

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, June 27, 2022, 1:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

SPECIAL BOARD MEETING MINUTES

The PFD held its Special Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. The meeting was conducted as a special meeting because the meeting was held one hour earlier than regular meetings of the Board. Notice of the special meeting was provided as required. 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 Stacy Graven, joining by Microsoft Teams, called the meeting to order at 1:31 p.m. pursuant to notice. Under the Board's current rules, Chair Graven did not participate in any of the votes of the Board. Board Members joining the meeting in person: Carol Nelson, R. Omar Riojas, Mike Fong, and Chris Marr. Andrea Sato was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Tom Backer (Legal Counsel), Sandeep Kaushik (Consultant), and Pat Dunn (Legislative). Consultants joining by Teams: Bryan Slater (CAA ICON), Katie Lutton (B&D). Also joining were Trevor Gooby (Mariners SVP, Ballpark Operations), Fred Rivera (Mariners EVP, Legal Counsel) and Carmela Ennis (King County).

Chair Graven stated that item #3 – a resolution regarding the PFD benefit package – would not be presented today.

Executive Director Joshua Curtis announced that Liv Bacon had recently given notice that she was resigning from the PFD Office Manager position, effective July 6. Joshua reported that he would be sharing a transition plan with Board Members in the next few weeks. Board member Nelson asked whether this departure would affect the archiving project and Joshua replied that it would likely be delayed a bit, but that the archivist consultant was well on the way to completing the work

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Graven asked for a motion to approve the May 9, 2022, Board Meeting Minutes. Member Marr moved to approve the minutes, seconded by Member Nelson. Motion carried 4-0. (Chair Graven not voting).

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Long-Term Capital Needs Assessment Overview (Bryan Slater, Katie Lutton) – *Materials Included*

Mr. Slater and Ms. Lutton presented the PPT included in the packet. Member Nelson asked why the roof was left out of the assessment. Mr. Gooby responded that Thornton Tomasetti, a well respected engineering consultant, already worked closely with the Club to monitor the roof and so an additional evaluation wasn't necessary. While the evaluation was not included in the report, roof projects and estimated costs were included in the matrix. Chair Graven recommended noting this in the PPT. Member Riojas asked if there was a specific rating system to compare the ballpark to reference ballparks. Mr. Slater responded that there wasn't a specific rating system as it would be unrealistic to accurately compare each system in the ballpark. Rather, there was a general evaluation. Exhibit C in the assessment provides a brief comparison of the technology aspects of the reference ballparks.

2. 2023 Initial Cap-Ex Workplan Presentation

A. 2023 Cap-Ex Workplan Presentation (Trevor Gooby) – *Materials Included*

Mr. Gooby summarized the 2023 Initial Cap-Ex Workplan (attached) using a summary slide (attached). Member Marr asked if the Club was confident about escalation assumptions. Mr. Gooby stated that they were. Cost assumptions had taken place over February-April, after much of the inflation-related increases had already taken place. They had also increased from the industry standard of 3% to 5% in the initial years of the plan. Member Nelson, noting the \$75 million projection for 2023, asked Mr. Rivera how Club factored these types of costs that would not be covered by the PFD Cap-Ex fund into the Club's business planning. Mr. Rivera responded that the Club felt confident that over the course of the lease, these costs would be reimbursed. Chair Graven observed it appeared the garage would not be receiving investment in the "heat graph". Ms. Lutton responded that the graph represented comparative levels of investment and that the garage would be receiving consistent levels without any intensive spikes. Member Nelson noted that a legend may help in clarifying. Member Marr asked Mr. Gooby to clarify bidding process for projects. Mr. Gooby stated the Club runs all bidding internally.

B. PFD Draft Letter of Preliminary Approval: Discussion, Board Comment, and Motion (Joshua Curtis) – *Materials Included*

Mr. Curtis presented the attached draft letter of approval for board consideration. He noted that this year the letter looked a little different given the LTCNA process and highlighted several parts. He commended the Club for the ambitious work plan. He also noted that, similar to last year, he would be requesting the board delegate the ability to provide early approval to a few projects that the Club will need to start earlier than final approval in the fall. Chair Graven requested a motion for the board to approve the draft letter and to delegate to Mr. Curtis the power to approve early projects. Member Nelson moved to approve; Member Marr seconded. Motion approved, 4-0.

3. Amended PFD Benefits Package (Stacy Graven) – *Materials Included*
[Deferred]

4. Amended PFD Holiday Calendar (Joshua Curtis) – *Materials Included*

a. Proposed Resolution 22-006.

See materials. Mr. Curtis stated that the PFD wished to update its holiday calendar to reflect the addition of Juneteenth National Independence Day, which is now a federal holiday and observed by peer organizations such as the Public Stadium Authority (Lumen Field). Member Riojas moved to approve Resolution 22-006, Member Fong seconded. Resolution passed 4-0.

5. Review of Vouchers (Chris Marr)- *Materials Included*

b. Proposed Resolution 22-007

Refer to materials. Member Marr introduced Proposed Resolution 22-007 to approve the regular voucher payments. Board member Marr noted that he met with Joshua to discuss all the items included in the vouchers and felt the process helped answer more detailed questions on voucher or expense-related inquiries. Following discussion, Member Marr moved to approve Resolution 22-007, seconded by Member Nelson. Resolution approved 4-0.

REPORTS

Chair's Report

Chair Graven informed the board that Brian Surratt's nomination to the PFD Board of Directors was approved last week and that she would circulate his resume and introduce him at the next meeting. She stated that, with a full board cohort, the PFD could hold its visioning session in November. In addition, she informed board members that there would be a chance for a more detailed look at the Long Term Capital Needs Assessment and the findings from the reference ballpark trips.

Executive Director's Report

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

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

There being no further business before the Board, Chair Graven declared the meeting adjourned at 2:42 pm.



Joshua Curtis,
Recording Clerk



Stacy Graven, Chair
Board of Directors, Public Facilities District