

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES  
DISTRICT

Monday, June 26, 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](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time.

**CALL TO ORDER / WELCOME**

Board Chair Carol Nelson called the meeting to order at 2:30 pm pursuant to notice. Board Members joining the meeting in person: Mike Fong, Andrea Sato, R. Omar Riojas, Chris Marr, and Stacy Graven. Member Brian Surratt joined the meeting remotely at 3:05pm. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), and Sandeep Kaushik (Legislative). Bryan Slater (CAA ICON) joined remotely. Also joining in person were Trevor Gooby (Mariners SVP, Ballpark Operations), Fred Rivera (Mariners EVP, Legal Counsel), and Carmela Ennis (King County)

Chair Nelson asked if there were any changes to the proposed agenda. Board member Graven asked that a Stadium District update be added to the agenda along with possible action by the Board.

**PUBLIC COMMENT**

No written public comment was received.

**APPROVAL OF MINUTES**

1. Chair Nelson asked for a motion to approve minutes from the May 8, 2023, Regular Board Meeting. Member Marr moved to approve the minutes, seconded by Member Riojas. Motion carried 6-0 (Member Surratt not yet present to vote).

**BOARD BRIEFINGS AND POTENTIAL ACTIONS**

1. All Star Update (Fred Rivera, Trevor Gooby)  
Mr. Gooby provided the final update prior to the All-Star Game (ASG), reporting that the MLB arrives in town tomorrow. He commended the work of Seattle Sports Commission under the direction of CEO Beth Knox, and the City of Seattle, stating that the two entities made a successful coalition in branding and communications leading up to the ASG. He also reported on neighborhood clean-up and improvement activations, notably one done in conjunction with Together Washington. He additionally reported that transit will be available at no cost to ASG ticket holders. Member Marr asked if all the major ASG events will be broadcast live. Mr. Gooby replied yes and reported that Lumen Field will be the broadcast

center. Member Marr also asked if any of the ASG events are novel. Mr. Rivera replied yes, the HBCU Swingman Classic is new this year.

1. 2024 Initial Cap-Ex and 10 Year Rolling Cap Ex Work Plans

a. Review of Cap-Ex Work Plans (Trevor Gooby)

Mr. Gooby summarized the information provided in the Board Packet. He emphasized the four projects that need early approval, which are line items 95 & 96 (elevators), 97 (operating equipment) and 152 (roof paint membrane).

b. CAA ICON Review of Cap-Ex Work Plans and Reference Ballpark Trip Debrief (Bryan Slater)

Mr. Slater summarized the information included in the Board Packet. He specifically commended the Club for its' 2023 working budget of \$78.1 million in total capital improvements, which he noted is an impressive figure. He reported that he toured T-Mobile Park two weeks ago and found that it compares well to other ballparks. Chair Nelson thanked the attendees of the ballpark trips to date and encouraged board members to attend future trips if possible. She also thanked the Club for helping to facilitate the tours. Member Marr asked if the PFD and Club would be reconsidering the list of Reference Ballparks. Mr. Rivera replied that the list is revisited every 5 years and updated as needed. Mr. Slater also answered that CAA ICON has a good handle on best practices, the parks that were toured are a good representation, and that they stay abreast of trends.

[Brian Surratt joined by video conference.]

c. PFD Draft Letter of Preliminary Approval: Discussion, Board Comment, and Motion (Joshua Curtis)

Mr. Curtis introduced the letter included in the Board Packet and reiterated the request that he be empowered to provide early approvals that Mr. Gooby mentioned. Member Graven moved to approve the letter, seconded by Member Riojas. Motion carried 7-0. Approval also carried for Mr. Curtis to give early approval to the Mariners for the four projects earlier described by Mr. Gooby.

2. Stadium District Update

Member Graven thanked those who have worked in support of including Stadium District residential development in the City's legislative package, which would update the comprehensive plan and zoning code. She expressed continued disappointment in the City's decision to not add the housing to the plan for the Stadium District. She recommended that the Board consider taking further action to stress to the City the PFD's stance in support of an amendment adding the housing component back into the package.

Mr. Kaushik stated that conversations around the topic are still happening and that he has optimism that there will be a chance to revisit the issue with City Council members.

Following discussion, the Board proposed authorizing Mr. Curtis to prepare a letter to the City Council outlining the PFD's stance. Member Riojas moved to authorize, seconded by Member Sato. Motion carried 5-0, with Members Fong and Surratt both recusing due to potential professional conflicts of interest.

Some board members also decided to attend the July 18<sup>th</sup> city council meeting, to speak on behalf of the PFD in support of housing in the Stadium District.

### 3. Treasurers Report (Mike Fong)

#### a. 2023 Balance Sheet Review

Member Fong summarized the Balance Sheet included in the Board packet. He suggested the Operating Reserve as a potential topic for discussion at the Board Retreat which will be held in November.

#### b. Surplus Allocation Decision: Proposed Resolution 23-006

Member Fong described for the Board Proposed Resolution 23-006 to transfer funds from the District's Operating Fund to its Operating Reserve Fund and its Neighborhood Improvement Fund. Member Marr asked what the net remaining balance of the NIF will be after the payout for the ride-share lot. Mr. Curtis replied that it will be approximately \$3 million. Following discussion, Member Graven moved to approve, seconded by Member Riojas. Resolution carried 7-0.

#### c. Voucher Review: Proposed Resolution 23-007

Member Fong introduced Proposed Resolution 23-007 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. Mr. Curtis noted that the name of the vouchers resolution may be updated, as it has evolved to include more information than just the vouchers. Following discussion, Member Marr moved to approve, seconded by Member Sato. Resolution carried 7-0.

## REPORTS

### Chair's Report

Chair Nelson reported that she is working with Mr. Curtis on two items. The first is the Annual Report, which is now in draft form. An in-person distribution plan is being worked on for the report. The second item is the Annual Financial Statements, which are complete and on the PFD website. Chair Nelson commended and thanked the Mariners for the successful ribbon-cutting ceremony for the Ride-Share Lot.

### Executive Director's Report

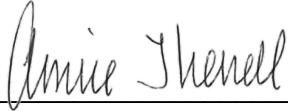
Mr. Curtis summarized the Executive Director's report included in the Board packet.

**EXECUTIVE SESSION**

There was no executive session.

**ADJOURNMENT**

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 4:08 pm.



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Annie Thenell,  
Recording Clerk



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Carol Nelson, Chair  
Board of Directors, Public Facilities District