with our HR Attorney and Tom, referenced comparable organizations' handbooks, and compiled/consolidated several updated stand-alone policies that the PFD has implemented over the last few years. If anyone is interested in obtaining a copy, you can reach out to Annie.

Financial and Lease Compliance

- Maintenance and Operations Review – Venue Solutions Group and BCI+Network have completed their O&M Study, which is available for download [here](#). Mike Wooley will be joining virtually and John Christison in person to present their findings to the board at the October 30 board meeting.
- 2022 Audit – The State Auditor's Office has reached out to begin the 2022 audit process. The audit should take about a month and be completed by December's board meeting.

Board Development

- 2023 PFD Board Retreat – We have finalized preparations and agenda for the PFD's fall board retreat. I'll be sharing updating directions and the agenda next week. We're looking forward to this opportunity to look back on the accomplishments of this past year and plan for more in 2024!

Relationship Management/Outreach

- Regional Leadership Conference – I attended the Chamber of Commerce's Regional Leadership Conference on October 18-20. I enjoyed seeing your fellow board member, Brian Surratt, at the event and took advantage of the opportunity to engage with a number of local leaders. In particular, I took advantage of the opportunity to convene

with the Alliance for Pioneer Square and Seattle Parks Foundation to discuss opportunities for improvement Occidental Avenue (see next bullet point).

Issue/Project Tracking

- Occidental Avenue Redesign – As some of you know, the PFD and PSA partnered on developing a Stadium District Concept Plan in 2012. As part of the work, we commissioned some early concepts for a new Occidental Avenue between King Street and Royal Brougham. Recently, SDOT has indicated that they are open to the idea of implementing a redesigned Occidental Avenue in anticipation of the World Cup. The Alliance for Pioneer Square, PSA, and First and Goal have indicated some interest in having the Seattle Parks Foundation take on an organizing role in pushing this project forward. I will be joining them for a meeting to learn more about this opportunity.

Media

- [American Family Field Repairs – July 23, 2023](#)

American Family Field repairs; what do Brewers want funding for?

By Jason Calvi | Published July 13, 2023 | American Family Field | FOX6 News Milwaukee |

What do Brewers want funding for?

Wisconsin lawmakers are negotiating using tax money to pay for American Family Field improvements

MILWAUKEE - [Wisconsin](#) lawmakers are negotiating using tax money to pay for [American Family Field](#) improvements.

A [Milwaukee Brewers](#)-commissioned study found the work will cost \$428 million. What would it go toward? FOX6 News took an exclusive, behind-the-scenes tour of the ballpark Thursday to find out.

The study laid out the cost estimates:

Architecture & Interiors: \$105,722,699

Mechanical, Electrical, Plumbing and Fire Protection: \$55,787,457

Structure: \$62,530,819

Technology: \$99,763,649

Vertical Transportation: \$15,988,615

Roofs: \$36,999,058

Concessions Infrastructure: \$17,027,982

Miscellaneous: \$34,502,760

Of [American Family Field's](#) three original chillers – for cold water and office and clubhouse air conditioning – two are working. The third is dead. [Brewers](#) President of Business Operations Rick Schlesinger said they're past their expected lifespans, and replacements will cost more than \$500,000 each.

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"They're obsolete. Replacement parts are not being made, so we have to scrounge for them," said Schlesinger. "You're one failed motor away from a completely useless system."

Other air conditioning units cool the electrical substation room. The [Brewers](#) estimate it'll cost up to \$1 million to replace the originals.

"The average fan is not conscious of any of this and doesn't see it. But, if the air conditioning fails, electrical systems fail, absolutely the fans will notice it," Schlesinger said. "A lot of the electrical systems for the ballpark will not work."

Then there's the electrical substation with the park's main circuit breaker. For that, the [Brewers](#) estimate a \$3 million replacement.

"All the electrical power, the lights, the sport lights, the scoreboards, the emergency lighting, everything that this ballpark generates for power is at the mercy of the circuit breaker," said Schlesinger.

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Other units power pumps that move water throughout [American Family Field](#).

"They're obsolete, so again, there are no replacement parts," Schlesinger said. "Literally, if something were to break down, we'd have to find replacement parts on eBay or a secondary source," Schlesinger said.

Like these other units, the ballpark's four boilers have also been working since first pitch in 2001 – heating offices, as well as water for cleaning and concessions. A [Brewers](#)-commissioned study says a typical lifespan is roughly 25 years.

"These systems are running up to their useful life," said Schlesinger.

Two boiler burners have already been replaced.

Then, there's the television camera infrastructure. The [Brewers](#) estimate it'll cost \$4 million to \$5 million to replace the broadcast compound and cables.

"This is original to the ballpark. So this is 1990s technology. As you can see, it's really makeshift, ad hoc connections being done to make sure we can broadcast because the technology for the trucks is far more advanced than what you're seeing here," Schlesinger said. "A lot of this is abandoned or obsolete cable runs. All of this needs to be replaced with fiber. This is triax and coax cable. Much of it is antiquated, we need all fiber runs."

It'll cost about \$10 million to replace the freezers and coolers that keep food and drinks cold.

"We've got to keep the beer cold," said Schlesinger during the tour.

Around [American Family Field](#), there is cracking concrete. Just one area of sidewalk being repaired right now costs \$60,000. Over the course of the next five years, the [Brewers](#) estimate the total will cost \$4 million to \$6 million.

"Not only is it unsightly, but it's a trip hazard," Schlesinger said. "This is concrete that over the course of 20 years of thawing and freezing with our wonderful [Wisconsin](#) weather, the concrete is buckling. It's an ongoing, annual process for to repair and replace some of the concrete."

There's a lot more in the \$428 million price tag, like rusted seats and corroding metal under the roof. The governmental body that owns the ballpark already approved spending [\\$6.5 million for a brand new scoreboard](#) for next season – what will become the fourth largest in Major League Baseball. Other estimates include updating suites and creating more social spaces.

The study says: "upper-level group spaces geared toward young adult fans will provide a unique space for socializing while the game becomes background entertainment, rather than their primary reason for being at the ballpark."

Funding debate

How much will the [Brewers](#) pay, and how much will local governments have to add? Those details are being worked out.

An added sales tax in five southeastern [Wisconsin](#) counties helped build the park. The tax retired in 2020. Now, there are talks about using state money for these repairs and updates.

"Families and businesses are still struggling from the high cost of living and inflation," said Jamiroquan Kittler with Americans for Prosperity. "Those team

owners, a lot of them are millionaires. Taxpayers, everyday people shouldn't be on the hook for something that the owners of these teams can pay for."

According to the [Brewers](#) lease, the Southeast Wisconsin Professional Baseball Park District – the governmental body that owns the stadium – is to pay for cap improvements and keep the ballpark in the top 25% all major league stadiums.

"It is not reasonable to expect that every stadium be in the top 25% of stadium. This is not Lake Wobegon, we can't all be above average. And that's frankly a terrible deal," said State Rep. Ryan Clancy (D-[Milwaukee](#)). "That price tag. I know they like to talk a lot about infrastructure. And some of it is for infrastructure. But a lot of it is kind of for re-imagining the stadium to be something that it's not now."

The [Milwaukee County](#) Board of Supervisors unanimously passed a resolution saying they didn't want county tax money going to the project.

"Back in 2001, when the public built this stadium for the [Brewers](#), the [Brewers](#) were worth about \$200 million. They're worth about \$1.6 billion right now," said Clancy. "What I'd like to see is the [Brewers](#) re-investing some of that massive increase back into the stadium and back into the community."

The [Brewers'](#) lease expires in 2030. Gov. [Tony Evers](#), a Democrat, pitched using \$290 million of the state's \$7 billion budget surplus for the work in exchange for the team extending its lease through 2043. That plan struck out with Republicans but negotiations are ongoing to have the [Brewers](#) extend their lease, in exchange for state money for the ballpark. One of the discussion points now is using year payments – tapping into the income tax professional baseball brings in to [Wisconsin](#), which is \$24 million a year. In addition, the Brewers spark more money for the state through the sales tax.

"From every measurement, the [Brewers](#) bring to the state economy well more than what it's looking like we need for funding for the next generation," Schlesinger said.

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FOX6 News asked Schlesinger about the possibility of the [Brewers](#) finding another city, if a deal is not reached on repair funding. "We're not talking about relocating. We're talking about the pathway to get this done," he said.

Schlesinger said the deal may still take a few months, but he's optimistic for a win.

MLB Commissioner Rob Manfred visited [American Family Field](#) in May and said the improvements are required under the current lease: "I'm confident that the government bodies will come up with a plan to fund, that's just an existing obligation under the lease," he said. "It's an investment in keeping Milwaukee a Major League city."

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