



June 24, 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 Member, 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. May 13, 2024 Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
 - 1. Mariners Updates (Fred Rivera, Trevor Gooby)
 - 2. 2024 Initial Cap-Ex and 10 Year Rolling Cap Ex Work Plans – *Materials Presented at Meeting and Board Action Anticipated*
 - a. CAA ICON Review of Cap-Ex Work Plans (Bryan Slater)

- b. PFD Draft Letter of Preliminary Approval: Discussion, Board Comment, and Motion (Joshua Curtis)
- 3. Stadium District Update (Joshua Curtis, Sandeep Kaushik) – *Verbal Briefing Only*
- 4. 2024 Budget Actions (Chris Marr, Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. Final 2023 Budget-to-Actuals and Operating Reserve Balance
 - b. Motion: Transfer of Operating Reserve to Operating Budget Approval
 - c. Amended 2024 Budget Review
 - d. Motion: Amended 2024 Budget Approval
- 5. Treasurer’s Report (Chris Marr) – *Materials Included and Board Action Anticipated*
 - a. Balance Sheet/Profit and Loss Review
 - b. Proposed Resolution 24-006: 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, May 13, 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 2:30 pm pursuant to notice. Board Members joining the meeting in person: Chris Marr, Andrea Sato, Stacy Graven. Member R. Omar Riojas joined the meeting in person at 2:40. Board members Brian Surratt and Mike Fong were absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Patrick Dunn (Legislative), and Sandeep Kaushik (Legislative). Also joining in person were Trevor Gooby (Mariners SVP, Ballpark Operations), Fred Rivera (Mariners EVP, Legal Counsel), Carmela Ennis (King County), Jennifer Ziegler (guest) and Peter Tomozawa (CEO Seattle 2026 World Cup Organizing Committee).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the February 12, 2024, Regular Board Meeting. Member Sato moved to approve the minutes, seconded by Member Marr. Motion carried 4-0, with Member Riojas not yet present to vote.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Updates (Trevor Gooby, Fred Rivera)

- a. 2025 Provisional Cap-Ex Work Plan Submittal

Mr. Gooby reported on the materials included in the Board packet, noting in particular some of the bigger projects, including HVAC, painting, boilers/heat pumps and escalators. He also reported that the main Mariners vision scoreboard would be replaced by Opening Day 2026. Member Marr asked if the size of the board would be the same. Mt Gooby replied that it likely would be.

- b. Ride-Share Lot Update

Mr. Gooby reported that the Mariners are continuing to work with SDOT and the City of Seattle on increasing usage of the ride share lot. Chair Nelson asked if signage and enforcement are at appropriate levels. Mr. Gooby replied that they are working with SPD on enforcement of the lot.

2. World Cup Planning (Peter Tomozawa, CEO Seattle 2026 World Cup Organizing Committee)

Mr. Tomozawa provided an overview of the materials included in the Board packet.

3. State Legislative Update (Pat Dunn, PFD Legislative Consultant)

Mr. Dunn reported that the legislative session has concluded with HB 1510 ultimately not being passed. He introduced Jennifer Ziegler, a legislative consultant active at the state level.

4. NIF Proposals (Stacy Graven, Omar Riojas, Joshua Curtis)

a. Occidental Improvements – Update

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

b. Light Rail Pedestrian Experience Phase 1

Mr. Curtis summarized the information in the Board packet.

i. Proposed Resolution 24-004: Approval of NIF Funding for Light Rail Pedestrian Experience

Chair Nelson asked for a motion to approve the NIF funding for Phase 1 of the Light Rail Pedestrian Experience. Member Graven moved to approve, seconded by Member Riojas. Motion carried 5-0.

5. Approval of Chris Marr as Interim Treasurer (Carol Nelson)

Chair Nelson asked for a motion to approve Member Marr as the Interim Treasurer. Member Graven moved to approve, seconded by Member Sato. Motion carried 5-0.

6. Treasurers Report (Chris Marr)

Member Marr noted that he met with Mr. Curtis to review the financials.

a. Balance Sheet/Profit and Loss Review

Member Marr summarized the information included in the Board packet.

b. Proposed Resolution 24-005: Voucher Approval

Member Marr introduced Proposed Resolution 24-005 to approve the regular voucher payments. Chair Nelson asked for a motion to approve. Member Marr moved to approve, seconded by Member Riojas. Resolution carried 5-0.

REPORTS

Chair's Report

Chair Nelson reported that Mr. Curtis' annual performance review has been completed, and thanked members of the board for their participation in the process.

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 4:02 pm.

Annie Thenell,
Recording Clerk

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



PUBLIC FACILITIES DISTRICT

WASHINGTON STATE BALLPARK
PUBLIC FACILITIES DISTRICT

110 Edgar Martinez Drive South
PO Box 94445
Seattle, WA 98124
(206) 664-3076

www.ballpark.org

June 26, 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 Provisional 2025 Cap-Ex and 10-Year Rolling Cap-Ex Work Plans

Dear Fred:

The Washington State Ballpark Public Facilities District (PFD) has received The Baseball Club of Seattle, LLLP's (the Club's) Provisional 2025 Cap-Ex and 10-Year Rolling Cap-Ex Work Plans. This letter and the attached documents constitute the PFD's review and provisional approval of the submitted plans. Subject to the comments and qualifications set out below, the PFD believes that the Club is satisfying its planning and capital investment obligations under the Lease. In addition, the PFD is aware that the Club has several projects with long lead-times for which it will need early approval. A process for review and approval of those items is proposed below.

BACKGROUND:

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 (Cap-Ex Work), the Lease provides for the Club to submit a Provisional Cap-Ex Work Plan by May 1 of each lease year (Lease, § 6.1.2.3).

BOARD OF DIRECTORS

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

As provided in the Lease, the Provisional Cap-Ex Work Plan must contain the following elements:

- A. An annual plan and budget for Cap-Ex Work to be performed in the subsequent Lease Year and a rolling ten-year plan and budget for all Cap-Ex Work to be performed within such ten-year period, including:
 - a. identification and segregation of County Eligible Cap-Ex Work;
 - b. Necessary Improvements to the extent applicable, and such similarly necessary improvements identified in any future Facility Assessment; and
 - c. the Club's anticipated Upgrade Improvements. Lease § 6.1.2.2.b.

In 2022, the Club and PFD partnered in the completion of the Long-Term Capital Needs Assessment (LTCNA or Facility Assessment). The primary objective of the Facility Assessment was to identify the extent, cost and timing of capital infrastructure improvements deemed necessary to maintain the ballpark in a condition that meets the Applicable Standard under the Lease through 2043. The Facility Assessment did not address upgrade improvements. The PFD and the Club agreed at the outset of the Facility Assessment that it would serve as the Club's annual and 10-year capital plan for the Lease Year 2023, and that it would broadly guide the Club's submissions in Lease years 2024 and 2025.

The Club provided PFD Board members the opportunity to discuss the Provisional 2025 Cap-Ex Work Plan in a series of small video teleconferences, and a full Board briefing was held during a regular Board meeting on May 13, 2024. In the course of those meetings Board members raised questions and discussed items that they thought should be addressed. The Club satisfactorily addressed the Board's questions and other items.

As in prior years, the PFD engaged CAA ICON—an international sports advisory firm—to review and comment on the Club's annual and 10-year rolling Cap-Ex plans. The result of this review can be found in the appended presentation provided to the Board at the June 24th regular Board meeting. This review is also informed by the participation of CAA ICON's consultant, Bryan Slater, in all of the Reference Ballpark trips to date.

KEY OBSERVATIONS:

Key observations from the Board and from CAA ICON on the Provisional 2025 Cap-Ex and 10 Year Rolling Cap-Ex Work Plans are as follows:

2025 Cap-Ex Work Plan:

- The Club's 2025 Cap-Ex work plan has proposed 46 necessary investment projects with a \$23.7 million budget, including escalation and contingency.
- The Cap-Ex projects identified in the plan are generally consistent with the LTCNA. Where there are differences, such as the replacement of stadium seating, cupholders, and trip

guards (ID No. 30), the Club has provided CAA ICON and the PFD adequate explanation for the reason for the deviation.

- Of the budgeted \$23.7 million, four of the largest projects are budgeted for more than \$1 million. Of note were the following:
 - Phase 2 of the replacement of the main LED board (\$2.7 million)
 - Phase 2 of upgrades and improvements to Food and Beverage equipment (\$2.25 million)
 - Improvements to Control Room infrastructure, include camera replacement and modernization of audio systems (\$4.63 million)
- In 2023, the PFD and Club conducted an exercise in which we evaluated and agreed upon the eligibility of prior costs for reimbursement by King County Lodging Tax proceeds. While both parties now have a template from which to identify eligibility of costs in the future, costs are always subject to further review for consistency with the Funding Agreement between the PFD and King County. For the 2025 Provisional Cap-Ex workplan, there are several projects whose eligibility for reimbursement will need to be discussed and agreed upon prior to the Club's final submission in September.
- The PFD expects that entries listed as "general" or "allowance" in the 2025 plan will be given further definition in the Club's final plan submittal in September.

2025-2034 Rolling 10-Year Cap-Ex Work Plan:

- The 10-year rolling Cap-Ex Plan is generally, and in large part, consistent with the LTCNA.
- The PFD notes that future planned technology and technology infrastructure improvements identified in the 10-year rolling plan will require substantial capital expenditures in the next four years. Similarly, investments in architecture and spectator amenities will also dominate near term expenditures.

Upgrade Improvements:

- The Club has not identified any upgrade improvements at this time. The PFD acknowledges the Club's substantial investment in upgrade improvements in last year's plan, in anticipation of the MLB All Star Game and other events. The Club has shared with the Board that they are undergoing a process of evaluating business-cases for a number of potential upgrade improvements. Should any be identified, the Board expects those to be included in the Final 2025 Cap-Ex Work Plan in September.

General

- The PFD understands that there are several long-lead-time projects for which the Club will need to begin work prior to the submission of the final plan. The Board has authorized its Executive Director, Joshua Curtis, to approve such projects, subject to his and our consultant's review, and asks that the Club provide a finalized budget and letter of notification 30-days in advance of project commencement when possible.

CONCLUSIONS:

Under the Lease, the PFD's approval rights for Cap-Ex Work 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 five 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.

With its completion of three reference ballpark tours in July, the Board – along with CAA ICON and representatives from the Club – will have visited all of the ten Reference Ballparks identified in the Lease. In general, we believe 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 Provisional 2025 Cap-Ex Work Plan—including 46 necessary improvement projects budgeted at \$23.7 M—and the 2025 to 2034 Rolling Cap-Ex Work Plan appear consistent with the Applicable Standard, and they are hereby provisionally approved.

The PFD's provisional approval of the Club's Provisional 2025 Cap-Ex Work Plan and 10-year Rolling Cap-Ex Work Plan is subject in all respects to the PFD's final review and approval of such Cap-Ex Work upon the Club's formal submission of the Ballpark Management Plan in September of this year.

We appreciate the Club's submittal and our opportunity to review and provide provisional 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 Nelson

Chair, Board of Directors

Attachments:

- A. 2025 Cap-Ex Work Plan and Budget / May 1, 2024
- B. 2025-2033 10-Year Rolling Cap-Ex Work Plan and Budget / May 1, 2024
- C. CAA ICON Presentation to the PFD Board / June 24, 2024

PFD 2023 Operating Budget - EOY Budget-to-Actuals Report

Presented at June 2024 PFD Board Meeting

Operating Budget	Budget	Actuals	Variance
Income			
Rent	1,883,135	1,814,446	(68,689)
Reimbursement Revenue	5,907	1,347	(4,560)
Total Income	1,889,042	1,815,793	(73,249)
Expense			
Salaries/Benefits			
Salaries	221,316	228,725	7,409
Employee Benefits - Health	33,854	20,825	(13,029)
Employee Benefits - Retirement	6,639	7,174	534
Payroll Taxes	18,471	15,205	(3,266)
Subtotal	280,281	271,929	(8,352)
Professional Services			
Accounting/Auditing	48,000	82,487	34,487
Consulting Services	235,400	247,917	12,517
Legal Fees	108,000	83,118	(24,882)
Website & IT Support	19,200	10,080	(9,120)
Subtotal	410,600	423,603	13,003
General & Administrative			
Bank, Payroll, & Investment Fees	2,141	8,938	6,798
Board Compensation	8,000	6,250	(1,750)
Dues & Subscriptions	5,055	5,597	542
Insurance Expense	11,078	1,822	(9,256)
Office Equipment Rental	8,881	8,107	(774)
Office Supplies	6,145	11,035	4,890
Professional Development	2,000	-	(2,000)
Repairs and Maintenance	57,200	56,403	(797)
Software Expense	2,620	3,490	870
Telephone Expense	3,180	2,770	(410)
Travel	36,200	25,762	(10,438)
Utilities	1,965	2,394	429
Subtotal	144,465	132,568	(11,897)
Total Expense	835,346	828,099	(7,247)
Consulting Services Break Out			
Government Affairs	74,400	81,600	7,200
Ballpark CapEx Support	105,000	79,413	(25,587)
Stadium District	43,500	62,215	18,715
General Office	12,500	24,689	12,189
Total	235,400	247,917	12,517

EOY Balance and Operating Reserve Status

Beginning Balance

2023 Surplus Operating Funds*	987,694
January 2024 Allocation to Cap Ex	(309,297)
Balance	678,397

Operating Reserve Balance and Contribution

2024 Maximum Balance Per Lease**	3,785,752
5/31/2024 Balance	3,704,950
Target Balance	3,500,000
Recommended Transfer to Operating	204,950

* Based on 2023 Operating Budget-to-Actuals presented to board at June 24, 2024 Board

** 2023 Contribution + 4.4% CPI

PFD 2024 Operating Budget - AMENDED

Presented at the June 24th Board Meeting

CPI Assumption **4%**

Operating Budget	January	February	March	April	May	June	July	August	September	October	November	December	Amended	Original	Delta
Income															
Rent + Interest	1,000	1,000	943,812	1,000	1,000	1,000	1,000	943,812	1,000	1,000	1,000	1,000	1,897,624	1,897,624	0
Reimbursement Revenue	113	113	113	113	113	113	113	113	113	113	113	113	1,350	1,350	-
Total Income	1,113	1,113	943,924	1,113	1,113	1,113	1,113	943,924	1,113	1,113	1,113	1,113	1,898,974	1,898,974	-
Expense															
Salaries/Benefits															
Salaries	20,064	20,064	21,444	21,444	21,736	21,736	21,736	21,736	21,736	21,736	21,736	21,736	256,904	248,534	8,370
Employee Benefits - Health	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	3,831	45,975	45,975	-
Employee Benefits - Retirement	665	664	1,043	706	715	1,052	715	715	1,052	715	715	1,052	9,808	9,557	251
Payroll Taxes	1,658	1,658	1,774	1,774	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	21,235	20,543	692
Subtotal	26,218	26,218	28,093	27,756	28,078	28,416	28,078	28,078	28,416	28,078	28,078	28,416	333,922	324,609	9,313
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	59,000	-
Consulting Services	18,467	18,467	18,842	18,842	18,842	34,342	101,167	16,167	46,167	16,167	16,167	21,167	344,800	259,600	85,200
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	31,817	30,817	31,192	32,192	31,192	64,692	114,517	28,517	58,517	29,517	30,517	47,517	531,000	445,800	85,200
General & Administrative															
Bank, Payroll, & Investment Fees	108	108	108	108	108	108	108	108	108	108	108	108	1,302	1,302	-
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	-	-	-	-	-	-	-	-	-	-	1,381	10,000	11,381	11,381	-
Office Equipment Rental	710	710	710	710	710	710	710	710	710	710	710	710	8,520	8,520	-
Office Supplies	224	224	224	224	1,124	10,724	224	224	604	224	937	223	15,176	5,890	9,286
Professional Development	167	167	167	167	167	167	167	167	167	167	167	167	2,000	2,000	-
Repairs and Maintenance	600	600	32,100	44,100	600	600	600	600	600	600	600	600	82,200	76,345	5,855
Software Expense	307	307	307	307	307	307	307	307	307	307	307	586	3,962	3,962	-
Telephone Expense	270	270	270	270	270	270	270	270	270	270	270	270	3,240	3,240	-
Travel	125	125	125	125	125	30,125	125	125	125	125	125	125	31,500	31,500	-
Utilities	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	-
Subtotal	6,522	3,397	34,897	46,897	4,297	44,087	3,397	3,397	3,777	4,897	5,492	13,676	174,736	159,595	15,141
Total Expense	64,557	60,432	94,182	106,845	63,567	137,195	145,992	59,992	90,710	62,492	64,087	89,609	1,039,658	930,004	109,654

Summary

Total Operating Revenue	1,898,974
Total Operating Expenses	(1,039,658)
Annual Cap Ex Contribution	(321,669)
Projected Balance	537,646

Consulting Services Break Out

Government Affairs: Track and advise the PFD on any State, County, or City legislative efforts that could impact the operations of the ballpark	79,800
Pat Dunn/Jennifer Ziegler: <i>State legislative tracking</i>	
Sandeep Kaushik: <i>City/County legislative tracking & Stadium District support</i>	
Ballpark CapEx Support: Support PFD in the review of ballpark capital improvements, maintenance, and operations.	87,000
CAA ICON: <i>Cap-Ex planning/implementation support & applicable standard review</i>	
Venue Solutions Group: <i>Annual review of maintenance and operations</i>	
Stadium District: Support PFD's goal of a Stadium District that is vibrant, safe and enjoyable for fans, employees, and residents	107,500
Lizanne Lyons: <i>Stadium District outreach, policy and strategy support</i>	
Gary Johnson: <i>Stadium District policy support</i>	
TENW: <i>Review of transportation impacts of Sound Transit WSBLE station alignment.</i>	
NIF Project Manager: <i>Support for identifying pedestrian improvement opportunities.</i>	
Occidental Improvements: Design services to identify short/medium/long term opportunities for Occidental Avenue (King-Royal Brougham)	50,000
General Office: Support PFD's operations, including office administration and external communications.	20,500
Lund Faucett: <i>Design and production of PFD Annual Report</i>	
Ryan Donaldson: <i>Archiving support</i>	
Jim Reid: <i>Board annual retreat support</i>	
Total	344,800

**Ballpark PFD
Balance Sheet
As of May 31, 2024**

	Total
ASSETS	
Current Assets	
Bank Accounts	
Cash - Capital Projects Fund	3,444,293.36
Cash - County Tax Revenues Fund	10,208.98
Cash - Impaired Investments	24,709.63
Cash - Neighborhood Improvement Fund	3,556,022.64
Cash - PFD Operations Fund	1,805,600.98
Cash - PFD Reserve	3,704,949.80
Cash Equivalents	-58,495.30
Total Bank Accounts	\$ 12,487,290.09
Total Accounts Receivable	\$ 32,050,982.82
<hr/>	
Total Current Assets	\$ 44,538,272.91
Total Fixed Assets	\$ 379,489,076.64
Total Other Assets	\$ 21,663.00
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TOTAL ASSETS	\$ 424,049,012.55
LIABILITIES AND EQUITY	
Total Liabilities	\$ 76,674,232.25
Total Equity	\$ 347,374,780.30
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TOTAL LIABILITIES AND EQUITY	\$ 424,049,012.55

Profit and Loss

Apr-24

	Apr-24	YTD	2024 Budget	Delta	% Spent
Expenses					
Salaries / Benefits					
Salaries & Wages	23,147	83,331	248,534	165,203	34%
Employee Benefits - Health	3,204	17,441	45,975	28,534	38%
Retirement Benefits	653	2,611	9,557	6,946	27%
Payroll Taxes	1,800	6,494	20,543	14,049	32%
Total Salaries / Benefits	\$ 28,804	\$ 109,877	\$ 324,609	\$ 214,732	34%
Professional Services					
Accounting/Auditing	2,723	7,972	59,000	51,028	14%
Consulting Fees - Admin	11,804	21,512	259,600	238,088	8%
Legal & Professional Services	2,663	23,725	108,000	84,275	22%
Website & IT Support	372	1,472	19,200	17,728	8%
Total Professional Services	\$ 17,561	\$ 54,682	\$ 445,800	\$ 391,119	12%
General & Administrative					
Bank, Payroll, & Investment Fees	1,136	1,136	1,302	166	87%
Board Compensation	550	550	8,000	7,450	7%
Dues & Subscriptions	16	88	5,055	4,967	2%
Insurance Expense		8,419	11,381	2,962	74%
Office Equipment Rental	765	2,921	8,520	5,599	34%
Office Supplies	1,106	1,317	5,890	4,574	22%
Professional Development	50	50	2,000	1,950	3%
Repairs & Maintenance	1,600	5,042	76,345	71,303	7%
Software Expense	287	1,231	3,962	2,731	31%
Telephone Expense	510	690	3,240	2,550	21%
Travel	1,665	2,336	31,500	29,164	7%
Utilities	208	825	2,400	1,576	34%
Total General & Administrative	\$ 7,893	\$ 24,604	\$ 159,595	\$ 134,992	15%
Total Expenses	\$ 54,258	\$ 189,162	\$ 930,004	\$ 740,842	20%

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

WHEREAS, the Auditing Officer and Board member Marr have reviewed and approved ballpark vouchers # 20240328114922, 20240404135132, and 20240418125343, as produced by King County (the District’s treasurer); the credit card statement for April 2024; and the April payroll expense reports as produced by Gusto (the District’s payroll administrator); as summarized as follows:

April 2024

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$2,113,865
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$23,147
○ Employee Benefits - Health	\$3,204
○ Employee Benefits – Retirement	\$653
○ Payroll Taxes	\$1,800
• Professional Services	
○ Accounting/Auditing	\$2,723
○ Consulting Services	\$11,804
○ Legal Fees	\$2,663
○ Website & IT Support	\$372
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$1,136
○ Board Compensation	\$550

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○ Dues & Subscriptions	\$16
○ Insurance Expense	
○ Office Equipment Rental	\$765
○ Office Supplies	\$1,106
○ Professional Development	\$50
○ Repairs and Maintenance	\$1,600
○ Software Expense	\$287
○ Telephone Expense	\$510
○ Travel	\$1,665
○ Utilities	\$208
<hr/>	
TOTAL FOR THE PERIOD	\$2,168,123

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

Vouchers # 20240328114922, 20240404135132, and 20240418125343, as produced by King County (the District’s treasurer); the credit card statement for April 2024; and the April payroll expense reports as produced by Gusto (the District’s payroll administrator); are hereby approved.

PASSED by a vote of ____ to ____ this 24th day of June 2024.

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

Carol Kobuke Nelson, Chair

ATTEST:

Annie Thenell, Clerk



Executive Director Report June 2024

Communications

- 2023 Annual Report – We are working on a “design draft” of the Annual Report currently and still anticipate sending the final report for publication the week of July 1.

Board Development

- 25th Anniversary – We have 26 confirmed attendees to our 25th Anniversary event on June 28th. As a reminder, attendees will meet at the Third Base Entry/Lobby no later than 5:50 PM. Any guests of attendees will continue up to our suite where we will meet them before the game starts. Our Board Chair, Carol Nelson, will be throwing out the first pitch – likely in the 6:20-6:35 timeframe and the Mariners photographer will be on hand to take a photo of the group. After that, we will convene in a suite to enjoy the game and each other’s company.
- Reference Ballpark Trips – I’ve attached the most up-to-date itinerary for the July trip. Since the last time, we have confirmed a time for the tour of Busch Stadium. The next itinerary will include attendance, contact information, and a more detailed schedule including meals.

Neighborhood Improvement Fund

- Transit-to-Ballpark Pedestrian Improvements – I have sent a Request for Proposals to three project management consultants (Angela Battazzo, Joy Okazaki, and Marc Bloom). I’ve attached the RFP here for your reference. As you’ll see on the suggested timeline, I’m hoping to have someone on board by late-July and early win project(s) identified by the end of the year.
- Occidental Avenue Improvements – The stakeholder team (First and Goal, PFD, PSA, Seattle Parks Foundation, and Alliance for Pioneer Square) is nearing final selection of a design consultant. We will likely look to develop an initial date gathering and stakeholder outreach phase. Pending results of that early work and the Transportation Levy (which has \$5.3 million allocated to the project) we would move forward on concept design (10% design) for the corridor between King and Royal Brougham and a phased approach to the remaining design and implementation.

Policy Tracking/Engagement

- Stadium District & WOSCA – Sandeep Kaushik and I will be providing a verbal briefing regarding our rezoning and WOSCA efforts at Monday’s board meeting. Please see the attached article from The Urbanist regarding the WOSCA process.

Attachments

- [Transit-to-Ballpark Pedestrian Improvements RFP](#)
- [Reference Ballpark Trip Itinerary](#)
- [Stadium District Site Could Be a Bellwether of Downtown Seattle's Future](#), The Urbanist, June 10, 2024
- [Opinion: Seattle needs to foster a thriving Stadium District](#), Puget Sound Business Journal, June 17, 2024
- [Enchant Christmas returns to Seattle for 2024](#), Seattle Times, June 18, 2024.



Transit-to-Ballpark Pedestrian Improvements Call for Proposals

Context: T-Mobile Park is owned by the Washington State Major League Baseball Stadium Public Facilities District (PFD). In addition to ensuring that the ballpark is maintained in a first-class manner, the PFD is also committed to enhance fan enjoyment by supporting a walkable stadium neighborhood and ensuring that the ballpark serves as a good neighbor in the community. In 2021, the PFD and the Seattle Mariners partnered on certain improvements east of T-Mobile Park aimed at improving the pedestrian experience between the transit connections on 4th Avenue South (light rail station / bus stops) and T-Mobile Park (both the north and south entrances). These routes had been identified by fans and employees of the ballpark as less than desirable and detrimental to public safety in the area. The PFD, in partnership with the Mariners, is interested in studying and implementing additional improvements in this area, but it hasn't had the staff resources to navigate the regulatory process required to permit them. Multiple agencies have jurisdiction over these pedestrian routes, including the Seattle Department of Transportation (SDOT), Seattle City Light (SCL) and the Washington Department of Transportation (WSDOT), and a variety of approvals will be required for this work.

Project: The Ballpark PFD seeks a qualified project management consultant to assist both the PFD (staff and board of directors) and the Mariners in an initial phase of this work:

- Working with a group comprised of PFD staff, PFD board representatives, and the Mariners, identify a subset of three to five projects (either from Gensler product or proposed) that would improve the pedestrian experience along these routes and have a reasonable likelihood of permitting.
- Prepare a report that identifies the required permitting, agency approvals, and any other requisite steps.
- Present these findings to the stakeholder group and assist in the identification of one at least one "early win" project.

- Develop a high-level scope, timeline, and rough-order-of-magnitude budget for the identified project(s).

Tentative Timeline/Milestones (2024):

- July 26: Consultant selected and contract finalized
- July 29 – August 2: Kick Off Meeting
- August 9: Subset of projects identified
- September 27: Progress report delivered to PFD and Club
- November 1: Final report with next steps
- December 31: “Early win” project(s) identified

Submittal Requirements: Proposals should be clear and concise, and in no event should they exceed 10 single-sided pages. The proposals may be accompanied by a cover letter no longer than 2 single-sided pages. Proposals should address the proposer’s qualifications and experience and should include a general statement of approach to the requested scope of services. Proposals should also include an estimated cost for these services and an hourly fee for the individual(s) proposed for the work. The submittal should contain at least two references (with phone numbers and email addresses) for work with other public entities or for work on similar types of projects or facilities. Please identify any conflicts of interest that could limit you or your firm in this work.

Selection Process: The PFD will form an ad hoc selection committee comprised of PFD Staff, PFD Board members, and Mariners staff to review and evaluate the submittals. Submittals will be evaluated and ranked based on a combination of experience, qualification, and price. M/WBE and DBE firms are encouraged to apply. Oral interviews may be conducted the week of June 24 and/or July 1, 2024.

Submittal Deadline: Materials must be submitted in electronic form (PDF, WORD, or similar format) on or before 5:00 PM, June 24, 2024. Submittals should be made by email to Joshua Curtis at the PFD using the following email address: curtisj@ballpark.org.

Contact Person: All questions regarding this request for proposals should be submitted to the Executive Director of the PFD, Joshua Curtis, at (206) 853-8571 or at curtisj@ballpark.org.



2024 Ballpark Reference Trip Itinerary

Minneapolis/St. Louis/Milwaukee

July 23, Tuesday

Time	Activity	Notes
Afternoon/ Evening	Arrive Minneapolis	Flight Options: <ul style="list-style-type: none"> • Alaska Airlines 555, 7:06 am – 12:26 pm • Alaska Airlines 367, 10:59 am – 4:22 pm • Alaska Airlines 374, 1:37 pm – 6:59 pm Hotel: Hewing Hotel

July 24, Wednesday

Time	Activity	Notes
9:30 am	Target Field Tour	
10:30	Meeting with Minnesota Ballpark Authority	Meeting with Dan Kenney, ED of MBA, and board members in ballpark conference room.
12:10 pm	Minnesota vs. Philadelphia	MBA suite along the 3 rd baseline.

July 25, Thursday

Time	Activity	Notes
6:45 am	Leave for airport	Flight: Delta #1564 8:30 am – 10:05 am Hotel: The Westin St. Louis
2:00 pm	Busch Stadium Tour	Tour starts after lunch

July 26, Friday

Time	Activity	Notes
Day	Free Day	
7:15 pm	St. Louis vs. Nationals	

July 27, Saturday

Time	Activity	Notes
7:15 am	Leave for airport	Flight: Southwest #1559, 9:10 am – 10:20 am Hotel: Hyatt Regency Milwaukee
6:10 pm	Milwaukee vs. Miami	Tour time TBD.

July 28, Sunday

Time	Activity	Notes
Day	Return to Seattle	Flight Options: <ul style="list-style-type: none">• Alaska Airlines 625, 7:45 am – 10:16 am• Alaska Airlines 323 2:26 pm – 4:45 pm

Stadium District Site Could Be a Bellwether of Downtown Seattle's Future

By Ryan Packer - June 10, 2024

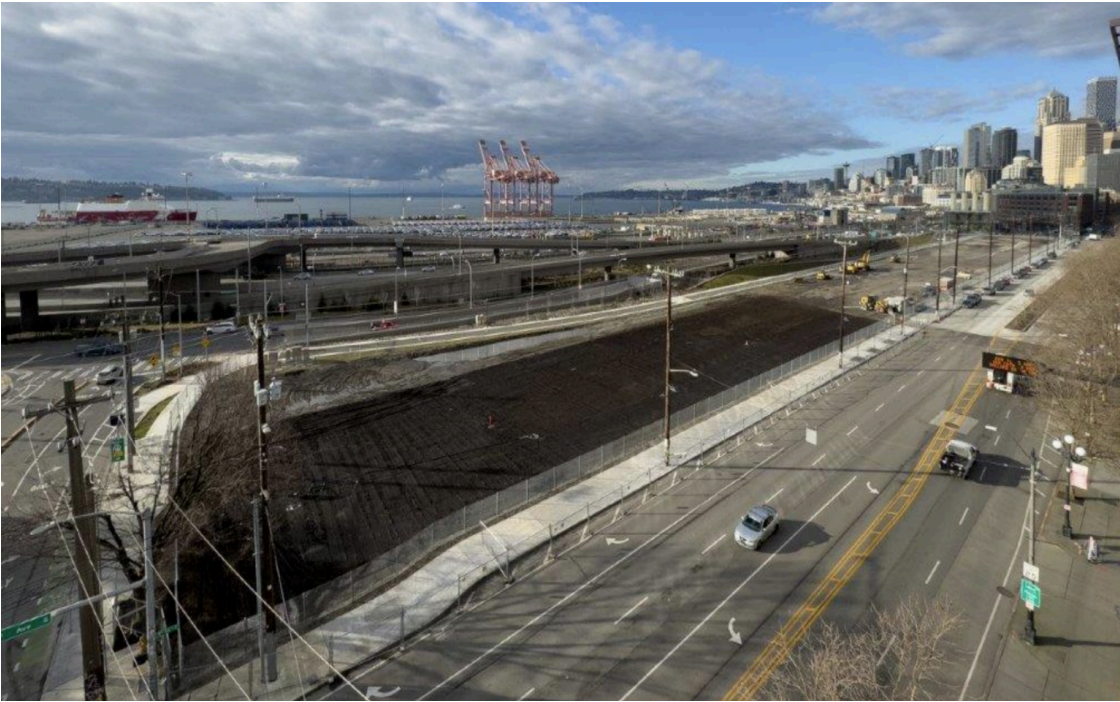


The opportunity to redevelop nearly five acres at the WOSCA site in Seattle's south downtown is set to pit competing interests against each other. (Ryan Packer)

The generational opportunity to determine the fate of five acres of publicly owned downtown real estate is kicking off in earnest, and the process will reveal much about the future of Seattle and its urban core. A variety of competing interest groups are making it clear that they have a big stake in the outcome. The long-vacant plot is a stone's throw from Lumen Field, with multiple government agencies attempting to thread the needle to achieve as many public goals as possible.

Situated along First Avenue S, the parcel is the former home of the Washington Oregon Shipper's Cooperative Association (WOSCA), but was purchased over a decade ago by the Washington Department of Transportation (WSDOT) as a space to stage construction while the Alaskan Way Viaduct was replaced. Within the past few years, the remaining buildings on the site were demolished, leaving a fully vacant lot.





The WOSCA site, underused for decades, is envisioned as a focal point for South Downtown redevelopment – but not until after 2026. (C40 Cities)

Earlier this year, WSDOT and the City of Seattle announced plans to solicit redevelopment concepts for the site, with the intention of selecting a firm to implement the winning bid. That work is now happening on an international stage with the help of C40 Cities, a climate-focused coalition of global cities which has developed a framework to redevelop major urban sites like this after successful implementation of a program like it in Paris, following the lead of Mayor Anne Hidalgo, C40's former chair.

Just last week, the City of Seattle, along with C40 and WSDOT, hosted a meet-up event at the WOSCA site and at Seattle City Hall to discuss the project and field questions from potential applicants. A cadre of interested parties joined prospective firms at the event, including folks from the Port of Seattle, the Public Stadium Authority that oversees Lumen Field, and Pioneer Square and SoDo neighborhood groups. Groups sought more clarity around the vision for this unique parcel.

There are only a few baseline requirements: the site needs to ultimately include space for a new headquarters for Washington State Ferries. The final design also needs to include some elements that help to reduce climate impacts, and it needs to be constructed using green building standards. But the big question is how well the final proposal stitches together an extra-large superblock and helps to turn the area around Seattle's sports stadiums into more of a real neighborhood rather than a pass-through for eventgoers.

The idea of holding a design competition to determine the future of the WOSCA site, rather than simply surplussing the land to the highest bidder, represents a new way of doing things for WSDOT. "We're really excited for the opportunity to watch this parcel actually evolve into something maybe much, much bigger," WSDOT deputy secretary Mike Gribner told the attendees at last week's event. "It is the first for DOT to work

with a program of C40's caliber, I believe it is a first for us to work with the City. [...] It's certainly a first for the State of Washington as a whole."

"If we wanted to turn this into a hotel, we would have gone with the status quo, which is to sell the property," Anna Lising, senior policy advisor on energy for Governor Jay Inslee's office, told attendees at the event. "That's probably what we get the highest bid for, is turning [it into] a hotel."

State and city leaders, including OPCD Director Rico Quirindongo, hosted interested stakeholders in a discussion on the potential for the WOSCA site last week. (Ryan Packer)

"We have a number of strategic priorities at the state, we have very ambitious climate commitments that we need to achieve. We're not going to do that with just electrifying every vehicle," Lising continued. "This is prime property downtown. We're really interested in how do we build and use our land to be able to get mode shifting, how do we get people out of cars, how do we make sure that they have all the amenities and necessities within walking distance. We also have a housing shortage. There's a number of high priority needs that we have in Washington state that we want to achieve, and show as a model, using this property."

As Seattle struggles to return to pre-pandemic levels of activity downtown, the Harrell Administration said it sees the work on the WOSCA property as a central element of its downtown activation plan, and its strategy to activate and redevelop South Downtown, specifically. Harrell has advanced a last-minute proposal with King County Executive Dow Constantine to [bypass the transit hub on Jackson Street](#) as part of the Ballard Link Extension project and instead move forward with new light rail stations shifted to the south and north, with Sound Transit's new preferred alternative just on the other side of Lumen Field from the WOSCA site.

In recent months, Sound Transit has tried to engage community members around what a "[South Downtown hub](#)" actually looks like, and the final use of the WOSCA site will be a major determinant in the area's evolution.

The WOSCA Site (top, highlighted) will be in the walkshed of any of the future light rail stations on the table right now, but with some considerable barriers for access no matter what option is chosen. (Sound Transit)

Will the WOSCA site include housing? This is likely to be one of the most contentious issues to come up during the entire process. Just last year, the City of Seattle approved a new **industrial land use framework** that seemed to put to bed the issue of whether residential uses would start to extend further south from central downtown into the industrial district in SoDo. After pushback from industrial interests, including the Port of Seattle, the idea of rezoning to allow housing was largely rejected. But as part of any proposal for WOSCA, the City is set to approve a unique master plan that would override any underlying zoning restrictions, and open the door to residential use.

“When we did the industrial maritime strategy, and that the rezoning of our industrial lands, very much in partnership with labor unions and the Port, we specifically set aside this site for a future master planning process,” OPCD Director Rico Quirindongo told last week’s crowd. “When we did the rezone, we did that because we were going to come back and make changes at some later date, [but] we didn’t have a plan to do that — the C40 opportunity came to us.”

Even with a site as large as this, there won’t be enough room to make everyone happy, with many maritime and industrial advocates seeing the conversion of the site to residential or mixed use, even partially, as a loss for Seattle’s industrial sector and a symbolic attack on long-protected industrial lands. But commercial or industrial uses on the site likely do little to advance the stadium district, a clear bright spot for Seattle’s economic growth in the post-pandemic era, toward becoming a real neighborhood.

The International Longshore and Warehouse Union (ILWU) shared some skepticism in a stakeholder interview on the WOSCA project conducted in March: “We are aware that land use regulations recently passed by the City allow for a limited quantity of housing that is related to industry or is at least 50% workforce affordable in some

areas. However, we are still concerned that any housing can have a big negative impact. And we are concerned that if any is let in there would only be additional future creep into more industrial areas.”

Though initial proposals are due by November of this year, it will likely be a long time before the WOSCA site’s future comes into full view, with applications initially shrouded from public view through non-disclosure agreements (NDAs). Meanwhile, Seattle is [considering interim uses](#) for the site during the 2026 FIFA World Cup, pushing the start construction on a permanent project to 2027 or 2028.

Even as the process takes place behind the scenes, WSDOT and the City are promising robust public engagement throughout, seeking the public buy-in that could be key to coming to a final consensus. In the end, whatever rises on the site will absolutely speak volumes for the future of the immediate area, but also downtown as a whole.

Article Author

Ryan Packer

| [Website](#)

Ryan Packer lives in the Summit Slope neighborhood of Capitol Hill and has been writing for the *The Urbanist* since 2015. They report on multimodal transportation issues, #VisionZero, preservation, and local politics. They believe in using Seattle's history to help attain the vibrant, diverse city that we all wish to inhabit. Ryan's writing has appeared in *Capitol Hill Seattle Blog*, *Bike Portland*, and *Seattle Bike Blog*, where they also did a four-month stint as temporary editor.



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From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2024/06/17/scott-surdyke-seattle-stadium-district-development.html>

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Sports Business

Opinion: Seattle needs to foster a thriving Stadium District




Image: Anthony Bolante | PSBJ

A retro-Seattle Kraken jersey adorns the bronze statue of Seattle Mariners Hall of Fame Ken Griffey Jr. outside T-Mobile Park in Seattle on Jan. 1, 2024.

ANTHONY BOLANTE | PSBJ

By Scott Surdyke – Development manager and planning consultant
Jun 17, 2024

 Listen to this article 6 min



Cities across the country have discovered how to revitalize their downtowns by leveraging new stadiums to attract economic development and private investment. The results are dynamic, 24-hour mixed-use master-planned neighborhoods centered around sports, entertainment and culture.

With uses that include restaurants, nightclubs, hotels, galleries and lofts, entertainment districts have taken off. The list of cities that have jumped on board includes a who's who of sports-loving towns: Denver, San Diego, Milwaukee, Chicago, Tampa, Los Angeles and Kansas City, Missouri.

Here in Seattle? Not so much.

Despite more than \$1 billion invested in our two stadiums over 20 years ago, and numerous attempts by property owners to create a broader mix of uses, very little has changed in our so-called Stadium District.



Scott Surdyke is a consultant specializing in transit-oriented and mixed-use development.

NATAWORRY PHOTOGRAPHY

Today the neighborhood, bordered by First Avenue South and Holgate Street, feels neglected, undeveloped and fairly empty when it's not a game day. For years, the city maintained low-rise industrial-commercial zoning in this area, severely limiting the neighborhood's tremendous potential. Most recently, property owners proposed a makers village that would blend light industrial and manufacturing uses with entertainment, hotels and up to 900 units of housing. Unfortunately, that proposal died at the City Council last year when residential uses were taken off the table.

New zoning changes for the Stadium Transition Area Overlay District (STAOD) now allow hotels, but residential uses are still prohibited. The goals of the STAOD are to promote a more vibrant and economically viable pedestrian-oriented neighborhood, while also discouraging encroachment into nearby industrial areas.

"The Stadium District has tremendous potential, but currently there is no unifying vision or leadership," said Seattle-based economist Matthew Gardner. "Cities across the country are jumping at the opportunity to develop their stadium districts – especially in today's challenging economy. Unfortunately, Seattle has always taken a back seat approach given the neighborhood's proximity to the Port."

Editor's notebook: Downtowns need to get in the game

Denver's lower downtown offers a great example of how Seattle's Stadium District could develop, with a vibrant mix of new creative businesses, renovated historic buildings and a variety of entertainment venues. In addition, Denver's emerging River North Art District shows how light industrial and industrial maker spaces can also thrive in a mixed-use environment.

Pioneer Square, which lies just north of Seattle's Stadiums, is already experiencing new momentum, with [projects like RailSpur](#), a multiblock mixed-use project being developed by Denver-based Urban Villages.

"So many great cities are thriving because of the investment in their stadium districts," said Jon Buerge, president of Denver's Urban Villages. "With all the historic buildings, ours has amazing potential to become something really unique."

Despite its great potential, numerous challenges face our Stadium District. Downtown Seattle, unlike other cities, is backed up against a thriving industrial deep-water port. The maritime industry is growing, and there is a tremendous need for maintaining and improving industrial infrastructure.

Consequently, the idea of rezoning vital industrial lands for a broader mix of uses is a challenging and contentious subject. Historically, Seattle's civic leaders and planners have [prioritized and preserved core industrial zones](#), which account for approximately 12% of the city's land mass and support approximately 100,000 well-paying jobs.

For the industrial sector, one of the greatest priorities is maintaining access to and from Interstate 90, the lifeline for Eastern Washington's multibillion-dollar agriculture industry. Coincidentally, the gateway to I-90 is Edgar Martinez Boulevard, right in the heart of the Stadium District.

Industrial advocates argue that allowing a mix of uses, especially housing, would be non-compatible with nearby industrial uses, and would be detrimental to freight mobility. However, the city's environmental impact statement concluded that allowing for a broader mix of uses, including multifamily, would not cause adverse impacts on nearby industrial uses or freight mobility.

The lack of progress in Seattle's Stadium District comes at a time when the city is searching for ways to revitalize its downtown core. The mayor's downtown activation plan highlights goals to, "celebrate arts and culture, sports and entertainment," grow the creative economy and help foster a 24/7 city.

Given the numerous challenges facing our downtown, the time may be right for Seattle to finally step forward and support such a transformative vision. Markam McIntyre, director of Seattle's Office of Economic Development, said a stadium district is an integral part of the city's downtown activation plan.

"Last year, the city of Seattle adopted the industrial and maritime strategy, which addresses the nuanced issues around our stadiums as a part of a citywide effort for equitable job growth, housing capacity and business support," he said. "We are excited for the future of the city and the stadium district."

We don't need what Mayor Bruce Harrell called "Space Needle thinking" to make Seattle's Stadium District a reality. But we do need a real vision and master plan, and we may need to sit down again in the spirit of collaboration and compromise because the status quo is neither an acceptable nor desirable option for our city.

In just a few short years we could have a vibrant new regional destination that blends entertainment, culture, food and sports with maker spaces, light industrial uses, galleries and workforce housing. And that could be a winning solution that is uniquely Seattle.

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Skip to content

Events

The Seattle Times

Enchant Christmas returns to Seattle for 2024

June 18, 2024 at 12:19 pm



1 of 4 | Skaters make their way around the track during Enchant Christmas at T-Mobile Park in Seattle. (Andy Bao / The Seattle Times, 2019)

By [Sarah-Mae McCullough](#)

Seattle Times features producer

Temperatures are expected to break 80 degrees later this week [as Washington barrels toward summer](#) — but it’s not too early for some Seattleites to start planning for a wintry holiday experience this November and December.

Enchant Christmas, self-described as the “World’s Largest Christmas Light Maze experience,” is returning to Seattle’s T-Mobile Park after four holiday seasons away. From Nov. 22 to Dec. 29, visitors can explore the ballpark-turned-labyrinth, which will be filled with twinkling lights, larger-than-life light sculptures, an ice-skating trail, photo ops with Santa, live music and other festivities.

In the story-based experience, guests are sent on a mission to save Christmas by finding missing sculptures throughout the maze.

A “Christmas in July” ticket special starts July 9, with tickets available at enchantchristmas.com. Prices haven’t been set yet.

“We have received countless requests for Enchant to return to Seattle over the last few years,” Enchant CEO Kevin Johnston said in a news release. “Christmas is coming!”

Sarah-Mae McCullough: smccullough@seattletimes.com; *Sarah-Mae McCullough is The Seattle Times Features producer.*

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