



September 20, 2021
2:30 P.M.

[Microsoft Teams Meeting](#)

To call in:

+1 360-663-5914

Conference ID: 383 919 729#

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. August 9, 2021, Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
 - 1. Seattle Mariners update (Fred Rivera/Trevor Gooby) – *Materials Included*
 - a. LTCNA Update

- b. Final 2021/22 CapEx Plan – Changes from Initial Plan
- 2. Initial Review and Feedback on Club’s Submittals/Next Steps (Bryan Slater/CAA ICON; Joshua Curtis) – *Presentation Only*
- 3. 2021 O&M Review (Mike Wooley, John Christensen, Venue Solutions Group) – *Presentation Only*
- 4. Sound Transit West Seattle/Ballard Alignment – *Presentation Only*
 - a. Sound Transit Presentation (Leda Chahim, Sound Transit)
 - b. Partner Input (Fred Rivera, John Marchione, Joshua Curtis)
- 5. Recognition of Paul Mar – *Materials Included*
 - a. Proposed Resolution 21-013
- 6. Review of Vouchers – *Materials Included*
 - a. Proposed Resolution 21-014

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

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WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, August 9, 2021, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914
Conf. Code: 907 727 296#

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 2:35 p.m. pursuant to notice. She noted that Board member Paul Mar had resigned from the Board for personal reasons, and that she was working with Pat Dunn on the process for filling Paul's position. Other board members joining the Microsoft Teams meeting: Tim Burgess, R. Omar Riojas, and Chris Marr. Charley Royer joined by phone at 2:45 p.m. Carol Nelson was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Liv Bacon (Office Manager) and Tom Backer (Legal Counsel). Also joining were Fred Rivera (EVP and General Counsel at the Seattle Mariners), Trevor Gooby (Mariners), and Carmella Ennis (King County).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

Chair Graven asked for a motion to approve the June 28, 2021, Board Meeting Minutes. Member Burgess moved to approve the minutes, seconded by Member Riojas. Motion carried 4-0.

BOARD BRIEFINGS

1. Seattle Mariners Update (Fred Rivera)

Fred Rivera highlighted the key elements of the Club's report "Seattle Mariners and Mariners' Care Social Justice Commitments: Reflecting on One Year of Progress", which was shared earlier with the Board. The report documents the Club's commitment to advancing social justice and racial equity, including concrete steps to promote these goals.

Trevor Gooby noted that the Mariners are staying aligned with best practices regarding COVID, including Health Department requirements and recommendations.

The Club has also researched vaccine verification processes such as Clear's vaccination approval process.

Fred Rivera updated the board on the search for a new President of the Seattle Mariners and stated Catie Griggs has been hired as the club's new president of business operations. Griggs joins the Mariners after spending the past four seasons as the chief business officer for the Atlanta United F.C. of Major League Soccer.

2. 2021 Q1/Q2 Budget to Actuals Review (Tim Burgess/Joshua Curtis) – *Materials Included*

There were no questions regarding the review of the budget actuals. It is noted that some expenses will be occurring in Q3 or Q4 of 2021, which will bring the budget numbers closer to the anticipated total costs.

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

a. Member Burgess introduced Proposed Resolution 21-011 to approve the Retroactive CapEx/Staff Costs. Following discussion, Board member Royer moved approval and Board member Marr seconded. Resolution carried 5-0.

b. Proposed Resolution 21-012 (May and June Payments) Member Burgess introduced the Resolution and described its contents. Board member Royer moved approval and Board member Marr seconded. Resolution carried 5-0.

c. Resolution No. 503 – Correcting Amendment

Member Burgess stated that the passed version of this resolution incorrectly was labeled March and should have been labeled April 2021. That was the only change which is included in the Amendment. This correction was approved, 5-0.

REPORTS

Chair's Report

Chair Graven mentioned that the first part of the State Auditor's Office Annual report was complete.

Executive Director's Report

Joshua Curtis summarized the Executive Director's report included in the Board packet. He noted that he would like to have someone from Sound Transit come to the next Board meeting and present on the proposed light rail extension from West Seattle to Ballard Link. Tom Backer reminded the Board that he separately represents Sound Transit and would need to recuse himself from substantive legal discussions regarding this project. Also, that PFD is now sharing an extra PFD office with Beth Knox and her team from the Seattle Sports Commission.

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 3:26 p.m.

Liv Bacon
Recording Clerk

Stacy Graven, Chair
Board of Directors, Public Facilities District

DRAFT

2 RESOLUTION NO. __

3 A RESOLUTION of the Board of Directors of the Washington State Major
4 League Baseball Stadium Public Facilities District recognizing and honoring Paul
5 Mar for his exemplary service to the District.

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

9 WHEREAS, Paul Mar was first appointed to the District Board in October 2014
10 by the Governor on the recommendation of the Speaker of the House, and he was
11 reappointed to the Board in 2017; and

12 WHEREAS, Paul came to the Board with a wealth of public sector and non-profit
13 experience, including service as a charter member (1984) and later president (2009-2010)
14 of the Seattle International Rotary Club, Board service for the Wing Luke Asian
15 Museum, the South Downtown Foundation, and the Greater Edmonds Chamber of
16 Commerce; and

17 WHEREAS, Paul’s position as Director of Real Estate Development for the
18 Seattle Chinatown International District Preservation and Development Authority served
19 him well as he helped the Board prepare to enter into negotiations with The Baseball
20 Club of Seattle, L.L.P. (the “Club”) for a renewed lease; and

21 WHEREAS, Paul served a critical member of the Board team that procured and
22 oversaw the ballpark Long-Term Capital Needs Assessment, and then effectively used
23 those findings during the lease renewal negotiations; and

24 WHEREAS, Paul was an active participant in the lease renewal process, clearly
25 focused on the capital needs of the ballpark and the financial commitments required to
26 support the Board’s goal of a 100-year facility that would remain among the best in
27 baseball; and

28 WHEREAS, Paul was central to fleshing out the details of key elements of the
29 lease, including the revenue-sharing provisions and the ballpark Neighborhood
30 Improvement Fund, which began as just a concept and evolved into a \$4 million fund;
31 and

32 WHEREAS, Paul’s quiet leadership helped the Board in the lease negotiations,
33 guiding the District through personnel and other challenges while keeping the Board
34 focused on the task at hand; and

35 WHEREAS, when the new lease was complete, Paul rolled up his sleeves and
36 helped ensure that the lease was implemented to the letter, concentrating on the Club’s
37 capital expenditure (CapEx) plans and their short- and long-term implementation; and

38 WHEREAS, Paul also provided a steady hand and the voice of history throughout
39 the transition to the new Executive Director in 2020, while everyone was struggling with
40 the isolation caused by the pandemic; and

41 WHEREAS, Paul served as a wise protector of the ballpark and the surrounding
42 neighborhoods, and he understood the needs of Pioneer Square and the Chinatown-
43 International District, always putting the broader public interest ahead of everything else;
44 and

45 WHEREAS, Paul’s participation in and leadership on the Board will be sorely
46 missed, and the Board wishes to recognize and honor his service.

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

- 50 1. That the District extends its grateful appreciation to Paul Mar for his many
51 years of outstanding service to the District.
52 2. That the District wishes Paul all the best in his retirement from Board service.

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55 PASSED by a vote of ____ to ____ this ____ day of September 2021.

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

59 _____
60 Stacy Graven, Chair

61 ATTEST:

62 _____
63 Clerk

3 RESOLUTION NO. ____

4 A RESOLUTION to approve payments made by the District.

5 WHEREAS, pursuant to Chapter 36.100 RCW, as amended, the Washington State
6 Major League Baseball Stadium Public Facilities District (“District”) has been created and
7 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, the Board Chair or the Chair’s designee has been designated to review
11 and approve payments, subject to final review and approval by the Board; and

12 WHEREAS, Board member Tim Burgess has been designated by the Board Chair to
13 review and approve payments; and

14 WHEREAS, the Auditing Officer and Board member Burgess have reviewed and
15 approved ballpark vouchers #20210712124638, 20210720100120, 20210730102133,
16 20210809141707, 20210820095717 and 20210823142159 as produced by King County (the
17 District’s treasurer) and July and August payroll expense reports as produced by Gusto (the
18 District’s payroll administrator); as summarized as follows:

19 July 2021

<u>Classification</u>	<u>Amount</u>
23 1. CapEx Fund	\$655,000.00
24 2. Neighborhood Improvement Fund	
25 3. Operating Fund	
26 • Salaries/Benefits	
27 o Salaries	\$17,696.76
28 o Benefits	\$3,274.60
29 o Payroll Taxes	\$1,368.74
30 • Professional Services	
31 o IT Support/Website/Domains	\$2,589.81
32 o Accounting/Auditing	
33 o Consulting Services	\$13,770.00
34 o Reimbursements	
35 o Payroll Services	\$56.23
36 o Bank Fees	
37 o Legal Fees	\$8,611.00
38 • General & Administrative	
39 o Equipment	\$3.28

40	○ Supplies	\$65.26
41	○ Dues & Subscriptions	\$187.77
42	○ Meeting & Board Expenditures	\$850.00
43	○ Professional Development	
44	○ Insurance	
45	○ Telephone/Wireless	\$140.25
46	○ Cleaning & Maintenance	
47	○ Travel	
48	○ <u>General and Administrative - Other</u>	
49	TOTAL FOR THE PERIOD	\$705,898.26

50
51 August 2021

52		
53	<u>Classification</u>	<u>Amount</u>
54	1. CapEx Fund	
55	2. Neighborhood Improvement Fund	
56	3. Operating Fund	
57	• Salaries/Benefits	
58	○ Salaries	\$17,234.76
59	○ Benefits	\$4,336.68
60	○ Payroll Taxes	\$1,368.74
61	• Professional Services	
62	○ IT Support/Website/Domains	\$2,142.80
63	○ Accounting/Auditing	
64	○ Consulting Services	\$39,915.00
65	○ Reimbursements	
66	○ Payroll Services	\$56.23
67	○ Bank Fees	
68	○ Legal Fees	\$10,276.50
69	• General & Administrative	
70	○ Equipment	\$841.48
71	○ Supplies	
72	○ Dues & Subscriptions	
73	○ Meeting & Board Expenditures	
74	○ Professional Development	
75	○ Insurance	
76	○ Telephone/Wireless	\$450.00
77	○ Cleaning & Maintenance	\$1,135.20
78	○ Travel	
79	○ <u>General and Administrative - Other</u>	
80	TOTAL FOR THE PERIOD	\$77,757.39

81
82 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
83 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
84 FACILITIES DISTRICT AS FOLLOWS:
85

86 Voucher #20210712124638, 20210720100120, 20210730102133, 20210809141707,
87 20210820095717 and 20210823142159 and July and August payroll expense reports, as
88 reviewed by the Auditing Officer and Board designee (on file with the District) are hereby
89 approved.

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91 PASSED by a vote of ____ to ____ this 20th day of September 2021.

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

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ATTEST:

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Liv Bacon, Clerk

Stacy Graven, Chair



September 20, 2021 PFD Regular Board Meeting Executive Director Report

Highlights

- Reference Ballpark Trips – After working with Bryan Slater at CAA ICON, we have tentatively identified mid- to late-April as the ideal timeframe during which to hold our 2021 reference ballpark trip tour. We have additionally identified the following ballparks as good options for visits:
 - Coors Field (Denver)
 - Petco Park (San Diego)
 - Truist Park (Atlanta)
 - American Family Field (Milwaukee)We would work to schedule the trip to align with home games at each of the ballparks. We'll work with you all to start scheduling soon.
- Industrial and Maritime Strategy EIS – We continue to anticipate that the Draft EIS will be completed in late-November. In the meantime, we are working with the Public Stadium Authority to brief partners and relevant stakeholders on the issues of concern to us.

Administrative

- 2020 Audit– We anticipate SAO will reach out to us to initiate the annual audit in early October.
- 2022 Budget – We are working on the proposed 2022 budget and will bring that to the October meeting for discussion with the goal of a November approval.