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3 RESOLUTION NO. 544

4 A RESOLUTION of the Board of Directors of the
5 Washington State Major League Baseball Stadium Public
6 Facilities District approving an update to the Reference
7 Ballpark cohort identified in Exhibit C of the Lease with The
8 Baseball Club of Seattle, LLLP.

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

12 WHEREAS, the District and The Baseball Club of Seattle, LLLP (“Club”) entered
13 into an Amended and Restated Ballpark Operations and Lease Agreement (“Lease”) in
14 December 2018; and

15 WHEREAS, the Lease identified an Applicable Standard for the purpose of
16 evaluating the condition of T-Mobile Park (“Ballpark”); and

17 WHEREAS, the Applicable Standard is determined by referencing the condition of
18 ten (10) ballparks (“Reference Ballparks”), which were identified jointly by the District and
19 Club, taking into consideration such factors as similarity in age, architectural character, and
20 building systems (including, where possible, a retracting roof); and

21 WHEREAS, members of the District’s Board of Directors and Club have visited all
22 ten of the Reference Ballparks and have found the Ballpark to meet the Applicable Standard
23 each Lease year; and

24 WHEREAS, Section 6.5 of the Lease outlines a process by which the Club may
25 propose to the District for its review and approval an updated cohort of Reference Ballparks
26 in the sixth (6th) year of the Lease term and recurring every fifth Lease year thereafter; and

27 WHEREAS, the Club has submitted to the District an updated Reference Ballpark
28 list, deleting three (3) ballparks from the original list and substituting three ballparks; and

29 WHEREAS, the District, in consultation with its consultant, CAA ICON, and the
30 Club, has determined that the three substitutions will add valuable comparable data to the
31 Applicable Standard.

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WHEREAS, the updated Reference Ballpark list, attached to this Resolution, shall be substituted for Exhibit C in the Lease, but it shall not constitute an amendment of the Lease.

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

Section 1. The following ballparks will be deleted from Exhibit C of the Lease:

- Nationals Park (Washington, D.C.)
- Marlins Park (Miami)
- Yankee Stadium (New York)

Section 2. The following ballparks will be substituted on Exhibit C of the Lease:

- Rogers Centre (Toronto)
- Progressive Field (Cleveland)
- Oracle Park (San Francisco)

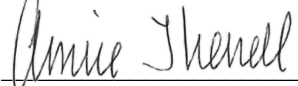
Section 3. Exhibit C, substantially in the form attached hereto, is approved, and the Executive Director is directed to substitute this exhibit in the Lease, which substitution shall not constitute an amendment of the Lease.

PASSED by a vote of 5 to 0 this 28th day of October 2024.

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



Carol Kobuke Nelson, Chair

ATTEST:


Annie Thenell, Clerk

EXHIBIT C

REFERENCE BALLPARKS

[In alphabetical order by state/province]

Updated 10/28/2024

State	MLB Ballpark	MLB Club
California, San Diego	Petco Park	San Diego Padres
California, San Francisco	Oracle Park	San Francisco Giants
Colorado, Denver	Coors Field	Colorado Rockies
Georgia, Cobb County	SunTrust Park	Atlanta Braves
Minnesota, Minneapolis	Target Field	Minnesota Twins
Missouri, St. Louis	Busch Stadium	St. Louis Cardinals
New York, New York	Citi Field	New York Mets
Ohio, Cleveland	Progressive Field	Cleveland Guardians
Wisconsin, Milwaukee	Miller Park	Milwaukee Brewers
Ontario Canada, Toronto	Rogers Centre	Toronto Blue Jays