



Washington State Major League Baseball  
Stadium  
Public Facilities District

SAFECO Field  
PFD Conference Room  
110 Edgar Martinez Drive South  
Seattle, WA 98134  
**Sept 11, 2017 2:30 P.M.**

## BOARD MEETING AGENDA

- A. Call to Order**
- B. Items from the Audience / Public Comment**
- C. Approval of the Minutes**
  - 1. June 12, 2017 Regular Board Meeting Minutes
  - 2. July 25, 2017 Special Board Meeting Minutes
  - 3. August 30, 2017 Special Board Meeting Minutes
- D. Board Briefings:**
  - 1. Seattle Mariners Maintenance, Operations, and Capital Projects Updates (Trevor Gooby)
  - 2. Review of Vouchers (Virginia Anderson)
  - 3. 2017 PFD Budget Update (Kevin Callan)
  - 4. 2017 Nominating Task Force (Charley Royer)
  - 5. Stadium District / Industrial Lands / Waterfront Update (Charley Royer)
  - 6. SODO Arena Update (Tom Backer)
  - 7. Other Updates (as needed)
- E. Reports:**
  - 1. Chair's Report (Charley Royer)
  - 2. Executive Director's Report (Kevin Callan)

**F. Board Business / Resolutions:**

1. Proposed Resolution No. 17-005 – Approval of Vouchers
2. Motion – Approval of the 2017 Nominating Task Force

**G. Executive Session:** The Board will meet in Executive Session to discuss with legal counsel “litigation or potential litigation to which the agency . . . is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency,” and to “consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price,” RCW 42.30.110, and to consider financial, commercial, or proprietary material under RCW 42.56.270. The Executive Session is expected to last for approximately one hour and no further Board action is anticipated following the Executive Session.

**H. Adjournment**

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

**Board Meeting Agenda**

**September 12, 2017**

**Agenda Item C1, C2 and C3**

**Approval of June 12, 2017 Board Meeting Minutes**

**Approval of July 25, 2017 Special Board Meeting Minutes**

**Approval of August 30, 2017 Special Board Meeting Minutes**

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT  
Monday June 12, 2017 2:30 P.M.  
Public Facilities District, Conference Room 110 Edgar Martinez Drive S., Seattle, Washington

## **BOARD MEETING MINUTES**

### **CALL TO ORDER**

Board Chair Royer called the meeting to order at 2:30 p.m. pursuant to notice. Board members present: Dale Sperling, Jesus Sanchez, Paul Mar, Craig Kinzer, Virginia Anderson and Stacy Graven. Staff present: Kevin Callan (Executive Director) and Tom Backer (Legal Counsel).

### **ITEMS FROM THE AUDIENCE/PUBLIC COMMENTS: NONE**

### **APPROVAL OF MEETING MINUTES**

Motion by Mr. Mar and second by Mr. Sperling to approve the minutes of the regular March 13, 2017 Board meeting. Motion carried (7-0).

Motion by Ms. Anderson and second by Mr. Mar to approve the minutes of the special June 9, 2017 Board meeting. Motion carried (7-0).

### **SEATTLE MARINERS MAINTENANCE, OPERATIONS AND CAPITAL PROJECTS UPDATES**

Trevor Gooby, Vice-President of Ballpark Operations for the Seattle Mariners, presented the quarterly update to the Board and he began with recent events at Safeco Field. Those events included: Opening Day, the National Kidney Walk, the United Way Softball game and the WIAA Championship game.

Projects this past quarter included the Ken Griffey statue. Trevor thanked the PFD for its assistance in working with the City on the permitting process. Trevor said that the statue is a great welcoming piece to the ballpark. It sits on 12,000 lbs. of granite and the details of the statue are incredible.

Another project was installing a new canopy outside the parking garage. The Mariners have a parking agreement with Starbucks so many of Starbucks employees now park here. The canopy will help keep them dry on rainy days while they are waiting for their shuttle ride to work.

Trevor explained to the Board that the Mariners continue to work on the joint seal replacement project throughout the building. Their goal is to keep this building for 100 years and the Mariners are committed to making sure that this 18-year-old building lives that long. The Mariners have one dedicated employee whose job is to work on this project. Trevor also noted that there was a water leak in the building envelope on the 1<sup>st</sup> Avenue store front, which has been repaired and further testing is being done to ensure the leak has been fixed.

Next Trevor noted that the Corporate Business Department recently sold a sponsorship to AM PM Convenience Stores. The goal was to have an AM PM location inside the ballpark. The Corporate Business Department worked with the Engineering Department and found a location above the bullpens on the main concourse. The store has been very successful as a place where people can go in and quickly buy a soda, beer, peanuts or merchandise.

Charley Royer asked what the financial arrangements were with AM PM. Trevor explained that the Corporate Business Department put together a package of different elements, i.e., Public Address announcements, space and signage. The Mariners have a dollar number that they think it should be sold for and they then negotiate with AM PM. This provides branding for AM PM and the Mariners use the store as a secondary concession location, which has been very successful.

Next Trevor showed illustrations of the roof computer room where many of the electrical components for the roof are located. Trevor reminded the board that the computer software and computer drives for the roof are reaching the end of their useful life. The engineering department is regularly doing preventative maintenance to keep these systems operational.

Trevor then explained to the Board that Major League Baseball has asked to increase security at certain locations of the ballpark. The clubhouse is one area, so the Mariners have added new access controls to both the visiting and home clubhouses. The umpire tunnels also have enhanced security and security ID's are now required. In addition to MLB requests, the Mariners have added 16 security cameras throughout the ballpark. They are all monitored in the control room to give access to see different locations throughout the ballpark.

Dale Sperling asked Trevor when vendors with large loads come to Safeco Field what kind of security do the Mariners have? Trevor replied there is security on the outside of the ballpark, and they inspect vehicles using under-carriage mirrors and other tools. Also on game days they have bomb-sniffing dogs.

#### **REVIEW OF VOUCHERS PROPOSED RESOLUTION NO. 17-002**

Following review and discussion, motion by Ms. Anderson and second by Mr. Mar to approve the vouchers. Motion carried (7-0).

#### **2017 BUDGET UPDATE**

Following review and discussion, motion by Mr. Mar and second by Ms. Anderson to approve the updated 2017 Budget. Motion carried (7-0).

## **STADIUM DISTRICT**

Charley Royer briefed the Board on the recent events of the Stadium District. The Mayor's committee is looking at the future of the industrial zoned lands in the SODO area. The committee has formed a subcommittee that will make individual recommendations on behalf of the various stakeholder groups, which the Major will then use to make his recommendations for inclusion in the comprehensive plan.

There is a new company from Denver, Urban Villages, which is developing three key properties on Occidental and King, one of which is the old F.X. McRory's building where they will be doing seismic upgrades. Charley added that Mick McHugh, who has owned F.X.'s for years, has been a great supporter of sports in this town, in particularly the Mariners. You can go back and ask Chuck Armstrong how many times Mick had summoned him to McRory's to take direction on what the Mariners 'ought to be doing' with the baseball team. Mick has been a good neighbor in Pioneer Square, supported the Alliance for Pioneer Square, and has just been a pillar of this community. Mick is 74 years old but he doesn't feel that he is done. He would like to move to a smaller space in the Square.

Charley continued by saying that the people who started Urban Villages are descendants of the Casey family, the founders of UPS. This company is pretty well capitalized and they do a lot of work back East, particularly in renovation of older buildings and older historic districts. Charley noted that the three buildings being redeveloped will make a very nice connection at the end of Occidental Avenue South.

Charley also added that there is a lot of private development activity going on as the Waterfront Project begins to take shape and becomes more of a reality. Bertha has finished boring the tunnel and the underground roadway is well on its way to being finished. The new MarketFront is open at the Pike Place Market, and people have moved into the housing on the front of the Market.

## **SODA AREA UPDATE**

Tom Backer informed the Board that the big news on the KeyArena proposals was that AEG pulled out of the bidding so there is only one remaining proposal, which is from the Oak View Group. Oak View Group has indicated that they are delighted to be selected and now they will start negotiating with the City on the terms of the redevelopment. The Mayor has said that he wants to finish a deal on this before his term is over at the end of December.

Tom added that while the KeyArena proposal advances, Chris Hansen's SODO arena proposal has not gone away. Tom said he had not heard anything lately from the City, but that everyone was trying to figure out where the City stands on the street vacation process. From a land use perspective the KeyArena and SODO arena are independent proposals subject to independent review. So the presumption is that Chris Hanson will keep moving forward with the SODO

proposal. At the same time, the Oak View Group has communicated to Chris Hansen that he would be welcomed as an NBA owner at a new KeyArena.

Charley added that Art Thiel, an independent sports reporter, has been writing a lot about these KeyArena proposals and he (Thiel) really thinks the City should bring in an independent analyst to put the same diligence to work on the remaining Seattle Center proposal that they have done with Chris Hansen's group.

#### **OTHER UPDATES**

Kevin Callan informed the Board that he had the opportunity to read and review the Mariners' financial result from last year with Ron Rauch, a partner of Clark Nuber, and they were able to tie out the profit sharing calculation. Kevin provided the Board with a copy of the Mariners' financial results, which are based on the Club's new fiscal year.

Kevin also added that they had met with Marx/Okubo and developed a scope of work for their ballpark review work this off season.

#### **PROPOSED RESOLUTION NO. 17-003 TO UPDATE ROSTER OF CONSULTING FIRMS**

Following review and discussion, motion by Ms. Graven and second by Mr. Sperling to update the roster of consulting firms authorized to provide strategic communication and/or government relations services to the District. Motion carried (7-0).

#### **PROPOSED RESOLUTION NO. 17-004 TO RATIFY THE EXECUTIVE DIRECTOR'S DECISION TO RETAIN THE LAW FIRMS OF HUSCH BLACKWELL LLP AND PACIFICA LAW GROUP LLP**

Following review and discussion, motion was carried (7-0) to ratify the Executive Director's decision to retain the law firms of Husch Blackwell LLP and the Pacifica Law Group LLP, to provide legal services in conjunction with the lease renewal with The Baseball Club of Seattle, LLP, and authorizing the Executive Director to execute contract amendments with these firms to continue to provide such services.

#### **EXECUTIVE SESSION:**

Charley Royer announced at 3:25 p.m. that the Board would meet in Executive Session for about 45 minutes to discuss with legal counsel real estate lease matters and potential litigation involving identified legal risks from a proposed action or current practice, where public discussion of the legal risks is likely to result in adverse legal or financial consequences to the district. Charley said that the Board does not anticipate taking action following the Executive Session.

At 4:05 p.m. Board Chair Charley Royer concluded the Executive Session and reconvened the regular meeting of the Board of Directors.

**ADJOURNMENT**

Board Chair Charley Royer, there being no further business before the Board, declared the meeting adjourned at 4:05 p.m.

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Jan Simons  
Recording Clerk

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Charley Royer, Board Chair  
Board of Directors, Public Facilities District

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT

Tuesday, July 25, 2017 2:00 P.M. to 4:00 P.M.  
Pacifica Law Group Offices, Rainier Conference Room  
1191 Second Avenue, Suite 2000  
Seattle, Washington 98101

**SPECIAL BOARD MEETING MINUTES**

**CALL TO ORDER:**

Board Chair Charley Royer called the special meeting of the Board to order at 2:00 p.m. pursuant to notice. Board members present: Charley Royer, Dale Sperling, Virginia Anderson, Paul Mar, Jesus Sanchez, and Stacy Graven. Craig Kinzer joined the meeting by phone. Staff present: Kevin Callan (Executive Director), Tom Backer (Legal Counsel). Gerry Johnson and Paul Lawrence (Pacifica Law Group; outside legal counsel) were present. Dan Barrett (Sports Consultant) and Andrea Austin (Husch Blackwell; outside legal counsel) joined by phone.

**ITEMS FROM THE AUDIENCE/PUBLIC COMMENTS:** None.

**EXECUTIVE SESSION:**

Board Chair Royer announced that the Board would meet in Executive Session to discuss with legal counsel "litigation or potential litigation to which the agency . . . is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency," and to "consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price." RCW 42.30.110. Chair Royer convened the Executive Session at 2:03 p.m., he announced that the Executive Session was expected to last for at least 45 minutes, and he noted that further Board action is anticipated following the Executive Session.

At 3:11 p.m. Charley Royer concluded the Executive Session and reconvened the special meeting of the Board of Directors.

**MARINERS LEASE RENEWAL**

Paul Lawrence, outside legal counsel, opened the public portion of the meeting by reviewing with the Board the recent decision of the Washington Supreme Court in Columbia Riverkeeper v. Port of Vancouver, \_\_\_ Wn.2d \_\_\_, No. 92455-4 (decided June 8, 2017). (The Board was briefed in detail on the Court's decision in Executive Session.) This is a case of first impression interpreting the exception to the state Open Public Meetings Act (OPMA) that allows governing bodies to meet in executive session to "consider the minimum price at which real estate will be offered for sale or lease." The decision provides guidance to the PFD Board in preparing for and discussing the Safeco Field lease renewal with The Baseball Club of Seattle, LLLP (the Club).

Gerry Johnson then reviewed the Court’s decision and described generally the topics the Court found appropriate for discussion in executive session and what topics the Court found should be discussed in open session. He explained that the Court held that the OPMA exception should be read narrowly and that discussions in executive session should be limited. The Court found that discussions in executive session should not include general discussion of “contextual factors” that affect the minimum price, but that executive session may include a discussion of how these factors impact price. According to the Court, the various factors behind the lease price “can and must be discussed in public even if their specific dollars-and-cents impact on price is considered in executive session.” Once the relevant factors have been publicly discussed, the governing body can “enter executive session to apply the new knowledge to set consideration, including a new minimum price” (or rent).

Accordingly, Gerry wanted to brief the Board in open session on the relevant, contextual factors comprising value for the lease renewal with the Club, and have a general, public discussion with the Board about these factors and their role in the lease renewal. Gerry shared with the Board a one-page summary of these contextual factors (attached), which was based on the existing lease between the PFD and the Club. The contextual factors are grouped into six (6) general categories, which are discussed in turn below. Together, all of these categories directly or indirectly affect the rent (or “minimum price”) to be paid in the lease renewal.

1. For What Rent is Being Paid and For How Long and Related Issues:

This category includes the basic parameters of the lease, including the property leased, the lease term and any renewal options, what happens at the end of the lease term, and what happens if there is a transfer or sale of the franchise. The Board discussed each of these various elements noting, among other things, its preference for a longer lease term; the imposition of certain obligations/requirements to be fulfilled at the end of the term if the Club does not renew (e.g., removing all advertising and leaving the ballpark in a clean/usable condition); the need for a continued obligation to play in the ballpark if there is a transfer or sale of the franchise; the commitment of certain public benefits/revenues to the ballpark (consistent with the PFD’s limited statutory purpose); and possible participation in the proceeds from any sale of the franchise.

2. Money Matters and Allocation of Revenue Sources (confirmed and contingent)

This category includes largely monetary items with direct financial implications for the ballpark and the PFD, including control of revenues, rent, advertising, profit sharing, and naming rights compensation, as well as revenue-producing scheduling and non-baseball uses of the facility. All of these items relate to allocation of revenue streams among the parties themselves to meet their respective obligations under the lease. The Board discussed these items in turn and their relationship to cash rent to be paid, including potential limitations on certain advertising (based on values important to the PFD), a process for reconsidering such limitations (as times change), and the value and offsetting cost of public service advertising.

### 3. Allocation of Responsibility for Facility Expenses and Relationship to Cash Rent

This category answers the question “who pays for what”, and it includes major expense items such as routine operation and maintenance (O&M), capital repairs and re-equipping of the ballpark, and long-term enhancements/improvements to the ballpark. The Board discussed the scope of these obligations under the current lease and their expectations for how these expenses could be handled under the lease renewal. The Board also noted that capital improvements (both “necessary” and “upgrade” improvements) were the subject of the Long-Term Capital Needs assessment prepared jointly by the PFD and the Club. Obviously, any expenses not covered by the Club would fall to the PFD to be covered by higher rent or existing or new revenue streams commensurate with such expenses. Assigning responsibility for these expenses to the Club obviates the need for more cash rent if such responsibilities were retained by the PFD.

### 4. Identification and Value of Public Benefits

This category includes benefits to the public that might accrue in lieu of rent. These include certain benefits to neighboring communities, use of the ballpark for non-baseball events, Club commitments to play at the ballpark, and other public benefits (such as public service advertising / communications). The Board discussed how these non-monetary benefits would be creditable to the “consideration” paid by the Club, as they all represent costs that the Club would incur. At the same time, these items would bring direct value to the public.

### 5. Oversight and Its Cost

This category includes the PFD’s role in planning and oversight for the ballpark, including operations and capital planning and certain protections to the public to ensure that the plans are followed. The costs entailed in possibly enhanced responsibilities also drive the need for monetary rent. The Board discussed various options for accomplishing this oversight, including the approach used by the Washington State Public Stadium Authority (PSA) that oversees CenturyLink Field and Event Center. That approach demonstrates that the public owner and lessee can successfully work together to ensure the long-term health of the facility for the benefit of the Club and the public. Staff agreed to distribute to the Board the public benefits package identified in the PSA’s lease for CenturyLink. The Board also discussed how that list of public benefits might evolve over time and how it might be subject to public oversight and review.

### 6. Legal Matters (May Affect Leasehold Value)

This category includes a variety of legal items that have an impact on leasehold value, including items from more recent ballpark leases that have been updated in light of changing market conditions. The Board discussed these items and the various trade-offs they represented as part of the overall consideration to be paid under the lease renewal. The Board noted that the public has a substantial interest in the ballpark and its successful operation, and that interest should be equal to the Club’s interest in the successful operation of the team.

Gerry Johnson concluded the open discussion of these contextual factors affecting lease value, and staff described the next steps in the lease renewal process. The PFD's negotiating team is scheduled to meet with the Club's negotiating team for the first time in early August. The Board has another special Board meeting scheduled for Wednesday, August 30<sup>th</sup> at 2:00 p.m., to be followed by a regular quarterly Board meeting on Monday, September 11<sup>th</sup> at 2:30 p.m.

**ADJOURNMENT**

Board Chair Royer, there being no further business before the Board, declared the meeting adjourned at 4:00 p.m.

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Kevin Callan  
Recording Clerk

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Charley Royer, Board Chair  
Board of Directors, Public Facilities District

## MARINERS LEASE RENEWAL

### Preview and Discussion of Principal Issues Related to Rent and Other Consideration

#### For What Is Rent Being Paid and For How Long and Related Issues:

- Leased Premises
- Term of Lease/Renewal Options
- End of Term
- Transfer of the Franchise

#### Monetary Matters and Allocation of Revenue Sources (confirmed and contingent):

- Control of Revenues and Scheduling
- Cash Rent and Other Routine Sources of Funds (for PFD)
- Profit Sharing (annual and upon sale)
- Advertising Revenue and Constraints
- Naming Rights and Ballpark Likeness
- Non-Baseball Uses

#### Allocation of Responsibility for Facility Expenses and Relationship to Cash Rent:

- Scope of and Responsibility for Operations and Maintenance
- Major Maintenance, Capital Repairs and Improvements, and Capital Reserves
- Insurance

#### Identification and Value of Public Benefits:

- Neighboring Communities and Development Options; Community Engagement
- Non-Baseball Uses
- Club Commitments (commitment to play/reports and audits) and Public Benefit
- Other Public Benefits

#### Oversight and Its Cost

- Operations and Capital Planning (annual and long-term)
- Public Protections (“applicable” standard/letters of credit/reserves/termination)

#### Legal Matters (May Affect Leasehold Value):

- Legal Provisions (assignment/representations and warranties/default and remedies/tax matters)
- Dispute Resolution
- Miscellaneous (conditions/condemnation/etc.)

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT

Wednesday, August 30, 2017 2:00 P.M.  
Pacifica Law Group Offices, Rainier Conference Room  
1191 Second Avenue, Suite 2000  
Seattle, Washington 98101

**SPECIAL BOARD MEETING MINUTES**

**CALL TO ORDER:**

Board Chair Charley Royer called the special meeting of the Board to order at 2:05 p.m. pursuant to notice. Board members present: Charley Royer, Dale Sperling, Craig Kinzer, Paul Mar, Jesus Sanchez, and Stacy Graven. Virginia Anderson joined the meeting by phone. Staff present: Kevin Callan (Executive Director), Tom Backer (Legal Counsel), Pat Dunn (Legislative), Dan Barrett (Sports Consultant), Gerry Johnson (Pacifica Law Group; outside legal counsel), and Kevin Kelley (Husch Blackwell; outside legal counsel).

**ITEMS FROM THE AUDIENCE/PUBLIC COMMENTS:** None.

**EXECUTIVE SESSION:**

Board Chair Royer announced that the Board would meet in Executive Session to “consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price,” RCW 42.30.110, and to consider “financial, commercial, or proprietary” information and material under RCW 42.56.270. Chair Royer announced that the Executive Session was expected to last several hours and that the Board was not expected to take action following the Executive Session.

At 4:24 p.m. Chair Royer concluded the Executive Session and reconvened the special meeting of the Board of Directors. No action was taken by the Board.

**ADJOURNMENT**

Board Chair Royer, there being no further business before the Board, declared the meeting adjourned at 4:25 p.m.

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Kevin Callan  
Recording Clerk

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Charley Royer, Board Chair  
Board of Directors, Public Facilities District

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

**Board Meeting Agenda**

**September 11, 2017**

**Agenda Item D 2**

**Review of Vouchers**

**BOARD EXPENSE APPROVAL**

Auditing Officer Certification: I, the undersigned, do hereby certify under perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is just, and due, against the Washington State Major League Baseball Stadium Public Facilities District, and I am authorized to authenticate and certify to said claim.

  
Signature

Director of Finance & Administration  
\_\_\_\_\_  
Title

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080 and those expense reimbursement claims certified as required under 42.24.090 and payroll expenditures, have been review and approved by the PFD Auditing Officer, a summary of which is included below. The motion to approve the vouchers subject to audit was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_. The motion carried by a vote of \_\_\_\_\_.

Finance Committee Approval: The Finance Committee of the PFD approved/ratified by motion the following classifications of expenditures on \_\_\_\_\_.

\_\_\_\_\_  
Virginia Anderson  
Chair PFD Finance Committee

The following is a summary of vouchers 20170531104722, 20170605120519, 20170608102448 and 20170620111059 all paid in the month of June 2017.

Classification	Amount
Legal & Administrative	43,870
Earthquake Insurance Annual Premium	
Parking Garage	
PFD Capital Expenditures	
Excess Revenue Fund	
PFD Payroll	
Total for the period	43,870

# Payment Summary - Special Districts

Report ID: AP\_RPRT\_181D  
 Report Date: 7/3/2017  
 Page: 1 of 1

**06/01/2017 to 06/30/2017**

**DISTRICT**                      **WSMLBS**  
**FUND**                            **280010020**

**WSMLBS-PFD OPERATING FUND**

**Issues**

Payee	Payment Type	Number	Amount	Issue Date	Cleared Date	Invoice Number	Invoice Amount
CLARK NUBER	Warrant	9567262	8,646.00	06/02/2017	06/06/2017	368042	8,646.00
JAN SIMONS	Warrant	9567263	2,250.00	06/02/2017	06/05/2017	053117	2,250.00
KEVIN CALLAN	Warrant	9567264	5,500.00	06/02/2017	06/06/2017	PFD0517	5,500.00
PATRICK DUNN & ASSOCIATES LTD	Warrant	9567265	3,200.00	06/02/2017	06/13/2017	PFD05/17	3,200.00
A SPARKLE HOME CLEANING SERVICE	Warrant	9568336	260.00	06/08/2017	06/19/2017	1-0709	260.00
FLEETFOOT MESSENGER SERVICE	Warrant	9568337	108.00	06/08/2017	06/16/2017	196423	108.00
THOMAS ELI BACKER	Warrant	9568338	8,200.00	06/08/2017	06/14/2017	20669	8,200.00
PACIFICA LAW GROUP	Warrant	9569065	13,113.50	06/12/2017	06/19/2017	37125	13,113.50
TEAL GROUP TECHNOLOGIES LLC	Warrant	9569066	322.50	06/12/2017	06/28/2017	86427	322.50
ALLSTREAM	Warrant	9572420	170.06	06/22/2017		14708247	170.06
PACIFIC OFFICE AUTOMATION	Warrant	9572421	412.72	06/22/2017		54838326	412.72
THOMAS ELI BACKER	Warrant	9572422	1,686.86	06/22/2017		MTG EXPENSE	1,686.86
<b>Total Issues for Fund 280010020</b>			<b>43,869.64</b>				

**Total for Fund 280010020**  
**43,869.64**

**Total for District WSMLBS**  
**43,869.64**

BOARD EXPENSE APPROVAL

Auditing Officer Certification: I, the undersigned, do hereby certify under perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is just, and due, against the Washington State Major League Baseball Stadium Public Facilities District, and I am authorized to authenticate and certify to said claim.

  
Signature

Director of Finance & Administration  
\_\_\_\_\_  
Title

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080 and those expense reimbursement claims certified as required under 42.24.090 and payroll expenditures, have been review and approved by the PFD Auditing Officer, a summary of which is included below. The motion to approve the vouchers subject to audit was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_. The motion carried by a vote of \_\_\_\_\_.

Finance Committee Approval: The Finance Committee of the PFD approved/ratified by motion the following classifications of expenditures on \_\_\_\_\_.

\_\_\_\_\_  
Virginia Anderson  
Chair PFD Finance Committee

The following is a summary of vouchers 20170703164338, 20170711073853, 20170711073208, and 20170720065747 all paid in the month of July 2017.

Classification	Amount
Legal & Administrative	96,792
Earthquake Insurance Annual Premium	
Parking Garage	
PFD Capital Expenditures	
Excess Revenue Fund	16,256
PFD Payroll	
Total for the period	113,048

# Payment Summary - Special Districts

Report ID: AP\_RPRT\_181D  
 Report Date: 8/1/2017  
 Page: 1 of 2

## 07/01/2017 to 07/31/2017

**DISTRICT**                      **WSMLBS**  
**FUND**                              **280010020**

**WSMLBS-PFD OPERATING FUND**

**Issues**

Payee	Payment Type	Number	Amount	Issue Date	Cleared Date	Invoice Number	Invoice Amount
ALLSTREAM	Warrant	9578719	170.06	07/24/2017		14772275	170.06
BARRETT SPORTS GROUP LLC	Warrant	9578720	18,861.20	07/24/2017		1206	18,861.20
CRYSTAL SPRINGS	Warrant	9578721	6.58	07/24/2017		531466300717	6.58
PACIFIC OFFICE AUTOMATION	Warrant	9578722	458.03	07/24/2017		55214538	458.03
CRYSTAL SPRINGS	Warrant	15099494	6.58	07/07/2017	07/18/2017	531466303017	6.58
HUSCH BLACKWELL	Warrant	15099495	11,012.00	07/07/2017	07/20/2017	2457688	11,012.00
HUSCH BLACKWELL	Warrant	15099496	21,766.50	07/07/2017	07/20/2017	2465920	21,766.50
JAN SIMONS	Warrant	15099497	24.50	07/07/2017	07/14/2017	6171717 POSTAGE	24.50
JAN SIMONS	Warrant	15099498	2,220.00	07/07/2017	07/14/2017	PFD063017	2,220.00
KEVIN CALLAN	Warrant	15099499	5,500.00	07/07/2017	07/12/2017	PFD06-17	5,500.00
PATRICK DUNN & ASSOCIATES LTD	Warrant	15099500	3,200.00	07/07/2017	07/17/2017	PFD06-17	3,200.00
A SPARKLE HOME CLEANING SERVICE	Warrant	15102903	260.00	07/13/2017	07/25/2017	I-0710	260.00
FLEETFOOT MESSENGER SERVICE	Warrant	15102904	106.12	07/13/2017	07/20/2017	197077	106.12
PACIFICA LAW GROUP	Warrant	15102905	11,853.50	07/13/2017	07/18/2017	37604	11,853.50
TEAL GROUP TECHNOLOGIES LLC	Warrant	15102906	260.00	07/13/2017	07/24/2017	86473	260.00
THOMAS ELI BACKER	Warrant	15102907	21,087.00	07/13/2017	07/25/2017	20673	21,087.00

**Total Issues for Fund 280010020**

**Total for Fund 280010020**

**96,792.07**

**96,792.07**

# Payment Summary - Special Districts

Report ID: AP\_RPRT\_181D  
 Report Date: 8/1/2017  
 Page: 2 of 2

## 07/01/2017 to 07/31/2017

### FUND 280011010 WSMILBS PFD EXCESS REV FD

**Issues**

Payee	Payment Type	Number	Amount	Issue Date	Cleared Date	Invoice Number	Invoice Amount
SEATTLE MARINERS	Warrant	15102902	16,255.86	07/13/2017	07/21/2017	ERF062817	16,255.86
<b>Total Issues for Fund 280011010</b>			<b>16,255.86</b>				
<b>Total for Fund 280011010</b>			<b>16,255.86</b>				
<b>Total for District WSMILBS</b>			<b>113,047.93</b>				

BOARD EXPENSE APPROVAL

Auditing Officer Certification: I, the undersigned, do hereby certify under perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is just, and due, against the Washington State Major League Baseball Stadium Public Facilities District, and I am authorized to authenticate and certify to said claim.

  
 Signature

Director of Finance & Administration  
 \_\_\_\_\_  
 Title

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080 and those expense reimbursement claims certified as required under 42.24.090 and payroll expenditures, have been review and approved by the PFD Auditing Officer, a summary of which is included below. The motion to approve the vouchers subject to audit was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_. The motion carried by a vote of \_\_\_\_\_.

Finance Committee Approval: The Finance Committee of the PFD approved/ratified by motion the following classifications of expenditures on \_\_\_\_\_.

\_\_\_\_\_  
 Virginia Anderson  
 Chair PFD Finance Committee

The following is a summary of vouchers 20170731172624, 20170802100335, 20170807075138, 20170807075548 and 20170824093101 all paid in the month of August 2017.

Classification	Amount
Legal & Administrative	55,412
Earthquake Insurance Annual Premium	
Parking Garage	
PFD Capital Expenditures	
Excess Revenue Fund	327,088
PFD Payroll	
Total for the period	382,500



# Payment Summary - Special Districts

Report ID: AP\_RPRT\_181D  
 Report Date: 9/1/2017  
 Page: 2 of 2

08/01/2017 to 08/31/2017

FUND 280011010 WSMLBS PFD EXCESS REV FD

Issues	Payee	Payment Type	Number	Amount	Issue Date	Cleared Date	Invoice Number	Invoice Amount
	SEATTLE MARINERS	Warrant	9583710	327,088.17	08/11/2017	08/21/2017	12011	327,088.17
Total Issues for Fund 280011010				327,088.17				
Total for Fund 280011010				327,088.17				
Total for District WSMLBS				382,499.96				

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

**Board Meeting Agenda**

**September 11, 2017**

**Agenda Item D 3**

**2017 PFD Budget Update – Kevin Callan**

## PFD Operations Budget Vs Actual

**August 31, 2017**

**BUDGET ENTERED THROUGH August 31, 2017**

### Year to Date Totals

	Budget	Actual	Variance (Under)/Over Budget
<b>BEGINNING CASH BALANCE:</b>	5,900,000	5,900,000	-
<b>Rent Due From Mariners:</b>	1,020,000	1,026,266	6,266
<b>Interest Income:</b>	21,653	62,107	40,454
<b>Total Income</b>	<b>6,941,653</b>	<b>6,988,373</b>	<b>46,720</b>
<b>1. Outside Consultants:</b>			
Accounting / Auditing Fees	16,000	16,739	739
Legal	266,667	182,495	(84,172)
Consulting Services	184,667	174,316	(10,351)
<b>Subtotal Outside Consultants:</b>	<b>467,333</b>	<b>373,550</b>	<b>(93,783)</b>
<b>2. PFD Staff :</b>			
<b>Total PFD Staff</b>	<b>64,000</b>	<b>62,000</b>	<b>(2,000)</b>
<b>3. General and Administrative:</b>			
Office Expense	16,000	11,651	(4,349)
Meeting Expense	16,000	9,312	(6,688)
Travel	800	235	(565)
Insurance	139,000	125,040	(13,960)
Other Miscellaneous	800		(800)
<b>Subtotal General and Administrative:</b>	<b>172,600</b>	<b>146,238</b>	<b>(26,362)</b>
<b>Subtotal Expenses (Categories 1-3)</b>	<b>703,933</b>	<b>581,788</b>	<b>(122,145)</b>
	-	-	-
<b>TOTALS OPERATING EXPENSES</b>	<b>703,933</b>	<b>581,788</b>	<b>(122,145)</b>
<b>ENDING CASH BALANCE:</b>	<b>6,237,720</b>	<b>6,406,585</b>	<b>168,865</b>



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

**Staff Report**

**Agenda Item Number: F1**

**Date: September 11, 2017**

**TITLE:**

**Proposed Resolution 17-005:** A resolution approving PFD vouchers for the period June 2017 through August 2017. Approval of vouchers occurs at quarterly Board meetings following review and submission by staff and approval of the Finance and Administration Committee.

2  
3  
4 RESOLUTION NO 461

5 A RESOLUTION to approve payment vouchers.

6 WHEREAS, pursuant to the provisions of Chapter 36.100 RCW, as amended, the  
7  
8 Washington State Major League Baseball Stadium Public Facilities District, hereinafter  
9 referred to as the "District," has been created and possesses all the powers of a public  
10 facilities district; and  
11

12 WHEREAS, Resolution No. 262 designated the Finance and Administration  
13 Committee to review and approve payment vouchers, subject to final review and approval  
14 by the Board; and

15 WHEREAS, Resolution No. 262 appointed the District Director of Finance, Kevin  
16 Callan, as Auditing Officer; and

17 WHEREAS, the Finance and Administration Committee and Auditing Officer have  
18 reviewed and approved ballpark vouchers # as summarized follows: 20170228171808,  
19 2017032114318, 20170302113951, 20170317105257, 2017040412056, 20170412085558,  
20 20170417104756, 20170417105401, 20170501093414, 20170504074446, 20170504074132 and  
21 20170522125051 as summarized as follows:

22  
23 June 2017:

<u>Classification</u>	<u>Amount</u>
24 1. Legal & Administrative	\$ 43,870
25 2. Earthquake Ins. Annual Premium	\$ 0
26 3. Parking Garage	\$ 0
27 4. Excess Revenue Fund	\$ 0
28 5. PFD Capital Expenditures	<u>\$ 0</u>
29 TOTAL FOR THE PERIOD	\$ 43,870

30  
31  
32  
33  
34  
35 July 2017:

<u>Classification</u>	<u>Amount</u>
36 6. Legal & Administrative	\$ 96,792

38	7. Earthquake Ins. Annual Premium	\$	0
39	8. Parking Garage	\$	0
40	9. PFD Capital Expenditures	\$	0
41	10. Excess Revenue Fund	\$	<u>16,256</u>
42	TOTAL FOR THE PERIOD	\$	113,048

45	<u>August 2017:</u>		
46	<u>Classification</u>		<u>Amount</u>
47	11. Legal & Administrative	\$	55,412
48	12. Direct Project Costs	\$	0
49	13. Parking Garage	\$	0
50	14. PFD Capital Expenditures	\$	0
51	15. Excess Revenue Fund	\$	<u>327,088</u>
52	TOTAL FOR THE PERIOD	\$	382,500

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

58  
 59 Vouchers # 20170531104722, 20170605120519, 20170608102448, 20170620111059,  
 60 20170703164338, 2017071173853, 20170711073208, 20170720065747, 20170731172624,  
 61 20170802100335, 20170807075138, 20170807075548 and 20170824093101 as approved by the  
 62 Finance and Administration Committee (monthly summaries attached) are hereby approved.

63  
 64 PASSED by a vote of \_\_\_ to \_\_\_ this 11 of September 2017.

65 BOARD OF DIRECTORS  
 66 WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM  
 67 PUBLIC FACILITIES DISTRICT  
 68

69 \_\_\_\_\_  
 70 Charley Royer, Board Chair

71 ATTEST:

72 \_\_\_\_\_  
 Clerk Jan Simons