



June 28, 2021
2:30 P.M.

[Microsoft Teams Meeting](#)
To call in:
+1 360-663-5914
Conference ID: 465 161 937#

Due to the COVID-19 pandemic, the PFD will be holding this Regular Meeting of the Board of Directors as an online meeting in a manner consistent with guidance from the Attorney General's office. Members of the public desiring to leave public comment should submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time. People attending the online meeting may provide text comment during the meeting; no verbal comments can be accommodated.

BOARD MEETING NOTICE AND AGENDA

- A. **Call to Order / Welcome** (Chair, Stacy Graven)
- 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 10, 2021, Regular Board Meeting Minutes
- D. **Board Briefings and Potential Actions:**
 - 1. Ballpark Management Initial Cap Ex Plan – *Materials Included*
 - a. CAA ICON Review (Bryan Slater)
 - b. PFD Letter Draft (Joshua Curtis)

2. Ballpark Operations and Maintenance Review RFP Selection (Joshua Curtis) – *Materials Included*

a. Proposed Resolution 21-009

3. Review of Vouchers (Treasurer, Tim Burgess) – *Materials Included*

a. Proposed Resolution 21-010

E. Reports

1. Chair’s Report (Stacy Graven)

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 10, 2021, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914
Conf. Code: 577 414 229 #

REGULAR BOARD MEETING MINUTES

Due to the COVID-19 pandemic, the PFD held this Regular Meeting of the Board of Directors as an online meeting in a manner consistent with guidance from the Attorney General's office. Members of the public desiring to leave public comment were directed to submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time. People attending the online meeting were provided the option to provide text comment during the meeting.

CALL TO ORDER / WELCOME

Board Chair Stacy Graven called the meeting to order at 2:33 p.m. pursuant to notice. Other board members joining the Microsoft Teams meeting: Tim Burgess, Carol Nelson, R. Omar Riojas, Charles Royer, and Chris Marr. Paul Mar was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Liv Bacon (Office Manager), Tom Backer (Legal Counsel), Pat Dunn (Legislative), Dan Barrett (CAA ICON), Bryan Slater (CAA ICON) and Lizanne Lyons (Consulting). Also joining were Fred Rivera, EVP and General Counsel at the Seattle Mariners, Trevor Gooby (Mariners), Dave Wilke (Mariners) and Andres Oliden (Mariners).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

Chair Graven asked for a motion to approve the March 8, 2021 Board Meeting Minutes. Member Royer moved to approve the minutes, seconded by Member Burgess. Motion carried 6-0.

BOARD BRIEFINGS

1. Ballpark Operations Update and Provisional Cap Ex Plan (Seattle Mariners)

Fred Rivera opened the discussion with a reminder to the Board of the Applicable Standard for capital improvements in the Lease, and its relation to the Long-Term Capital Needs Assessment completed in 2015. He also discussed the Club's desire to update the needs assessment beginning later this year.

Fred noted that ten percent of Major League Baseball teams, such as Texas and Atlanta, have returned to normal levels of fan attendance. The Club is encouraging all fans to get vaccinated, and they have established a vaccinated section at the

ballpark. They have also established pop-up vaccination stations at the ballpark, with hundreds of shots administered.

Trevor Gooby, Dave Wilke, and Andres Oliden then briefed the Board on the Club's plans for capital improvements in 2022. They advised that the Club is researching roof treatments to extend the useful life of the roof membrane in lieu of a complete replacement. Dave Wilke described the possibility of using thermal heat from the Elliott Bay Interceptor to build a heat exchange system to replace use of natural gas. The Mariners are currently in pre-construction phase and looking into buildings systems for compatibility and space. The system would require 30,000 gallons of a tank/pool space, which would need to be located somewhere on the ballpark site. Member Royer asked what the cost was, and Mr. Wilke responded it would likely be north of \$1 million dollars and may be considered as part of a future cap-ex plan.

At Chair Graven's request, Mr. Rivera updated the board on the search for a new President/CEO of the Mariners and stated there is a 12-member committee tasked with looking for a replacement. He noted that the Club has split the position into two, with a President of Business Operations and a President of Baseball Operations. They hope to be able to make a decision in July or August.

2. Mayor's Industrial & Maritime Advisory Committee (Joshua Curtis)

The most recent meeting of the committee was May 6, where the members reviewed recommendations by the Mayor's Office staff. Joshua drew the board's attention to principles #7 and #8 (included in the Board packet). The board has previously reviewed the concept of a Maker's District (craft makers, small/light industrial spaces with associated housing) and stated that the Mayor's Office was focused on caretaker housing for residential. The next meeting of the committee is scheduled for May 27th.

3. Review of Vouchers (Treasurer, Tim Burgess)

Member Burgess introduced Resolution 21-008 to approve the February Vouchers. Member Burgess stated that he had reviewed the vouchers, found nothing out of order, and asked for approval of the Resolution. Member Royer seconded. Resolution carried 6-0.

REPORTS

Chair's Report

Chair Graven had nothing to report.

Executive Director's Report

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

EXECUTIVE SESSION

The board did not enter Executive Session.

ADJOURNMENT

There being no further business before the Board, Chair Graven declared the meeting adjourned at 3:20 p.m.

Liv Bacon
Recording Clerk

Stacy Graven, Chair
Board of Directors, Public Facilities District

DRAFT

WASHINGTON STATE

Ballpark



PUBLIC FACILITIES DISTRICT



**Washington State Major League Baseball Stadium
Public Facilities District**

2022 and 10-Year Provisional Capital Plan Review

Board Presentation

June 28, 2021

I. 2022 and 10-Year Capital Plan Review

Summary of Tasks Completed

1. Reviewed capital expenditure section of the lease between the Mariners and PFD
2. Reviewed previously prepared 2021 materials (CAA ICON analyses, Mariners' plans, etc.)
3. Reviewed preliminary 2020 actual investment figures submitted by the Mariners
4. Analyzed the type, timing, and extent of improvements made at T-Mobile Park through 2021
5. Analyzed the Mariners' proposed 2022 and 10-year provisional capital expenditure plans
6. Held a conference call and conducted a site visit with the Mariners and PFD to review the details of both plans
7. Developed a preliminary comparison of the Mariners plans relative to the LTCNA
8. Identified key issues requiring follow-up with the Mariners

I. 2022 and 10-Year Capital Plan Review

Key Lease Terms – Capital Expenditures

- Key lease terms related to capital expenditures are summarized below:
 - Mariners are solely and exclusively responsible for the performance of, and expenses associated with, all capital maintenance, including necessary and upgrade improvements (must comply with the Applicable Standard) – regardless of reserve funds available
 - Mariners are required to submit provisional annual and 10-year capital expenditure work plans by May 1 of each lease year that are subject to provisional PFD approval (within 60 days), provided the submittal is in conformance with the Applicable Standard. Final plans must be submitted by September 1 of each lease year and are subject to final review and approval by the PFD within 60 days of submittal.
 - PFD to review and approve plans, ensuring the Ballpark is maintained and enhanced to meet the Applicable Standard
 - Capital expenditure funding sources:
 - Mariners contribute \$3.25 million per year, which is adjusted annually according to the CPI
 - PFD contributes the following sources:
 - \$250,000 from base rent, if funds are available
 - 100% of admissions and parking tax collected by Mariners
 - Revenue sharing on tickets (1.5% / 2.0%)
 - County Tax Revenues Fund (beginning 2021) – eligible capital expenditures may be reimbursed
 - Eligible projects include infrastructure such as building systems, including plumbing, electrical, HVAC, and structural elements, and the retractable roof (upgrades with revenue generating potential are not eligible)

I. 2022 and 10-Year Capital Plan Review

2022 and 10-Year Capital Plan Review – Approach

- 2022 and 10-year plans are provisional and in-progress – subject to change
- Mariners' provisional submittal includes a one-year plan (2022) and 10-year plan as required by the lease
- The 2022 plan was compared to the LTCNA based on overall investment and on a project-by-project basis to identify “deferred” projects (over \$50,000) that may impact the 10-year plan
- The 10-year plan is compared to the LTCNA on an aggregate basis
- It is our understanding the LTCNA may be jointly updated by the PFD and Mariners in 2021 to reflect current conditions – investment comparisons to the LTCNA herein from 2017 to 2021, as well as 2022, may be different from the plan due to:
 - Systems remaining in good working order longer than originally anticipated, including food service and technology
 - Effective cost management of budgets / contingencies for projects undertaken by the Club
 - Limited usage of the ballpark in 2020 (effectively 20% of the five-year horizon), due to COVID-19 health and safety restrictions

I. 2022 and 10-Year Capital Plan Review

2017 to 2021 Analysis – LTCNA and Actual Investment Comparison

- The LTCNA called for approximately \$81.8 million in necessary improvements from 2017 to 2021 (plan years 1 to 5), including 15% contingency
 - Analysis relies on Mariners' preliminary 2020 investment and proposed 2021 investment – subject to change
- Approximately \$38.8 million in necessary improvements will have been made by the end of 2021 according to current records, including \$25.9 million in LTCNA investments and \$12.9 million in other investments (in-progress)
- This variance is due in part to reduced investment in 2020 and 2021 due to the COVID-19 pandemic
 - The variance will be addressed as part of an update to the long-term capital needs assessment (additional discussion provided on following slides)

I. 2022 and 10-Year Capital Plan Review

Ballpark Tour Photos – Previously Implemented Necessary Improvement Projects



Point of Sale Systems



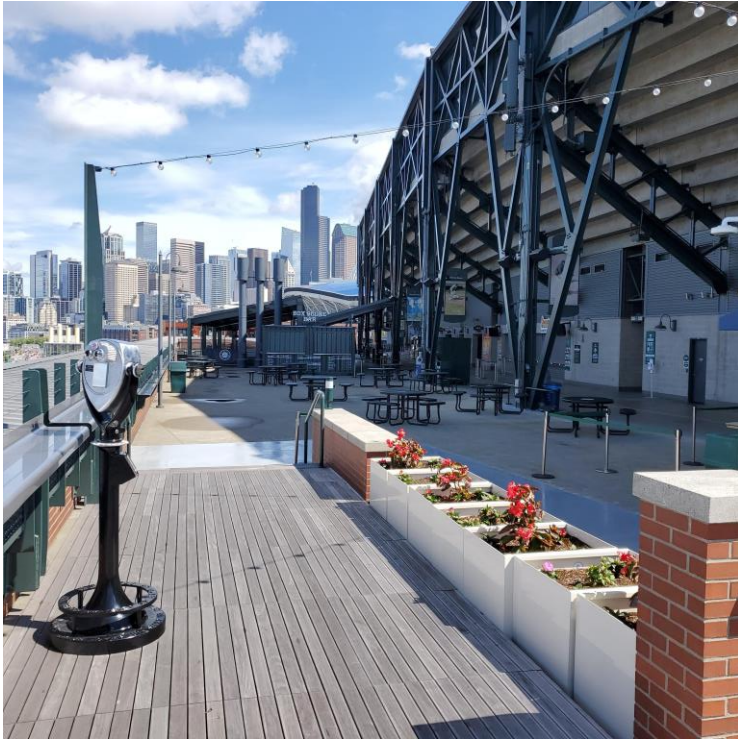
Video Coaching System



ADA Accessibility

I. 2022 and 10-Year Capital Plan Review

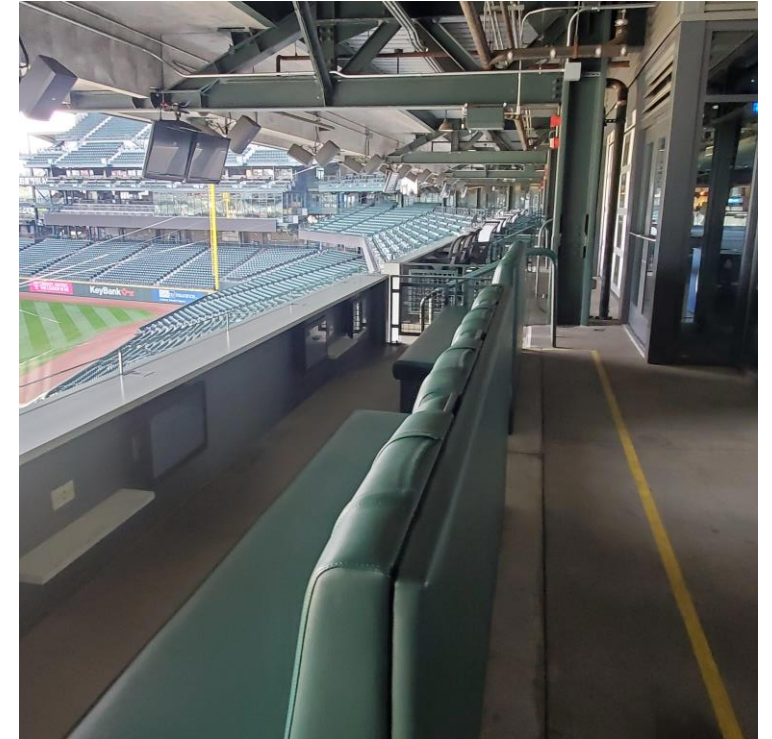
Ballpark Tour Photos – Previously Implemented Upgrade Improvement Projects



Boardwalk



Kids Zone



Couches

I. 2022 and 10-Year Capital Plan Review

2022 Plan – Summary and Composition

- The 2022 provisional plan includes \$8.1 million in investment prior to inflation and contingency
 - Investment increases to \$10.2 million with inflation (\$750,000) and contingency (\$1.3 million) applied
 - Does not include improvement allowance of \$1.0 million for heat capture recovery project

- Three sub-categories have over \$1.0 million in proposed investment
 - Roof: Primarily dedicated to bogie wheel replacement for retractable roof (Phase VII of VIII)

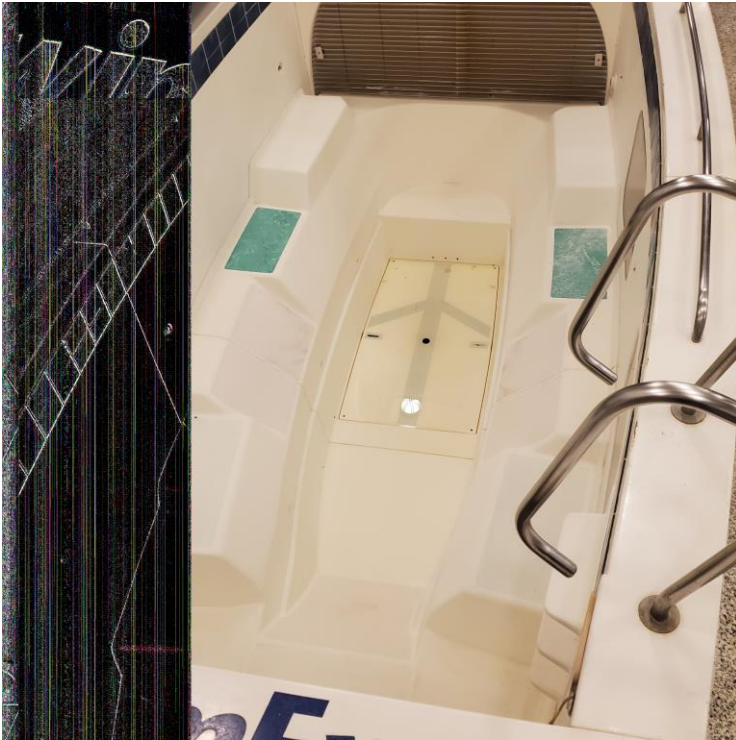
 - Code and Regulatory: Primarily dedicated to permitting for bollard project

 - Painting: Primarily dedicated to painting of the roof membrane and repainting of exposed steel

2022 Capital Project List by Sub-Category		
Sub-Category	Amount	Percentage
Retractable Roof	\$1,700,000	21%
Code and Regulatory	\$1,278,000	16%
Painting	\$1,000,000	12%
POS Systems	\$750,000	9%
Interior	\$531,400	7%
Team Facilities	\$461,000	6%
Vertical Transportation	\$455,750	6%
Video Displays / Production	\$325,000	4%
Seating Bowl	\$320,600	4%
Food Service	\$300,000	4%
Electrical	\$294,340	4%
Technology Infrastructure	\$240,000	3%
FF&E	\$120,000	1%
Security	\$100,000	1%
Plumbing	\$63,550	1%
Structural	\$62,500	1%
Signage and Graphics	\$35,000	0%
Premium Spaces	\$30,000	0%
Garage	\$28,000	0%
Mechanical	\$20,700	0%
Exterior	\$17,500	0%
Building Envelope	\$5,700	0%
Total	\$8,139,040	
Inflation	\$754,709	
Contingency	\$1,334,062	
Total (Incl. Inflation & Contingency)	\$10,227,811	

I. 2022 and 10-Year Capital Plan Review

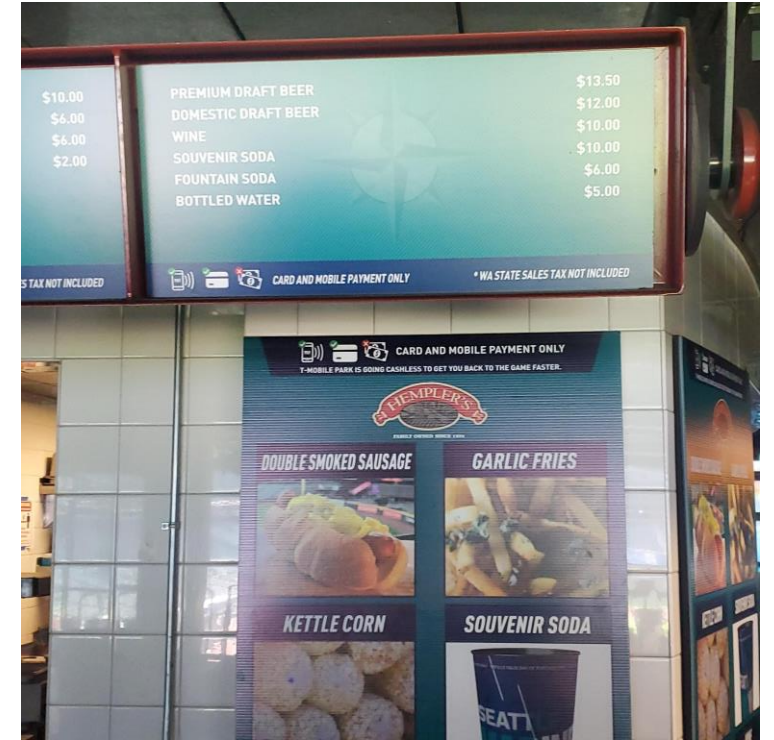
Ballpark Tour Photos – 2022 Necessary Improvement Projects



Hydrotherapy Equipment



Field Level Electrical



Menu Boards

I. 2022 and 10-Year Capital Plan Review

10-Year Rolling Plan – LTCNA Summary

- The LTCNA includes \$167.4 million in necessary improvements (inclusive of 15% contingency and 3% inflation) from 2022 to 2031 (lease years 4 – 13) whereas the Mariners are proposing \$148.8 million in investment (next slide)

LTCNA 10-Year Necessary Improvement Capital Expenditure Plan (2022 - 2031)											
Calendar Year Lease Year	2022 4	2023 5	2024 6	2025 7	2026 8	2027 9	2028 10	2029 11	2030 12	2031 13	10-Year Plan Total
Architectural	\$3,507,600	\$10,051,821	\$2,738,393	\$10,177,143	\$3,772,729	\$10,026,307	\$1,950,580	\$2,365,690	\$1,513,955	\$2,399,036	\$48,503,254
Interior	\$1,350,709	\$757,529	\$855,279	\$1,128,218	\$1,233,698	\$368,916	\$75,997	\$443,567	\$322,499	\$1,024,204	\$7,560,615
Exterior	\$99,005	\$87,407	\$52,517	\$23,183	\$95,512	\$24,594	\$59,108	\$243,527	\$62,708	\$27,681	\$775,243
Painting	\$707,177	\$8,012,321	\$750,245	\$8,500,271	\$795,934	\$9,017,938	\$844,407	\$869,739	\$895,831	\$1,014,977	\$31,408,840
Building Envelope	\$388,948	\$36,420	\$382,625	\$7,728	\$405,927	\$8,198	\$430,648	\$8,697	\$8,958	\$9,227	\$1,687,374
Signage and Graphics	\$0	\$0	\$0	\$0	\$477,561	\$0	\$0	\$0	\$0	\$0	\$477,561
Structural	\$205,081	\$298,641	\$217,571	\$224,098	\$326,333	\$237,746	\$244,878	\$356,593	\$0	\$0	\$2,110,941
Team Facilities	\$388,948	\$670,121	\$277,590	\$139,095	\$198,984	\$163,963	\$168,881	\$43,487	\$26,875	\$0	\$2,077,944
Operational Equipment	\$261,656	\$80,123	\$45,015	\$38,638	\$119,390	\$81,981	\$0	\$43,487	\$62,708	\$184,541	\$917,539
FF&E	\$70,718	\$72,839	\$120,039	\$77,275	\$79,593	\$81,981	\$84,441	\$313,106	\$89,583	\$92,271	\$1,081,847
Code and Regulatory	\$35,359	\$36,420	\$37,512	\$38,638	\$39,797	\$40,991	\$42,220	\$43,487	\$44,792	\$46,135	\$405,350
Retractable Roof	\$3,182,299	\$218,518	\$0	\$231,826	\$12,416,578	\$1,926,559	\$0	\$304,409	\$0	\$322,947	\$18,603,135
Garage	\$35,359	\$50,987	\$112,537	\$38,638	\$55,715	\$40,991	\$126,661	\$60,882	\$44,792	\$46,135	\$612,696
Spectators Amenities	\$2,993,569	\$5,101,311	\$1,146,254	\$418,912	\$373,239	\$1,630,519	\$5,329,256	\$6,733,527	\$2,121,495	\$1,345,335	\$27,193,416
Food Service	\$1,554,462	\$705,460	\$294,726	\$391,866	\$345,381	\$1,601,825	\$1,922,074	\$2,528,338	\$1,373,476	\$1,313,040	\$12,030,650
Seating Bowl	\$1,439,106	\$4,395,851	\$851,528	\$27,046	\$27,858	\$28,693	\$29,554	\$30,441	\$31,354	\$32,295	\$6,893,726
Premium Spaces	\$0	\$0	\$0	\$0	\$0	\$0	\$3,377,628	\$4,174,748	\$716,665	\$0	\$8,269,040
Building Systems	\$572,107	\$606,751	\$1,135,870	\$972,122	\$5,122,634	\$2,138,071	\$1,827,296	\$681,006	\$3,712,325	\$634,822	\$17,403,004
Mechanical	\$418,649	\$387,505	\$969,316	\$411,104	\$2,646,482	\$67,225	\$119,906	\$71,319	\$198,875	\$75,662	\$5,366,042
Electrical	\$53,745	\$116,543	\$60,770	\$452,060	\$935,223	\$479,590	\$68,397	\$139,158	\$72,562	\$78,430	\$2,456,479
Plumbing	\$92,640	\$95,419	\$98,282	\$101,231	\$737,035	\$107,395	\$110,617	\$113,936	\$386,103	\$397,686	\$2,240,346
Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,687,494	\$0	\$2,687,494
Vertical Transportation	\$7,072	\$7,284	\$7,502	\$7,728	\$803,894	\$1,483,861	\$1,528,376	\$356,593	\$367,291	\$83,044	\$4,652,644
Technology	\$7,778,952	\$0	\$4,876,590	\$0	\$2,069,430	\$1,803,588	\$1,266,610	\$15,829,251	\$6,270,819	\$2,399,036	\$42,294,276
Facility sound reinforcement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Video displays/production	\$7,778,952	\$0	\$0	\$0	\$0	\$1,229,719	\$1,266,610	\$13,915,825	\$6,270,819	\$0	\$30,461,926
Security	\$0	\$0	\$2,775,905	\$0	\$0	\$573,869	\$0	\$0	\$0	\$0	\$3,349,774
POS Systems	\$0	\$0	\$150,049	\$0	\$2,069,430	\$0	\$0	\$173,948	\$0	\$2,399,036	\$4,792,462
Baseball Operations	\$0	\$0	\$1,950,636	\$0	\$0	\$0	\$0	\$1,739,478	\$0	\$0	\$3,690,114
Technology Infrastructure	\$0	\$0	\$1,500,489	\$0	\$7,959	\$409,906	\$422,203	\$9,393,182	\$716,665	\$378,310	\$12,828,715
Value with Contingency and Inflation	\$18,069,885	\$16,029,388	\$11,510,132	\$11,838,640	\$23,818,285	\$17,975,940	\$10,922,607	\$35,367,947	\$14,380,050	\$7,525,621	\$167,438,496

I. 2022 and 10-Year Capital Plan Review

10-Year Rolling Plan – Mariners Summary

- The Mariners are proposing \$148.8 million in necessary improvements (inclusive of 15% contingency and 3% inflation) from 2022 to 2031 – 2022 total does not include “add-alt” allowance of \$1.0 million for heat capture recovery project

Mariners 10-Year Necessary Improvement Capital Expenditure Plan (2022 - 2031)											10-Year Plan
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Number of Improvements	41	60	47	53	45	43	42	42	43	38	454
Architectural	\$3,469,698	\$5,571,358	\$4,820,148	\$2,537,921	\$3,252,333	\$3,564,415	\$2,803,814	\$2,887,928	\$3,391,556	\$2,700,134	\$34,999,307
Interior	\$667,776	\$533,007	\$234,504	\$498,549	\$848,283	\$956,769	\$1,226,050	\$1,262,831	\$1,364,391	\$946,228	\$8,538,388
Exterior	\$21,991	\$90,927	\$23,330	\$24,030	\$99,358	\$25,494	\$26,259	\$27,046	\$111,829	\$217,250	\$667,515
Painting	\$314,159	\$1,041,940	\$1,142,523	\$1,098,528	\$1,131,484	\$1,165,428	\$600,196	\$618,202	\$636,748	\$655,850	\$8,405,057
Building Envelope	\$7,163	\$156,226	\$37,995	\$197,048	\$40,309	\$209,049	\$300,848	\$309,874	\$192,139	\$329,073	\$1,779,724
Signage and Graphics	\$43,982	\$194,150	\$199,975	\$27,463	\$0	\$0	\$0	\$0	\$0	\$32,793	\$498,363
Structural	\$78,540	\$286,695	\$137,316	\$227,258	\$313,280	\$241,098	\$248,331	\$255,781	\$253,107	\$271,358	\$2,312,764
Team Facilities	\$579,309	\$295,756	\$6,666	\$45,314	\$675,354	\$777,195	\$247,581	\$255,008	\$234,801	\$90,179	\$3,207,163
Operational Equipment	\$0	\$250,670	\$280,854	\$326,355	\$48,088	\$90,321	\$0	\$0	\$179,881	\$45,910	\$1,222,078
Furnitures, Fixtures, & Equipment	\$150,796	\$97,075	\$53,327	\$54,926	\$56,574	\$58,271	\$112,537	\$115,913	\$374,089	\$65,585	\$1,139,094
Code and Regulatory	\$1,605,981	\$2,624,912	\$2,703,659	\$38,448	\$39,602	\$40,790	\$42,014	\$43,274	\$44,572	\$45,910	\$7,229,162
Retractable Roof	\$3,078,758	\$2,045,050	\$106,653	\$109,853	\$113,148	\$116,543	\$120,039	\$123,640	\$13,809,463	\$2,049,531	\$21,672,679
Garage	\$35,186	\$124,256	\$37,329	\$38,448	\$56,574	\$122,370	\$42,014	\$43,274	\$63,675	\$45,910	\$609,035
Spectator Requirements	\$817,567	\$2,680,050	\$8,426,404	\$1,973,598	\$5,738,416	\$1,875,272	\$526,071	\$541,854	\$558,109	\$574,853	\$23,712,194
Food Service	\$376,991	\$388,301	\$399,950	\$411,948	\$424,306	\$437,036	\$450,147	\$463,651	\$477,561	\$491,888	\$4,321,777
Seating Bowl	\$402,878	\$26,663	\$5,693,415	\$1,099,352	\$4,837,943	\$947,785	\$30,910	\$31,837	\$32,793	\$33,776	\$13,137,352
Premium Spaces	\$37,699	\$2,265,086	\$2,333,039	\$462,298	\$476,167	\$490,452	\$45,015	\$46,365	\$47,756	\$49,189	\$6,253,065
Building Systems	\$1,048,462	\$1,366,611	\$1,055,654	\$516,089	\$483,483	\$1,261,343	\$5,081,617	\$5,234,065	\$1,483,367	\$2,294,393	\$19,825,083
Mechanical	\$26,012	\$274,658	\$237,570	\$291,385	\$252,038	\$1,022,955	\$267,387	\$275,409	\$568,616	\$333,172	\$3,549,201
Electrical	\$369,878	\$122,108	\$125,771	\$129,544	\$133,430	\$137,433	\$141,556	\$145,803	\$241,550	\$154,682	\$1,701,755
Plumbing	\$79,859	\$82,255	\$84,723	\$87,264	\$89,882	\$92,579	\$95,356	\$98,217	\$664,048	\$104,198	\$1,478,381
Playing Field	\$0	\$297,697	\$0	\$0	\$0	\$0	\$4,568,689	\$4,705,750	\$0	\$0	\$9,572,137
Vertical Transportation	\$572,712	\$589,893	\$607,590	\$7,896	\$8,133	\$8,377	\$8,628	\$8,887	\$9,153	\$1,702,341	\$3,523,608
Technology	\$1,476,547	\$2,297,445	\$4,786,063	\$14,404,450	\$8,825,575	\$349,629	\$2,400,783	\$2,472,806	\$0	\$1,639,625	\$38,652,922
Facility Sound Reinforcement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Video Displays / Production	\$408,407	\$1,520,844	\$4,332,787	\$13,388,311	\$7,778,952	\$0	\$0	\$0	\$0	\$409,906	\$27,839,207
Security	\$125,664	\$776,601	\$453,276	\$329,558	\$339,445	\$349,629	\$0	\$0	\$0	\$163,963	\$2,538,136
POS Systems	\$942,477	\$0	\$0	\$0	\$0	\$0	\$2,400,783	\$2,472,806	\$0	\$0	\$5,816,066
Baseball Operations	\$0	\$0	\$0	\$686,580	\$707,177	\$0	\$0	\$0	\$0	\$1,065,756	\$2,459,514
Technology Infrastructure	\$301,593	\$2,588,670	\$2,819,644	\$3,020,952	\$127,292	\$0	\$135,044	\$139,095	\$0	\$147,566	\$9,279,857
Value with Contingency and Inflation	\$10,227,811	\$16,673,440	\$22,051,895	\$22,601,311	\$18,596,821	\$7,289,572	\$11,109,382	\$11,442,663	\$19,306,171	\$9,452,012	\$148,751,077

I. 2022 and 10-Year Capital Plan Review

10-Year Rolling Plan – Mariners Summary (Cont.)

- The Mariners plans from 2023 to 2025 include necessary investment of \$16.7 million, \$22.1 million, and \$22.6 million totaling \$61.3 million, including contingency and inflation
- Significant necessary improvement investments are in technology (\$21.5 million) and technology infrastructure (\$8.4 million) – technology represents 35% of total cost, while technology infrastructure is 14%
 - Categories combined represent nearly half of the necessary improvement costs over the three-year duration
- A focus of the LTCNA update will be placed on evaluating current technology and infrastructure systems and identifying an appropriate project package and implementation strategies

I. 2022 and 10-Year Capital Plan Review

10-Year Rolling Plan – Upgrade Improvement Comparison

- The Mariners have proposed \$97.0 million in upgrades from 2022 to 2031 (two upgrade improvements are proposed for 2022)
 - CAA ICON annualized this investment at \$10.6 million per year beginning in 2023 for illustrative purposes
- Mariners utilized a figure of \$180.0 million in planned upgrades over the 25-year lease term during lease negotiations
 - CAA ICON annualized this investment at \$7.2 million per year for comparative purposes
- The 10-year plan results in a \$25.0 million surplus in upgrades from 2022 to 2031 and a \$11.9 million surplus over the first 13 years of the lease (based on described methodology)

Upgrade Improvement Capital Expenditure Comparison (2019 to 2031)															
Calendar Year Lease Year	2019 1	2020 2	2021 3	2022 4	2023 5	2024 6	2025 7	2026 8	2027 9	2028 10	2029 11	2030 12	2031 13	2022-2031 Total	13-Year Total
10-Year Plan															
Number of Improvements	0	4	0	2	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Present Day Value (2019 Dollars)	\$0	\$8,547,125	\$0	\$1,150,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$81,255,273	\$89,802,398
Value with Inflation @ 3% Annually - (1)	NA	\$8,547,125	\$0	\$1,256,636	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$85,438,181	\$93,985,306
Value with Contingency @ 15% - (2)	NA	\$8,547,125	\$0	\$1,445,131	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$96,988,366	\$105,535,491
Total Amount	\$0	\$8,547,125	\$0	\$1,445,131	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$10,615,915	\$96,988,366	\$105,535,491
Mariners \$180 Million Commitment															
Number of Improvements	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0	\$0
Present Day Value (2019 Dollars)	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$72,000,000	\$93,600,000
Value with Inflation @ 3% Annually	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
Value with Contingency @ 15%	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$0
Total Amount	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$72,000,000	\$93,600,000
Surplus / Deficit														\$24,988,366	\$11,935,491

(1) - Upgrade improvement projects are "design-to budgets" inclusive of inflation and contingency; future projects include 3% inflation and 15% contingency.

(2) - \$97 million, less the proposed 2022 upgrade investment, has been annualized (\$10.6 million) by CAA ICON over the remaining nine years from 2023 to 2030 for illustrative purposes.

I. 2022 and 10-Year Capital Plan Review

Next Steps

- Limited follow-up is required with the Mariners to finalize the provisional plan
- Jointly update the LTCNA with the Mariners
 - Develop scope of work and approach
 - Systems included
 - Horizon of plan
 - Project team requirements
 - Deliverables
 - Prepare RFP / RFQ
 - Assemble project team
 - Conduct facility assessment (ideally within season)
- A limited number of Reference Ballpark tours may be completed in early 2022
- Final 2022 and 10-year rolling plans are due in September
- Provisions for early PFD approval of long-lead Capex items by Executive Director

Limiting Conditions and Assumptions

This analysis is subject to our contractual terms, as well as the following limiting conditions and assumptions:

- The analysis has been prepared for internal decision making purposes of the Client only and shall not be used for any other purposes without the prior written permission of CAA ICON.
- The analysis includes findings and recommendations; however, all decisions in connection with the implementation of such findings and recommendations shall be Client's responsibility.
- Ownership and management of the stadium are assumed to be in competent and responsible hands. Ownership and management can materially impact the findings of this analysis.
- Any estimates of historical or future prices, revenues, rents, expenses, occupancy, net operating income, mortgage debt service, capital outlays, cash flows, inflation, capitalization rates, yield rates or interest rates are intended solely for analytical purposes and are not to be construed as predictions of the analysts. They represent only the judgment of the authors based on information provided by operators and owners active in the market place, and their accuracy is in no way guaranteed.
- Our work has been based in part on review and analysis of information provided by unrelated sources which are believed accurate, but cannot be assured to be accurate. No audit or other verification has been completed.
- Current and anticipated market conditions are influenced by a large number of external factors. We have not knowingly withheld any pertinent facts, but we do not guarantee that we have knowledge of all factors which might influence the operating potential of the facility. Due to rapid changes in the external factors, the actual results may vary significantly from estimates presented in this report.
- The analysts reserve the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data which may become available.
- The analysis is intended to be read and used as a whole and not in parts. Separation of any section or page from the main body of the report is expressly forbidden and invalidates the analysis.
- Possession of the analysis does not carry with it the right of publication. It shall be used for its intended purpose only and by the parties to whom it is addressed. Other parties should not rely on the findings of this report for any purpose and should perform their own due diligence.
- Our performance of the tasks completed does not constitute an opinion of value or appraisal, or a projection of financial performance or audit of the facility in accordance with generally accepted audit standards. Estimates of value (ranges) have been prepared to illustrate current and possible future market conditions.
- The analysis shall not be used in any matters pertaining to any financing, or real estate or other securities offering, registration, or exemption with any state or with the federal Securities and Exchange Commission.
- No liability is assumed for matters which are legal or environmental in nature.

2 RESOLUTION NO. ___

3 A RESOLUTION of the Board of Directors of the Washington State Major
4 League Baseball Stadium Public Facilities District authorizing the Executive
5 Director to enter into a services contract with Venue Solutions Group for a
6 ballpark operations and maintenance review and identifying a consultant roster
7 for future reviews.

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

11 WHEREAS, pursuant to RCW 36.100.010(5), RCW 36.100.180 and other
12 provisions of state law, the District has broad powers to enter into contracts for materials,
13 work and services necessary for the operations of the ballpark; and

14 WHEREAS, District Resolutions authorize the Executive Director to contract for
15 professional services, subject to ratification by the District Board; and

16 WHEREAS, all contracts in excess of \$50,000, regardless of how procured,
17 require Board approval or ratification; and

18 WHEREAS, consistent with the District’s procurement process and RCW
19 36.100.180, the Executive Director issued a request for proposals (“RFP”) from firms for
20 consulting services for a review of the ballpark operations and maintenance; and

21 WHEREAS, notice of this RFP was duly published as required in the Daily
22 Journal of Commerce on May 17 and 24, 2021 and was distributed to multiple consulting
23 firms with known expertise in reviewing the operations and maintenance of sports and
24 major event facilities; and

25 WHEREAS, three (3) consulting firms responded to the RFP; and

26 WHEREAS, the District’s Executive Director, Joshua Curtis; legal counsel, Tom
27 Backer; and consultant, Bryan Slater, reviewed the responses, conferred with the Baseball
28 Club of Seattle, and briefed Board Chair Stacy Graven on the substance of the responses;
29 and

30 WHEREAS, based on that review, the District recommends that Venue Solutions
31 Group be retained to provide ballpark operations and maintenance review services to the
32 District for 2021, and that Burns McDonnell, Wiss, Janney, Elstner Associates, LLC, and
33 Venue Solutions Group be added to the list of authorized consultants qualified to do this
34 work for the District in the future; and

35 WHEREAS, the Board finds that it is in the best interest of the District and
36 consistent with the District's procurement procedures and policies to authorize the
37 Executive Director's to enter into a contract with Venue Solutions Group for these
38 services and to add them, Burns McDonnell, and Wiss, Janney, Elstner Associates, LLC,
39 to the District's roster of approved consultants.

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

43 Section 1. The Executive Director is hereby authorized to enter into a contract
44 with the consulting firm of Venue Solutions Group to provide ballpark operations and
45 maintenance review services for the District in 2021.

46 Section 2. The Executive Director is hereby authorized to add the consulting firms
47 of Venue Solutions Group, Burns McDonnell, and Wiss, Janney, Elstner Associates, LLC,
48 to the District's roster of consultants for future ballpark operations and maintenance
49 review services.

50 PASSED by a vote of _____ to _____ this 28th day of June 2021.

51
52 BOARD OF DIRECTORS
53 WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
54 FACILITIES DISTRICT

55 _____
56 Stacy Graven, Chair

57 ATTEST:

Clerk

1 **June 28, 2021**

Proposed No.: 21-010

2
3 RESOLUTION NO. ____

4 A RESOLUTION to approve payment vouchers.

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

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

10 WHEREAS, Resolution No. 449 [Proposed No. 15-006] designated the Board Chair
11 or the Chair’s designee to review and approve payment vouchers, subject to final review
12 and approval by the Board; and

13 WHEREAS, Board member Tim Burgess has been designated by the Board Chair to
14 review and approve payment vouchers; and

15 WHEREAS, the Auditing Officer and Board member Burgess have reviewed and
16 approved ballpark vouchers #20210511105507 and 20210517134442 etc., as summarized as
17 follows:

18
19 May 2021

<u>Classification</u>	<u>Amount</u>
20 1. IT Support/Website/Domains	\$1,437.66
21 2. Consulting Services	\$6,510.00
22 3. Legal Fees	\$5,476.00
23 4. Equipment	\$1,104.12
24 5. Telephone/Wireless	\$225.00
25 6. Cleaning & Maintenance	\$258.00
26 7. <u>General and Administration</u>	<u>\$25.00</u>
27 TOTAL FOR THE PERIOD	\$15,035.78

28
29
30
31

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

35 Voucher #20210511105507 and 20210517134442 etc., as reviewed by the Auditing
36 Officer and Board designee (monthly summaries attached) is hereby approved.
37

38

39

PASSED by a vote of ____ to ____ this 28th day of June 2021.

40

BOARD OF DIRECTORS

41

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM

42

PUBLIC FACILITIES DISTRICT

43

44

Stacy Graven, Chair

45

46

ATTEST:

47

48

Liv Bacon, Clerk



June 28, 2021 PFD Regular Board Meeting Executive Director Report

Highlights

- Board Visioning Exercise – I have finalized a contract amendment with Jim Reid for the planning and implementation of a Board visioning exercise. Jim and I are working on a draft agenda, based on feedback from a call with Stacy and Carol. The tentative plan (pending board member availability) would be to hold an afternoon session on the same day as the PFD's September board meeting (9/20). I will have an agenda to share in the July board meeting.
- Mayor's Industrial and Maritime Advisory Group – After over a year of intensive meetings and stakeholder work, the Mayor's Industrial and Maritime Advisory Group held its final meeting on May 28. The PFD joined the Mariners and the Public Stadium Authority in reaching 85% consensus among the group's members in recommending the Mayor's eleven principles be approved. The PFD then co-signed a letter (attached) with the PSA in which we articulated some concerns we have moving forward and recommendations for the EIS scoping later this summer.



June 2, 2021

Mayor Jenny Durkan
600 4th Ave, Seattle, WA
7th Floor
Seattle, WA 98104

RE: Next Steps in the Stadium District

Dear Mayor Durkan,

On behalf of the PSA and PFD, the public owners of T-Mobile Ballpark and Lumen Field, we want to congratulate you and your staff on having reached consensus on recommendations from the Mayor's Maritime and Industrial Advisory Group. Land use issues are difficult in the best of times, and the events of these past 14 months – a major pandemic, a national racial reckoning, national and local political instability, and a long pause in face-to-face communication – have been anything but the best of times in America's cities. One had to wonder when and how it would all end.

Much of the credit for getting through all of this goes to you and your staff, the department directors who participated, the professional facilitation team from BDS, and a committee whose members stayed the course.

We are pleased to note that Committee members representing the Stadium District neighborhood were unanimous in their votes for moving this work forward. Although we may differ on a few of the issues, we are very much in agreement with the long-term goal of a sustainable future for our publicly owned sports and exhibition facilities, our neighbors, and for a post pandemic economic recovery effort focused on preservation and growth of family wage jobs in the Manufacturing, Industrial and Maritime Centers. We look forward to working closely with you as we enter the Environmental Impact Statement process (EIS). And we appreciate your commitment to our continued involvement as the process moves through the EIS, the Mayor's Office and the Seattle City Council.

As we look to the future, we feel it important to note that much has changed since Charley's administration put into place zoning protections for the industrial, maritime and manufacturing lands and businesses in the MICs. Much of the change has occurred in the Stadium District. Two

stadiums and an exhibition and event center, paid for with public funds, today draw over 5 million people a year. Within the boundaries of the District no industry remains, and the North Lot now accommodates hundreds of units of housing.


The Port of Seattle has joined with the Port of Tacoma to handle the bulk of the new container cargo in the future, with the nearest container terminal to the Stadium District, T46, looking at a future that may contain a cruise ship terminal and/or a new homeport for the US Coast Guard and its Arctic Icebreakers. This area has changed and continues to change rapidly.

Given the realities of the area surrounding the stadiums, we ask that the City set policies informed by data and analysis that meet the goals of industry while also addressing the broader goals of an inclusive economic recovery, improved public safety, affordable housing, and a adaptable land use and transportation policy. Specifically, we strongly recommend the upcoming EIS study a scenario that includes a threshold housing level of at least 50 units/acre – the minimum that we believe is needed for a viable maker’s district. In addition, we feel strongly that the accompanying economic analysis should also include alternative options beyond the current caretaker allowance restrictions the City is proposing, which we believe the analysis will show to be economically unviable.

Please rest assured that our work was, and will continue to be, faithfully guided by the principles articulated at the beginning of this process: the power of **local workers and companies** to chart a future for our most challenged and diverse communities; **to strengthen and grow our industrial and maritime sectors;** to **promote equitable access to family wage Jobs** and **entrepreneurial opportunity;** to improve the **movement of people and goods** to ensure access and Jobs into the future; to align Seattle’s industrial and maritime strategy with **climate environment protection** goals; to develop a **proactive land use policy** agenda to ensure **inclusive innovation and industrial jobs** for the future. These are long standing issues needing our attention after the pandemic’s damage to our **economy and public safety** and public safety on our streets, in our workforce and in our diverse communities.

We are ready to support present and future leadership in preparing for the changes to come.

Sincerely,



Charley Royer
Board Member, Washington State Ballpark
Public Facilities District



Fred Mendoza
Board Chair, Washington State Public
Stadium Authority

Cc: Adrienne Thompson, Policy Director, City of Seattle
Andres Mantilla, Director, Seattle Dept. of Neighborhoods
Rico Quirindongo, Director, Seattle Office of Planning and Community Development