



February 13, 2023
2:30 P.M.

T-Mobile Park
PFD Conference Room
110 Edgar Martinez Drive S
Seattle, WA 98134

The PFD will be holding this Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access via Teams is available upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person should submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

BOARD MEETING NOTICE AND AGENDA

- A. **Call to Order / Welcome** (Chair, Carol Nelson)
- B. **Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- C. **Approval of the Minutes**
 - 1. December 12, 2022 Regular Board Meeting Minutes
- D. **Board Briefings and Potential Actions:**
 - 1. Mariners Update (Fred Rivera, Trevor Gooby) – *Presentation Only*
 - a. All Star Game Prep
 - b. 2024 NHL Winter Classic
 - 2. West Seattle Ballard Link Extension Update (Joshua Curtis/Sandeep Kaushik) – *Presentation Only*

3. Review of Fund Balances (Mike Fong/Joshua Curtis) – *Materials Included*
4. Neighborhood Improvement Fund Proposal: Ride Share Lot (Fred Rivera/Joshua Curtis/NIF Task Force) – *Materials Presented Prior to Meeting and Board Action Anticipated*
5. Ratification of CapEx Transaction (Mike Fong/Joshua Curtis) - *Materials Included and Board Action Anticipated*
 - a. Proposed Resolution 23-001
6. Review of Vouchers (Mike Fong/Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. Proposed Resolution 23-002
7. Update PFD Rules to Allow for Virtual Voting (Chris Marr) – *Materials Included and Board Action Anticipated*
 - a. Proposed Resolution 23-003

E. Reports

1. Chair’s Report (Carol Nelson)
2. Executive Director’s Report (Joshua Curtis)
3. **Executive Session:** The Board may meet in Executive Session to “to review the performance of a public employee” RCW 42.30.110 (1)(g); “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 anticipated following the Executive Session.

F. Adjournment

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



Daily Cash Balance Report
As Of 12-29-2022

Report ID: CM_RPRT_014
Instance Name:
Report Date: 12/31/2022
Page 1 of 1

Fund	Fund Name	Ending Balance
280010020	WSMLBS-PFD OPERATING FUND	1,270,646.12
280010030	WSMLBS-PFD OPERATING RESERVE	3,376,068.23
280011010	WSMLBS-PFD CAPITAL PROJECTS FUND	3,102,887.35
280011020	WSMLBS-PFD NEIGHBORHOOD IMPRVMT FD	4,499,439.19
280016240	WSMLBS-PFD COUNTY TAX REVENUES FND	2,031.78
280016250	WSMLBS-PFD DEF SALES TAX	0.00
	Total	12,251,072.67

<-----End of Report----->



Neighborhood Improvement Fund Proposal

TNC Lot Development

Summary

Since the removal of the Alaskan Way Viaduct, T-Mobile Park has not had a designated location for Transportation Network Companies (TNCs) drop-off and pick-up for games and other large events. This has resulted in a significant impact to traffic on game days, with Uber and Lyft drivers often stopping mid-traffic to either drop-off or pick-up passengers. In addition to the traffic impact, there is a public safety risk to drivers, passengers, and pedestrians alike. The Club has noted that SDOT and the SPD have commented on the traffic and safety concerns caused by the lack of a dedicated TNC lot.

The Club has been proactively searching for an alternative since the loss of the previous dedicated area. Last year, they began discussions with WSDOT about entering into a long-term lease (for the life of the Mariners' lease for the ballpark) for two parcels of land that are bounded by 3rd Avenue S. to the west, 4th Avenue South to the east, Royal Brougham Way to the north, and South Massachusetts Street to the south. Since then, they have been working with a team of consultants to design and operate a TNC lot that would provide game and other event attendees with a dedicated and safe location to arrange rides without the traffic and public safety impacts currently felt.

The proposed lot will include 24 dedicated spaces for TNC operator's cars. The TNC cars will enter and exit the lot from 3rd Avenue S. north of Holgate and proceed into a circular drive path with marked spots for customers to meet their car for pick up and drop-offs. Post event, a traffic management officer will be located at Holgate to move cars from 3rd Ave S. onto Holgate, and then proceed onto I-90 and I-5 from 4th Avenue. We are working with SDOT and the TNCs to "geo-fence" drop off locations to prevent operators from utilizing 1st Ave S. and other unsafe locations for drop-off and pickups. We expect the TNC lot will accommodate between 25%-50% of ride-shares for T-Mobile Park games (many fans are dropped off in Pioneer Square or the CID), which will eliminate the unsafe and inefficient drop off locations around T-Mobile Park.

In addition, the new lot would inhabit a currently unoccupied portion of land, contributing to the aesthetic improvement of the neighborhood. Improvements would likely also improve public safety within that area, both due to the aesthetic enhancement as well as the active use of the space.

A site plan for the TNC lot is attached to this proposal.

Cost

Due to unforeseen permitting requirements and site conditions, the cost of the projects has escalated from an earlier estimate of \$1-1.5 million to a total of \$2.75-\$3 million (the Club is in the process of finalizing costs with a contractor). The Club additionally will contribute \$20-30K per month for rent and maintenance of the site for the life of the lease.

Schedule

The Club is ready to commence construction in March 2023 and estimate a project completion prior to the Allstar Game.

Proposal

The Club has requested that the PFD contribute 50% of the total cost, with a “not-to-exceed” share of \$1.5 million from its Neighborhood Improvement Fund (NIF). The Club will bear the monthly operational cost burden on its own and may look to other financial partners to help with this cost.

This would be the first time the NIF has allocated money to a project. Its current balance is \$4.5 million.

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3 RESOLUTION NO. ____

4 A RESOLUTION ratifying the transfer of funds from the
5 District’s Operating Fund to its Capital Expenditure Fund.

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

9 WHEREAS, Section 5.1.3 of the Amended and Restated Ballpark Operations and
10 Lease Agreement (“Lease”) addresses the allocation of base rent paid to the District by the
11 Seattle Mariners; and

12 WHEREAS, the Lease provides that the District will first allocate funds to pay the
13 District’s operating expenses, including any Waterfront LID assessments, and then (to the
14 extent that funds are available) contribute annually to the District’s Capital Expenditure
15 (“CapEx”) Fund in the amount of \$250,000, adjusted annually based on changes in the
16 Consumer Price Index (“CPI”); and

17 WHEREAS, the District’s Operating Account balance was \$1,270,646.12 as of
18 December 31, 2022, so funds were available to make an annual contribution to the CapEx
19 Fund; and

20 WHEREAS, the CPI change for the Seattle-Tacoma-Bellevue All Urban Consumers
21 in 2022 was 8.4%, as described in the attached CPI January 2023 report from the United
22 States Bureau of Labor Statistics, resulting in at total CapEx Fund transfer amount of
23 \$296,262 (2021 CapEx amount of \$273,304 X 1.084); and

24 WHEREAS, Section 7.3.5 of the Lease requires that this contribution to the CapEx
25 Fund be made no later than thirty (30) days after the end of each Lease Year, and the
26 contribution was timely made; and

27 WHEREAS, the Board wishes to ratify the allocation of \$296,262 to the Capital
28 Expenditures fund; and

29 WHEREAS, further allocations to the Operating Reserve Fund, the Ballpark
30 Neighborhood Improvement Fund or other authorized fund can be made at any time.

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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:

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1. The transfer of \$296,262 from the District Operating Fund to the District Capital Expenditure Fund is hereby ratified; and

PASSED by a vote of ____to ____ this 13th day of February 2023.

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

Carol Nelson, Chair

ATTEST:

Joshua Curtis, Clerk



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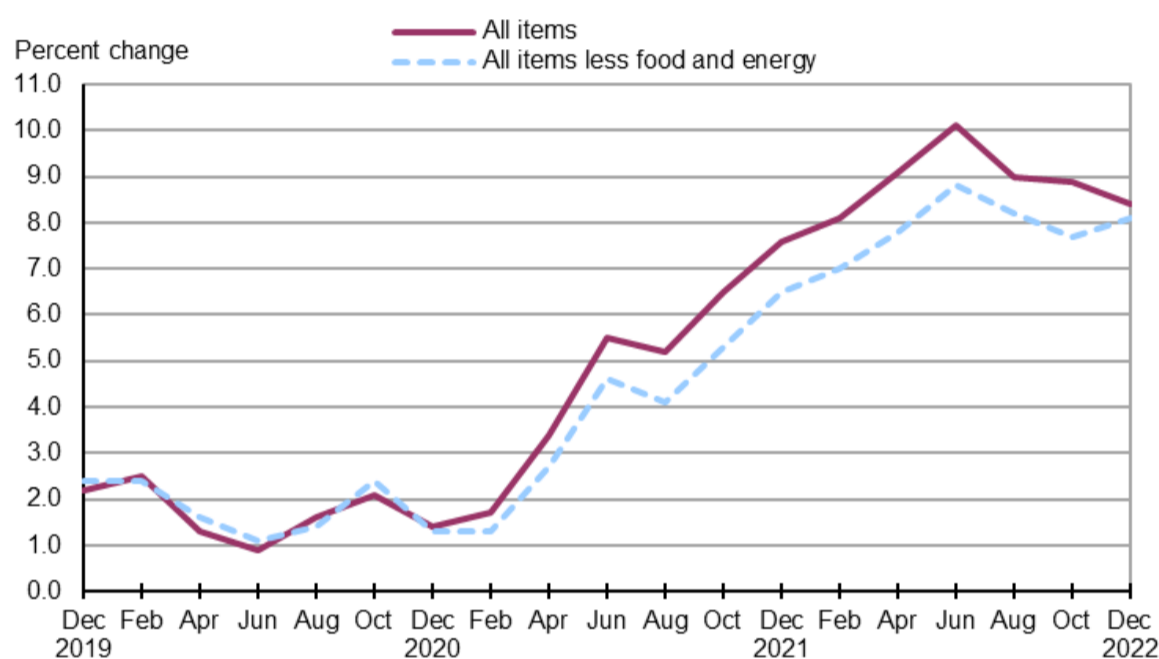
Consumer Price Index, Seattle area — December 2022

Area prices were up 0.1 percent over the past two months, up 8.4 percent from a year ago

Prices in the Seattle area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), increased 0.1 percent for the two months ending in December 2022, the U.S. Bureau of Labor Statistics reported today. (See [table A](#).) Regional Commissioner Chris Rosenlund noted that the December increase was influenced by higher prices for shelter. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the last 12 months, the CPI-U advanced 8.4 percent. (See [chart 1](#) and [table A](#).) Food prices advanced 11.3 percent. Energy prices advanced 5.7 percent, largely the result of an increase in the price of gasoline. The index for all items less food and energy advanced 8.1 percent over the year. (See [table 1](#).)

Chart 1. Over-the-year percent change in CPI-U, Seattle-Tacoma-Bellevue, WA, December 2019–December 2022



Source: U.S. Bureau of Labor Statistics.

[View Chart Data](#)

Food

Food prices increased 0.8 percent for the two months ending in December. (See [table 1](#).) Prices for food at home increased 0.1 percent. Higher prices for cereals and bakery products (3.2 percent) were partially offset by lower prices for meats, poultry, fish, and eggs (-2.1 percent). Prices for food away from home increased 1.7 percent for the same period.

Over the year, food prices advanced 11.3 percent. Prices for food at home advanced 8.8 percent since a year ago, with higher prices in five of the six subcategories. Prices for food away from home increased 15.0 percent.

Energy

The energy index decreased 12.5 percent for the two months ending in December. The decrease was mainly due to lower prices for gasoline (-20.4 percent). Prices for natural gas service advanced 12.4 percent, while prices for electricity were unchanged for the same period.

Energy prices advanced 5.7 percent over the year, largely due to higher prices for gasoline (5.9 percent). Prices paid for natural gas service increased 11.9 percent, and prices for electricity advanced 0.9 percent during the past year.

All items less food and energy

The index for all items less food and energy advanced 0.9 percent in the latest two-month period. Higher prices for household furnishings and operations (3.2 percent) and shelter (2.2 percent) were partially offset by lower prices for used cars and trucks (-5.1 percent) and apparel (-2.0 percent).

Over the year, the index for all items less food and energy advanced 8.1 percent. Components contributing to the increase included shelter (10.7 percent) and recreation (6.9 percent). Partly offsetting the increases were price decreases for used cars and trucks (-9.6 percent) and apparel (-1.2 percent).

Table A. Seattle-Tacoma-Bellevue, WA, CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2018		2019		2020		2021		2022	
	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
February	0.8	3.3	0.7	2.7	1.0	2.5	1.2	1.7	1.7	8.1
April	0.8	3.3	0.5	2.4	-0.6	1.3	1.1	3.4	2.1	9.1
June	0.8	3.3	0.7	2.3	0.2	0.9	2.2	5.5	3.2	10.1
August	-0.3	3.1	0.6	3.2	1.4	1.6	1.1	5.2	0.0	9.0
October	0.4	3.1	-0.6	2.2	-0.1	2.1	1.1	6.5	1.0	8.9
December	0.2	2.8	-0.3	2.2	-0.4	1.4	0.6	7.6	0.1	8.4

News Release Information

23-40-SAN
Thursday, January 12, 2023

Contacts

Technical information:
(415) 625-2270
BLInfoSF@bls.gov
www.bls.gov/regions/west

Media contact:
(415) 625-2270

Related Links

[CPI historical databases](#)

The February 2023 Consumer Price Index for the Seattle area is scheduled to be released on March 14, 2023.

Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total U.S. population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers approximately 29 percent of the total U.S. population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 6,000 housing units and approximately 22,000 retail establishments—department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date; for most of the CPI-U the reference base is 1982-84 equals 100. An increase of 7 percent from the reference base, for example, is shown as 107.000. Alternatively, that relationship can also be expressed as the price of a base period market basket of goods and services rising from \$100 to \$107. For further details see the CPI home page on the internet at www.bls.gov/cpi and the CPI section of the BLS Handbook of Methods available on the internet at www.bls.gov/opub/hom/cpi/.

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The Seattle-Tacoma-Bellevue, WA. metropolitan area covered in this release is comprised of King, Pierce, and Snohomish Counties in the State of Washington.

Information in this release will be made available to individuals with sensory impairments upon request. Voice phone: 202-691-5200; Telecommunications Relay Service: 7-1-1.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods

Seattle-Tacoma-Bellevue, WA (1982-84=100 unless otherwise noted)

Item and Group	Indexes				Percent change from-		
	Historical data	Oct. 2022	Nov. 2022	Dec. 2022	Dec. 2021	Oct. 2022	Nov. 2022
Expenditure category							
All items		330.173	-	330.489	8.4	0.1	-
All items (1967=100)		1,006.496	-	1,007.460	-	-	-
Food and beverages		347.915	-	350.036	10.7	0.6	-
Food		351.451	-	354.184	11.3	0.8	-
Food at home		314.223	313.288	314.608	8.8	0.1	0.4
Cereals and bakery products		349.064	-	360.165	17.8	3.2	-
Meats, poultry, fish, and eggs		289.002	-	282.985	0.0	-2.1	-
Dairy and related products		273.026	-	276.227	15.9	1.2	-
Fruits and vegetables		485.231	-	490.141	6.0	1.0	-
Nonalcoholic beverages and beverage materials(1)		401.924	-	404.313	11.9	0.6	-
Other food at home		251.283	-	249.910	11.5	-0.5	-
Food away from home		410.518	-	417.676	15.0	1.7	-
Alcoholic beverages		304.309	-	299.740	4.1	-1.5	-
Housing		384.486	-	393.061	9.4	2.2	-
Shelter		440.790	448.717	450.460	10.7	2.2	0.4
Rent of primary residence(2)		444.072	450.014	452.639	9.1	1.9	0.6
Owners' equiv. rent of residences(2)(3)		462.468	469.960	474.008	11.0	2.5	0.9
Owners' equiv. rent of primary residence(1)(2)		462.468	469.960	474.008	11.0	2.5	0.9
Fuels and utilities		303.764	-	307.204	5.0	1.1	-
Household energy		271.050	278.417	275.674	4.2	1.7	-1.0
Energy services(2)		313.009	322.431	322.431	3.6	3.0	0.0
Electricity(2)		336.000	336.000	336.000	0.9	0.0	0.0
Utility (piped) gas service(2)		188.279	211.701	211.701	11.9	12.4	0.0
Household furnishings and operations		217.916	-	224.934	3.3	3.2	-

Footnotes

(1) Indexes on a November 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Special index based on a substantially smaller sample.

(5) Indexes on a December 1993=100 base.

(6) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.

Item and Group	Indexes				Percent change from-		
	Historical data	Oct. 2022	Nov. 2022	Dec. 2022	Dec. 2021	Oct. 2022	Nov. 2022
Apparel		128.105	-	125.508	-1.2	-2.0	-
Transportation		303.431	-	285.623	11.0	-5.9	-
Private transportation		318.513	-	299.263	10.1	-6.0	-
New and used motor vehicles(4)		126.833	-	124.161	0.3	-2.1	-
New vehicles(1)		220.058	-	220.509	4.1	0.2	-
Used cars and trucks(1)		456.994	-	433.491	-9.6	-5.1	-
Motor fuel		586.242	537.391	468.805	6.8	-20.0	-12.8
Gasoline (all types)		597.396	545.997	475.340	5.9	-20.4	-12.9
Gasoline, unleaded regular(4)		649.619	593.175	514.752	5.9	-20.8	-13.2
Gasoline, unleaded midgrade(4)(5)		469.675	430.582	379.005	6.1	-19.3	-12.0
Gasoline, unleaded premium(4)		545.156	500.145	441.171	5.9	-19.1	-11.8
Medical care		432.413	-	431.457	2.3	-0.2	-
Recreation(6)		115.084	-	116.600	6.9	1.3	-
Education and communication(6)		150.499	-	150.296	2.6	-0.1	-
Tuition, other school fees, and child care(1)		-	-	-	-	-	-
Other goods and services		480.341	-	-	-	-	-
Commodity and service group							
All items		330.173	-	330.489	8.4	0.1	-
Commodities		243.628	-	239.014	5.8	-1.9	-
Commodities less food & beverages		193.930	-	187.076	2.7	-3.5	-
Nondurables less food & beverages		233.647	-	216.686	4.4	-7.3	-
Durables		154.903	-	155.063	1.2	0.1	-
Services		409.561	-	414.626	9.9	1.2	-
Special aggregate indexes							
All items less medical care		325.826	-	326.206	8.8	0.1	-
All items less shelter		287.282	-	284.119	7.1	-1.1	-
Commodities less food		198.299	-	191.476	2.7	-3.4	-
Nondurables		288.609	-	280.607	8.1	-2.8	-
Nondurables less food		239.856	-	223.676	4.4	-6.7	-
Services less rent of shelter(3)		380.983	-	380.871	8.7	0.0	-
Services less medical care services		403.496	-	409.149	10.7	1.4	-
Energy		435.190	415.598	380.808	5.7	-12.5	-8.4
All items less energy		328.490	-	331.390	8.6	0.9	-
All items less food and energy		324.871	-	327.795	8.1	0.9	-
Footnotes							
(1) Indexes on a November 1977=100 base.							
(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.							
(3) Indexes on a December 1982=100 base.							
(4) Special index based on a substantially smaller sample.							
(5) Indexes on a December 1993=100 base.							
(6) Indexes on a December 1997=100 base.							
- Data not available							
NOTE: Index applies to a month as a whole, not to any specific date.							

Last Modified Date: Thursday, January 12, 2023

U.S. BUREAU OF LABOR STATISTICS Western Information Office Attn: EA & I, 90 Seventh Street Suite 14-100 San Francisco, CA 94103-6715

Telephone: 1-415-625-2270 www.bls.gov/regions/west [Contact Western Region](#)

RESOLUTION NO. _____

A RESOLUTION to approve payments made by the District.

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

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

WHEREAS, the Board Chair or the Chair’s designee has been designated to review and approve payments, subject to final review and approval by the Board; and

WHEREAS, Board member Mike Fong has been designated by the Board Chair to review and approve payments; and

WHEREAS, the Auditing Officer and Board member Fong has reviewed and approved ballpark vouchers #20221108110130, #20221206123030, #20221206131102, #20221206165727, #20221220123144, and #20221227191525, as produced by King County (the District’s treasurer); the Electronic Payment Request Form submitted to King County on December 14, 2022; and the November and December payroll expense reports as produced by Gusto (the District’s payroll administrator); as summarized as follows:

November 2022

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$15,027
○ Employee Benefits - Health	\$933
○ Employee Benefits – Retirement	\$451
○ Payroll Taxes	\$324
• Professional Services	
○ Accounting/Auditing	\$2,138
○ Consulting Services	\$-9,444
○ Legal Fees	\$7,927
○ Website & IT Support	\$525
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$932

40	○ Board Compensation	
41	○ Dues & Subscriptions	\$16
42	○ Insurance Expense	
43	○ Office Equipment Rental	\$692
44	○ Office Supplies	\$32
45	○ Professional Development	
46	○ Repairs and Maintenance	
47	○ Software Expense	\$286
48	○ Telephone Expense	\$60
49	○ Travel	
50	○ <u>Utilities</u>	<u>\$195</u>
51	TOTAL FOR THE PERIOD	\$20,092

52
53 December 2022

54		
55	<u>Classification</u>	<u>Amount</u>
56	1. Capital Projects Fund	\$10,419,000
57	2. County Tax Fund	\$744,000
58	3. Operating Reserve Fund	
59	4. Neighborhood Improvement Fund	
60	5. Operating Fund	
61	• Salaries/Benefits	
62	○ Salaries	\$15,027
63	○ Employee Benefits - Health	\$933
64	○ Employee Benefits – Retirement	\$451
65	○ Payroll Taxes	\$328
66	• Professional Services	
67	○ Accounting/Auditing	\$8,580
68	○ Consulting Services	\$23,541
69	○ Legal Fees	\$14,985
70	○ Website & IT Support	\$700
71	• General & Administrative	
72	○ Bank, Payroll & Inv. Fees	\$-41
73	○ Board Compensation	
74	○ Dues & Subscriptions	\$171
75	○ Insurance Expense	\$650
76	○ Office Equipment Rental	\$767
77	○ Office Supplies	\$45
78	○ Professional Development	
79	○ Repairs and Maintenance	\$542
80	○ Software Expense	\$270
81	○ Telephone Expense	\$210
82	○ Travel	\$-196
83	○ Utilities	
84	○ <u>Other</u>	<u>\$65</u>
85	TOTAL FOR THE PERIOD	\$11,230,026
86		

87 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
88 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
89 FACILITIES DISTRICT AS FOLLOWS:

90
91 Vouchers #20221108110130, #20221206123030, #20221206131102,
92 #20221206165727, #20221220123144, and #20221227191525, as produced by King
93 County (the District's treasurer); the Electronic Payment Request Form submitted to King
94 County on December 14, 2022; and the November and December payroll expense reports as
95 produced by Gusto (the District's payroll administrator), as reviewed by the Auditing
96 Officer and Board designee (on file with the District) are hereby approved.

97
98 PASSED by a vote of ____ to ____ this 13th day of February 2023.
99

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

103 _____
104 Carol Nelson, Chair

104 ATTEST:
105

106 _____
Joshua Curtis, Clerk

2
3 RESOLUTION NO. ____

4 A RESOLUTION amending and restating District Resolution
5 No. 363 adopted on March 20, 2006, establishing the authority of
6 the Board of Directors, setting regular meeting rules, time and
7 location, indemnifying Board members, employees and officers of
8 the District, establishing the Board reimbursement policy, and
9 establishing rules for District meetings during an emergency.
10

11 WHEREAS, pursuant to the provisions of chapter 36.100 RCW, as amended, the
12 Washington State Major League Baseball Stadium Public Facilities District, hereinafter referred
13 to as the “District,” has been created, with the boundaries coextensive with the boundaries of
14 King County, Washington, by King County Ordinance No. 12000; and

15 WHEREAS, chapter 42.30 RCW, the Open Public Meetings Act, requires public
16 agencies, including the District, to establish certain policies and procedures with respect to
17 meeting times, days and location; and

18 WHEREAS, the Board has previously established policies, rules and procedures in
19 furtherance of chapter 42.30 RCW pursuant to Resolution No. 1 adopted on December 19, 1995
20 (“Resolution No. 1”); and

21 WHEREAS, the Board previously amended and restated these policies, rules and
22 procedures in Resolution 363 adopted on March 20, 2006; and

23 WHEREAS, current technology and business norms have evolved to the point that
24 attendance at meetings via video conferencing software is considered an acceptable substitute for
25 in-person attendance; and

26 WHEREAS, notwithstanding the above, the Board recognizes the value of in-person
27 participation and desires that the clarification of this policy not replace or disincentivize in-
28 person participation at meetings.

29 WHEREAS, the Board now desires to amend and restate such policies, rules and
30 procedures as provided herein;

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

34 SECTION 1. GOVERNING BODY OF DISTRICT. The District is governed by its
35 seven member Board.

36 A. Term of Office. The terms of the members of the Board is four (4) years, expiring
37 at the end of the calendar year.

38 B. Filling Vacancies. Vacancies occurring on the Board for any reason whatsoever,
39 will be appointed in the same manner in which the underlying member's position was appointed.

40 C. Officer Election. The Board will elect yearly, at its regular meeting closest to
41 January 2, a chair and vice-chair from among its members. The chair will preside over all
42 meetings, and in his/her absence, the vice-chair will preside. If a quorum exists in the absence of
43 the chair and vice-chair, the remaining members may select an acting chair and vice-chair.

44 SECTION 2. POWERS AND DUTIES. The Board has all of the powers specifically
45 conferred by State law.

46 A. Voting. There is no voting by proxy on any question before the Board. The
47 individual votes of Board members will be recorded on all questions put to a vote. All votes by
48 the Board will be deemed unanimous by Board members physically present at the meeting unless
49 recorded otherwise in the minutes. Any action on a matter coming before the Board requires an
50 affirmative vote of a majority of the total membership of the Board. Any standing resolution of
51 the Board may be rescinded or changed by a majority vote of the membership of the Board.

52 B. Board Actions. The Board may, from time to time, formulate and adopt written
53 statements of policy under which the District will function. Formal actions of the Board will be
54 by resolution.

55 C. Duties of the Chair. The chair is responsible for setting the agenda for all
56 meetings. The chair may also, from time to time, establish committees or task forces of the
57 Board and assign membership, as required. The chair may also sign and execute, in the name of
58 the District, deeds, mortgages, leases, bonds, contracts, and other instruments duly authorized by
59 the Board, unless such signatory authority is delegated by Board resolution. In absence of the
60 chair, the vice-chair is responsible for carrying out the functions of the chair.

61 SECTION 3. MEETINGS. The Board will hold a regular meeting on at least a quarterly
62 basis, on dates scheduled by the Board in advance, consistent with chapter 42.30 RCW, the Open
63 Public Meetings Act. Subject to change and prior notice, all regular meetings of the Board will
64 be held at the District's offices at 1250 First Avenue South, Seattle, Washington. All regular

65 meetings will commence at 2:30 p.m., or as soon as possible thereafter. The Board may hold
66 additional meetings, including special meetings, as deemed necessary by the chair or a majority
67 of the Board, as provided for in chapter 42.30 RCW. All meetings are open to the public, except
68 as provided for in chapter 42.30 RCW. The Board may hold executive sessions as permitted in
69 RCW 42.30.110.

70 A. Meeting Rules. The rules of Robert’s Rules of Order (revised) will govern the
71 District in all cases to which they apply and where they are not inconsistent with specific
72 procedural rules adopted by resolution of the Board.

73 B. Meeting Notice. No notice of a regular meeting is required. Notice of special
74 meetings will be provided as required in chapter 42.30 RCW. Notice of committee meetings will
75 be as provided by State law.

76 C. Quorum. A quorum, consisting of a majority of the total membership of the
77 Board, is necessary to take official action. Four members are authorized to call the Board to
78 meet upon due notice to all members of the Board.

79 D. Telephonic Participation. Members of the Board may participate in a regular or
80 special meeting through the use of any means of communication by which all members
81 participating can hear each other during the meeting (e.g., by speakerphone). Any Board
82 member participating in a meeting by such means is deemed to be present in person at the
83 meeting for all purposes other than for establishing a quorum for purposes of taking official
84 action pursuant to Section 3.C. Members participating by telephone may vote on all matters
85 pursuant to Section 2.A.

86 E. Video Conferencing Participation. Members of the Board may participate in a
87 regular or special meeting through the use of any means of communication by which all
88 members participating can hear and view each other during the meeting (e.g., by video
89 conferencing software). Any Board member participating in a meeting by such means is deemed
90 to be present in person at the meeting for all purposes, including for establishing a quorum for
91 purposes of taking official action pursuant to Section 3.C., or for voting on matters pursuant to
92 Section 2.A.

93 F. Minutes. The Clerk of the District or his or her designee will record the minutes
94 of all regular and special meetings, except executive sessions of the Board. The minutes of such
95 meetings will indicate which Board members were physically present at such meeting and which,

96 if any, Board members participated in such meeting by video conferencing or by telephonic
97 means. Meeting minutes will be approved by the Board and open to public inspection.

98 SECTION 4. INDEMNIFICATION OF BOARD MEMBERS, EMPLOYEES AND
99 OFFICERS. To the extent permitted by law, the District will protect, defend, hold harmless and
100 indemnify any person who becomes a member of the Board, or employee of the District, and is a
101 party, or is threatened to be made a party, to a proceeding, by reason related to that person's
102 conduct as an officer or employee of the District, against judgment, fines, penalties, settlements
103 and reasonable expenses (including attorneys' fees), incurred by him or her in connection with
104 such proceeding, if such person acted in good faith and reasonably believed his or her conduct to
105 be in the District's best interests; and if, in the case of any criminal proceedings, he or she had no
106 reasonable cause to believe his or her conduct was unlawful. The indemnification protection
107 provided herein shall not be deemed exclusive of any other rights to which a person may be
108 entitled as a matter of law or by contract or by vote of the Board. The Board may purchase and
109 maintain appropriate insurance for any person to the extent provided by applicable law.

110 The District may grant a request by such person that the attorney of the District's
111 choosing be authorized to defend said claim, suit or proceeding; and the costs of defense,
112 attorneys' fees, and any obligations for payment arising from such action may be paid from the
113 District's funds: provided that costs of defense and/or judgment or settlement against such
114 person will not be paid in any case where the court has found that such person was not acting in
115 good faith or within the scope of employment or duties for the District.

116 This section on the indemnification of Board members, employees and officers is
117 amended and supplemented by District Resolution No. 47, adopted on April 1, 1996.

118 SECTION 5. COMPENSATION & REIMBURSEMENT. Any compensation received
119 by Board members will only be pursuant to authority provided by chapter 36.100 RCW, as
120 amended, and District Resolution No. 64. Board members who participate in a regular or special
121 meeting of the Board, whether in person, by telephonic means, or by video conferencing, are
122 entitled to compensation. Any such compensation is in addition to reimbursement for travel or
123 other business expenses incurred on behalf of the District and paid pursuant to District
124 Resolution No. 125 and RCW 36.100.110 - .120.

125 SECTION 6. DISTRICT BUSINESS DURING EMERGENCY OR DISASTER.
126 Whenever, due to an emergency or a disaster, it becomes imprudent, inexpedient or impossible

127 to conduct the affairs of the District at the regular or usual place or places, the Board may meet at
128 any place within or without the territorial limits of the District or exclusively by video and/or
129 teleconference at the direction of the chair or any two members of the Board. During the
130 pendency of that emergency, the affairs of the District will be lawfully conducted at such
131 emergency temporary location or by video or telephonic means.

132 SECTION 7. IMPLEMENTATION. Resolution No. 363 is hereby replaced and
133 rescinded upon adoption of this resolution.

134

135 PASSED by a vote of _____ to _____ this 13th day of February 2023.

136

137

138

139

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

140

141

142

Carol Nelson, Chair

ATTEST:

Joshua Curtis, Clerk



Executive Director Report January 2023

Office Administration

- Office Project – I am in the process of identifying a scope of work with Boots for this year's conference room upgrade. We have had two designers review the office and submit proposals. I anticipate mutual scope and budget agreement within the next month and will brief Carol, and anyone else interested in engaging on this project once these have been identified.
- Staffing – I will provide a staffing update to the Board at the February 13 meeting as part of my Executive Director report.

Organizational Maintenance and Integrity

- 2021 State Audit – Work on the State Audit is nearing completion. I expect an exit interview will occur by mid-February and will share the final report with the Board once received.

Board Development

- Reference Ballpark Trips – I will provide a ballpark trip updated via a separate email and at the February 13 meeting.

Policy Tracking/Engagement

- West Seattle Ballard Link Extension – Sound Transit will be sharing with the ST Board's System Expansion Committee additional analysis conducted on either updated or new options for the CID station(s) alignment on February 9th. They have shared with the PFD and PSA a briefing on these options, and since that time several community organizations and coalitions have weighed in with preferences. Sandeep and I recently provided a briefing to several board members and will share updates with the Board at the February 13 meeting.
- Amtrak Expansion – I was part of a group who received a briefing from Chase Kitchen of Amtrak recently on their plans for expansion of their maintenance facility adjacent to Lumen Field and the ballpark. They are in the process of working on permits with the City but have proposed permanently closing South Holgate Street between First Avenue South and just west of Fourth Avenue South, which could occur as early as 2024. They deem the closure necessary to accommodate an expanded maintenance facility and internal railcar circulation to both increase the efficiency of the current system and prepare for anticipated expansion of routes between Vancouver BC and Seattle. To mitigate the impacts, Amtrak has proposed constructing an elevated pathway between

First Avenue South and Fourth Avenue South for pedestrians and bikes. Passenger and freight vehicles would be required to use alternative routes. This closure, along with construction, would impact the World Cup implementation and construction of Sound Transit's WSBLE improvements. I have discussed with the Club, PSA, and First and Goal the idea of scheduling a meeting with the new director of SDOT to better understand how the City is planning for the multiple construction projects. It should be noted that while Amtrak would not be able to permanently close Holgate without the City's permission, they do have the ability to permanently close the crossing arms at either side of the railroad tracks on Holgate. I have attached a summary of the project to the board packet and will keep the board up to speed as we learn more.

Issues on the Horizon

- We continue to track the Industrial and Maritime Work and anticipate Council action in Q2 of 2023.



S Holgate St At-Grade Crossing Elimination Study



Background

S Holgate St is an arterial roadway within the Duwamish Manufacturing/Industrial Center, the Northwest region's largest freight hub. Approximately half of all the BNSF freight rail traffic in the state moves through this very dense and active freight center, in addition to commuter rail and Amtrak services. Due to the intense multimodal activity in this area, S Holgate St and several other nearby crossings rank among the highest-risk at-grade crossings in the nation.

Proposed Project

As Amtrak expands its maintenance facility adjacent to S Holgate St, including 5 to 7 new tracks proposed to cross the roadway alongside 8 existing tracks, S Holgate St could become nearly impassable for surface street traffic during peak periods – pushing a heavy burden onto other crossings in the area and producing unknown impacts on freight flow, general-purpose traffic flow, and safety for all modes (including high volumes of people who use these crossings on bikes or on foot). This expansion of rail facilities is expected to require extensive mitigation at the site and on the surrounding network, potentially including an additional rail

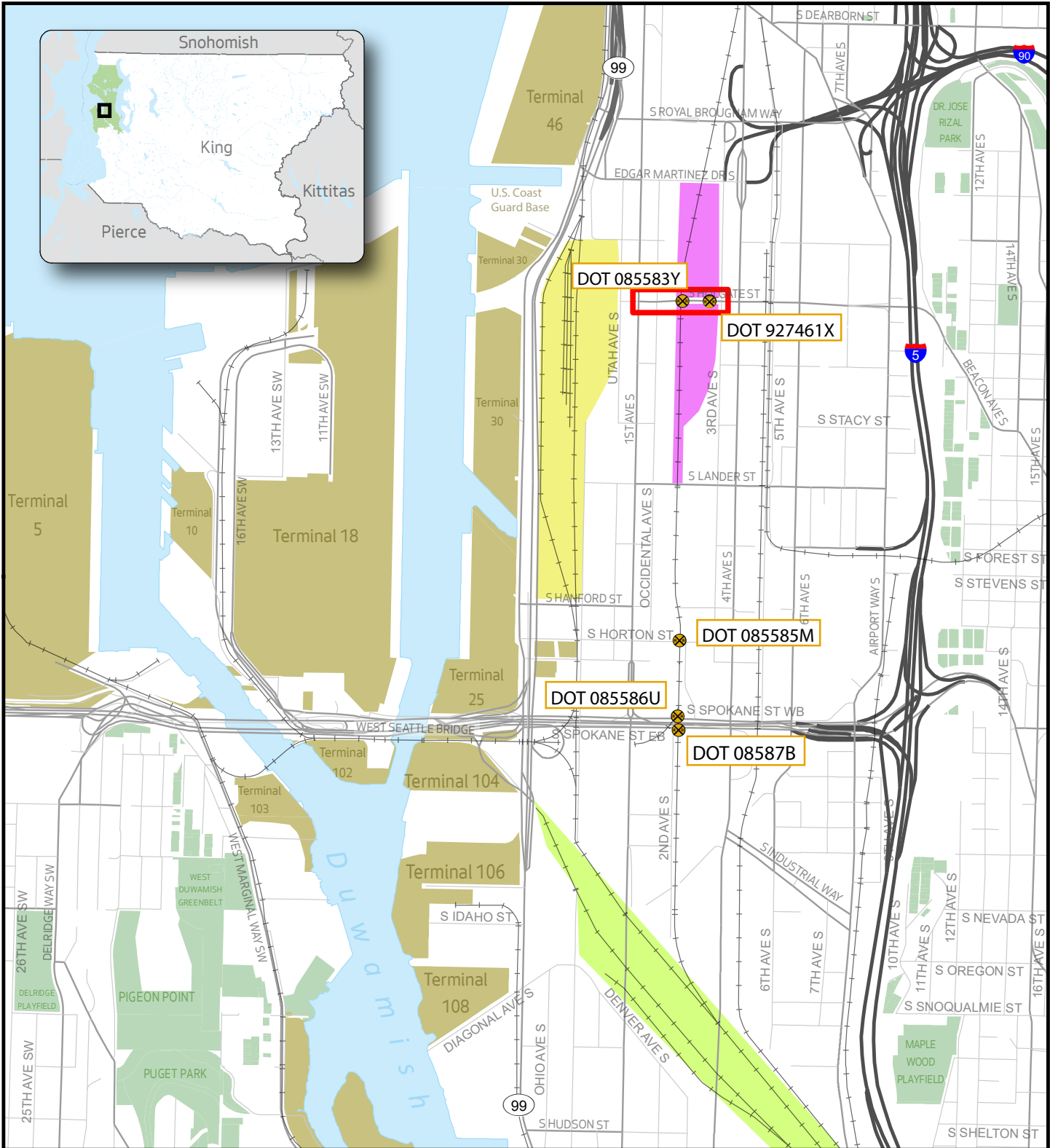
overpass structure, improved pedestrian facilities on bypass routes, intersection operational upgrades, and other similar treatments.

Funding Plan

The Seattle Department of Transportation (SDOT) has requested \$2 million in federal aid, which would be matched with \$0.5 million in state funds, to conduct an extensive, multi-agency transportation and mitigation feasibility study including BNSF, Amtrak, Sound Transit, the Port of Seattle, the SODO Business Improvement Association, and other key stakeholders in the Duwamish area. This study would provide valuable data on the impacts of various scenarios, and inform critical decisions amongst each of the project partners in regard to the timing and sequencing of key milestones, feasible mitigation options, and anticipated costs. Depending on the findings of this study, substantial capital work is likely to follow, with funding plans yet to be developed.



Seattle
Department of
Transportation



Legend

- Proposed Closure Location
- Port of Seattle Facility
- BNSF SIG
- Union Pacific ARGO
- AMTRAK Maintenance Facility
- At-grade Main Line Rail Crossing
- Railroad

Project Location
 Latitude: 47.586153,
 Longitude: -122.330360
 Congressional District 7



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 Seattle Department of Transportation.
 No warranties of any sort, including accuracy, fitness
 or merchantability, accompany this product.

Coordinate System: State Plane,
 NAD83-91, Washington, North Zone
 PLOT DATE : 9/20/22
 AUTHOR: P&P GIS
 V:/GIS/GIS Projects/Grants

Railroad Crossing Elimination Grant: S Holgate St At-Grade Crossing Elimination Study