

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, December 12, 2022, 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 Carol Nelson called the meeting to order at 2:30 p.m. pursuant to notice. Board Members joining the meeting in person: Chris Marr, Stacy Graven, and Mike Fong. Members Andrea Sato and Brian Surratt joined via Teams at 2:31 p.m. Under the Board's current rules, Members Sato and Surratt did not participate in any of the votes of the Board. Board Member Omar Riojas was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Tom Backer (Legal Counsel), Pat Dunn and Sandeep Kaushik (Legislative). Also joining in person were Fred Rivera (Mariners EVP, Legal Counsel) and Carmela Ennis (King County) Joining via Teams was Trevor Gooby (Mariners SVP, Ballpark Operations).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the October 31, 2022 Regular Board Meeting and November 7, 2022 Special Board Meeting. Member Graven requested that in the November 7 meeting minutes, the term "light rail station" be changed to "transportation hubs." Chair Nelson asked for a motion to approve the minutes from both meetings with Member Graven's suggested change incorporated. Member Marr moved to approve the minutes, seconded by Member Fong. Motion carried 4-0 (Members Sato and Surratt not voting).

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Ballpark Roof Assessment and Presentation (Tom Duffy, Thornton Tomasetti) – *Materials Presented at Meeting*

Mr. Duffy presented the PowerPoint appended to the December 12 board packet. He stated that there were no concerns with the roof structure and that their recommendations were part of normal maintenance and upkeep. Member Marr asked if the Thornton Tomasetti (TT) subcontracted out any of the roof review or conducted in-house. Mr. Duffy replied that they do both, but roof assembly is evaluated in-house. Member Graven inquired about the areas of the structure that

require re-painting and whether the structure would be impacted eventually without this work. Mr. Duffy replied that it would eventually be impacted if not painted, but that there was no immediate danger of this happening. He noted that the Club would be incorporating roof painting into their capital projects in the next few years. Member Marr asked how TT reported back to the Club. Mr. Duffy responded that they have a bi-weekly meeting with Club throughout the year, but the major inspection is over the summer with a report in the fall. TT staff were becoming increasingly integrated into Club operations. Member Fong asked Mr. Duffy what his biggest concern was and how the ballpark's roof assembly compared to new assemblies at other venues. Mr. Duffy stated that TT conducted a comprehensive review of capital needs and provided a prioritized list to the Club. He additionally stated that a risk to the roof assembly was staff turnover and that they were working with Club to train up younger staff on the operation of the assembly. Mr. Duffy said that newer moveable roof assemblies utilize AC motors to drive the roof trucks while the ballpark's motors are DC.

2. West Seattle Ballard Link Extension Update (Joshua Curtis/Sandeep Kaushik) – *Materials Presented at Meeting*

Mr. Curtis and Mr. Kaushik presented the briefing materials appended to the final board packet. Member Marr asked if Sound Transit used a matrix to evaluate station options. Mr. Curtis replied that the Draft Environmental Impact Statement was intended as the analysis upon which decision makers were relying for evaluation of different alternatives. Members Marr and Fong encouraged the board to consider this issue through the lens of the generational impact the light rail investment would have on the ballpark and the neighborhood, but they also acknowledged the short- and medium-term construction impacts of the 4th avenue shallow tunnel option.

3. 2023 Legislative Preview (Pat Dunn) – *Presentation Only*

Mr. Dunn provided to a state legislative preview for 2023. He stated that he was monitoring for any proposals that would have an impact on the PFD or the ballpark, including potential changes to the admissions tax. Pat noted that a group of Minor League and other non-professional baseball teams from around the state would be requesting \$24 million from the State's Capital Budget for capital improvements to their ballparks. This proposal would not impact T-Mobile Park. He also noted that 2023 would be a "long session" and that it was unclear if the legislature would be meeting in-person or virtually.

4. Review of Proposed 2023 Meeting Schedule and Reference Ballpark Trip (Joshua Curtis) – *Materials Included and Board Action Anticipated*

Mr. Curtis presented to the Board the proposed 2023 meeting and reference ballpark trip schedule. Member Marr thanked Mr. Curtis for including the reference ballpark trips and stated that the trips are an important part of the Board's duties. He encouraged Board Members to attend. Mr. Backer reminded the Board that it can schedule Special Meetings should matters arise that required their attention in

between regularly scheduled Board Meetings. Member Marr moved to approve the schedule, seconded by Member Riojas. Motion carried 5-0.

5. PFD Travel Policy (Joshua Curtis) – *Materials Included and Board Action Anticipated*

Mr. Curtis presented to the board an amended PFD travel policy. Following discussion, member Marr moved to approve Resolution 22-010, seconded by Member Graven. Resolution carried 4-0.

6. Affirming Club Labor Agreements and Transferring County Tax Funds (Joshua Curtis) – *Materials Included and Board Action Anticipated*

Mr. Curtis reminded board of the Club's workforce opportunity requirements in the lease and funding agreement with King County. He stated that he had worked with Gerry Johnson, Tom Backer, and Fred Rivera to review the Club's documentation and develop Resolution 22-011. Gerry Johnson had been integral in negotiation of workforce opportunity components, making his review important to the PFD. Mr. Rivera reviewed with board the documents appended to the Club's memo. Member Graven moved to approved Resolution 22-011, seconded by Member Fong. Resolution carried 4-0.

7. Final 2023 Operating Budget (Mike Fong/Joshua Curtis) – *Materials Included and Board Action Anticipated*

Member Fong and Mr. Curtis reviewed the 2023 Final Operating Budget included in the board packet. Mr. Curtis indicated that the Office Supplies budget had been increased by \$15,000 to reflect the board's interest in modifications to the scope for improvements to the conference room. Member Fong moved to approve the budget. Member Graven seconded. Budget was approved 4-0.

8. Review of Vouchers (Mike Fong/Joshua Curtis)- *Materials Included*

a. Proposed Resolution 22-012

Member Fong introduced Proposed Resolution 22-009 to approve the regular voucher payments and noted that he met with Joshua to discuss all the items included in the vouchers and to answer more detailed questions on voucher or expense-related inquiries. Following discussion, Member Fong moved to approve Resolution 22-012, seconded by Member Marr. Resolution carried 4-0.

REPORTS

Chair's Report

Chair Nelson stated she appreciated the board's support as she commenced her new duties. She recognized former-Chair Graven for her work and presented her with a gift from the board, Mr. Curtis, Mr. Dunn, and Mr. Backer.

Executive Director's Report

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

EXECUTIVE SESSION

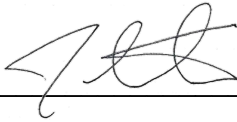
The Board of Directors entered into Executive Session at 3:50 p.m. to discuss matters as identified in the meeting notice. The Executive Session was expected to last 15 minutes with Board action to follow. At 4:02 p.m. the Executive Session concluded. Following the session, the Board took up Resolution 22-013

Proposed Resolution 22-013

Following discussion, member Marr moved to approve Proposed Resolution 22-013 with the inclusion of Option C to the PFD Benefit Package as described in the Board Packet. Member Graven seconded and the Resolution carried 4-0.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 4:04 pm.



Joshua Curtis,
Recording Clerk



Carol Nelson, Chair
Board of Directors, Public Facilities District