

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES  
DISTRICT

Monday, February 14, 2022, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914  
Conf. Code: 707 867 894#

**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](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time. People attending the online meeting were provided the option to submit text comment during the meeting.

**CALL TO ORDER / WELCOME**

Board Chair Stacy Graven called the meeting to order at 2:32 p.m. pursuant to notice. Other board members joining the Microsoft Teams meeting: Carol Nelson, R. Omar Riojas, Chris Marr, Mike Fong, and Andrea Sato. Staff and consultants present: Joshua Curtis (Executive Director), Liv Bacon (Office Manager), Tom Backer (Legal Counsel), Sandeep Kaushik (Consultant), and Pat Dunn (Legislative). Also joining were Fred Rivera (EVP and General Counsel at the Mariners) and Erin Arya (King County).

**PUBLIC COMMENT**

No written public comment was received.

Board Chair Graven opened the meeting by welcoming newly appointed Board members Andrea Sato and Mike Fong. Chair Graven also noted that we are waiting on one more appointment for our board to be filled.

**APPROVAL OF MINUTES**

Chair Graven asked for a motion to approve the December 13, 2021, Board Meeting Minutes. Member Riojas moved to approve the minutes, seconded by Member Nelson. Motion carried 6-0.

**BOARD BRIEFINGS AND POTENTIAL ACTIONS**

1. Seattle Mariners update (Fred Rivera)
  - a. Long Term Capital Needs Assessment (LTCNA) Update

Fred Rivera welcomed new Board members Andrea Sato and Mike Fong. He stated that last year it was decided that the LTCNA will be updated due to the passage of time. The LTCNA is a report that is meant to review, reference and plan ballpark capital improvements to make sure the Ballpark stays a first-class stadium compared to similar structures. From the original LTCNA plan and as time has passed, the needs for the Ballpark can change. Some costs have also

changed. On January 13<sup>th</sup>, the kick-off meeting was held between the Mariners' staff and PFD. This begins a new assessment of the stadium. The report will most likely be split into three parts: a short term, mid-term and long term overall capital needs assessment which is outlined in the Lease. A project memo should be issued shortly which will form and satisfy the PFD's 1-year and 10-year plan for Capital Expenditures. These reports are due in May and September of 2022. BND will be working with the Mariner's to assess the ballpark and similar structure of its' kind. In 2018, Dan who now works at CAA Icon, used to work at BND. Both consultant firms are knowledgeable about the Ballparks' history and are a good fit to move forward with an updated plan. Mr. Rivera stated that technology and concession are expected to be the major and first improvements to be implemented.

b. Off Season Capital Improvements

Mr. Rivera noted we are about 5-6 days from Opening day. Improving concessions and further automating these will likely be the next project. The Mariners' staff have begun work on the 2023 All-Star game improvements.

2. 2022 Election of PFD Board of Director Officers (Stacy Graven)  
Chair Graven noted in the last Board meeting, Tim Burgess has resigned from the PFD's board and since joined the Mayor's office. This leaves the Treasurer role open. She stated that Chris Marr has volunteered to be the next Treasurer and was able to sit in a few past voucher review meetings with Liv and Joshua. Following discussion, Board Member Nelson moved to approve the motion, seconded by Member Riojas. Motion approved 6-0.
3. 2021 Final Budget to Actuals (Chris Marr/Joshua Curtis) – Materials Included  
See materials.
4. Ratification of Heartland Contract (Joshua Curtis) – Materials Included
  - a. Proposed Resolution 22-001  
Refer to Materials. Joshua Curtis introduced the resolution and noted this will be for work performed for an EIS. Also, the PFD will be cost sharing with the PSA and responsible for invoicing the PSA at the end of this project. Member Marr moved to approve the Resolution. Member Nelson seconded. Resolution approved 6-0.
5. Ratification of CapEx and Operating Reserve transactions (Chris Marr/Joshua Curtis) - Materials Included
  - a. Proposed Resolution 22-002  
Refer to materials. Member Marr introduced the process for approving funds, and transactions. He noted that he met with Joshua Curtis and Liv Bacon last week to get an overview of financials and be able to ask detailed, line by line questions. He noted he had a chance to previously shadow former Board Member Burgess on his treasurer duties. Following discussion, Board

Member Marr moved to approve Resolution 22-022, seconded by Member Riojas. Resolution approved 6-0.

6. Review of Vouchers (Chris Marr)- Materials Included

a. Proposed Resolution 22-003

Refer to materials. Member Marr introduced Proposed Resolution 22-003 to approve the regular voucher payments, which he noted he previously talked about his meeting with Joshua and Liv and felt the process helped answer any more detailed questions on voucher or expense-related inquiries. Following discussion, Member Marr moved to approve Resolution 22-003, seconded by Member Nelson. Resolution approved 6-0.

**REPORTS**

Chair's Report

Chair Graven mentioned that she is in the process of finalizing Joshua's 2<sup>nd</sup> annual performance review, that a meeting been held, and that they expect it to be final soon. Graven noted there will be a likely raise as well as one to account for the 2022 Cost of Living increase as stated early and on record from the BLS. She also wanted to welcome and thank Member Sato and Fong once again for their service.

Executive Director's Report

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

**EXECUTIVE SESSION**

Citing the reasons described on the agenda, the board entered Executive Session at 3:20 p.m. At 3:50 p.m., the board left Executive Session to announce that they would be extending the session beyond 30 minutes. Not seeing anyone in the Microsoft Teams waiting room, they reentered Executive Session until 4:10 p.m.

**ADJOURNMENT**

There being no further business before the Board, Chair Graven declared the meeting adjourned at 4:10 p.m.

*Liv Bacon*

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Liv Bacon  
Recording Clerk



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Stacy Graven, Chair  
Board of Directors, Public Facilities District