



May 13, 2024
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** (Board Member, 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. February 12, 2024 Regular Board Meeting Minutes
- D. **Board Briefings and Potential Actions:**
 - 1. Mariners Updates (Fred Rivera, Trevor Gooby)
 - a. 2025 Provisional Cap-Ex Work Plan Submittal
 - b. Ride-Share Lot Update
 - 2. World Cup 2026 Planning (Peter Tomozawa, CEO Seattle 2026 World Cup Organizing Committee) – *Materials to be Provided at Meeting*

3. State Legislative Update (Pat Dunn, PFD Legislative Consultant) – *Verbal Briefing Only*
4. NIF Proposals (Stacy Graven, Omar Riojas, Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. Occidental Improvements – Update
 - b. Light Rail Pedestrian Experience Phase 1
 - i. Proposed Resolution 24-004: Approval of NIF Funding for Light Rail Pedestrian Experience
5. Approval of Chris Marr as Interim Treasurer (Carol Nelson) – *Board Action Anticipated*
6. Treasurer’s Report (Chris Marr) – *Materials Included and Board Action Anticipated*
 - a. Balance Sheet/Profit and Loss Review
 - b. Proposed Resolution 24-005: Voucher Approval

E. Reports

1. Chair’s Report (Carol K. Nelson)
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

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, February 12, 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

Member Graven, filling in for Chair Nelson and Chris Marr, called the meeting to order at 2:31 pm pursuant to notice. Board Members joining the meeting in person: R. Omar Riojas. Board members joining remotely via Teams: Chair Carol K. Nelson, Andrea Sato, and Vice-Chair Chris Marr. Board members Brian Surratt and Mike Fong were absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Patrick Dunn (Legislative), and Sandeep Kaushik (Legislative). Also joining in person were Trevor Gooby (Mariners SVP, Ballpark Operations), Fred Rivera (Mariners EVP, Legal Counsel), Carmela Ennis (King County), and Beth Knox (Seattle Sports Commission).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Member Graven asked for a motion to approve minutes from the November 13, 2023, Special Board Meeting. Member Riojas moved to approve the minutes, seconded by Chair Nelson. Motion carried 5-0.
2. Member Graven asked for a motion to approve minutes from the December 11, 2023, Regular Board Meeting. Member Riojas moved to approve the minutes, seconded by Member Sato. Motion carried 5-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Updates (Trevor Gooby, Fred Rivera)

- a. NHL Winter Classic

Mr. Gooby reported that the Jan 1st 2024 NHL Winter Classic, held at T-Mobile Park, was a huge success by all measures and that more than 47,000 people attended the game. A summary of his presentation is available on the PFD website. Member Graven asked if providing concessions was difficult given that hockey games have only two short breaks in between periods. Mr. Gooby answered that it was challenging and that the entire concessions team had risen to

the challenge and learned from the experience. Mr. Gooby additionally reported that the new sod would be installed on the field this week. Member Marr asked if any MLB ballparks have artificial turf. Mr. Gooby replied that several ballparks do have artificial turf and that for the first time, T-Mobile Park will have artificial turf, which will be in the bullpens.

b. 2024 Season Preview

Mr. Gooby provided reported that the Mariners are busy preparing for the March 28th Opening Day of the 2024 season. In addition to the regular season home games, the ballpark has planned six music concerts this year, which is the biggest concert lineup in ballpark history. Mr. Gooby's summary is available on the PFD website. Chair Nelson asked if the wear and tear on the ballpark is different for concerts than for baseball games. Mr. Gooby replied that on the infrastructure of the ballpark it is not different but that on the field and on the staff it is more wear and tear.

2. Seattle Sports Commission Overview (Beth Knox)

Ms. Knox provided an overview of the Seattle Sports Commission (SSC) and its work. Her presentation is appended to the Board packet on the website. Chair Nelson asked about the funding model for the Seattle Sports Commission. Ms. Knox replied that a third of the funding comes from membership, a third comes from corporate sponsorship of events and that in 2023 a third came from a one-time funding source. She additionally answered that the SSC is working at the state level to secure more permanent ongoing funding.

3. WOSCA Master Planning Process & C40 Reinventing Cities-Preview (Sandeep Kaushik, Joshua Curtis)

Mr. Curtis reported that the 4-acre WOSCA site (located west of 1st Avenue S. between S. Dearborn Street and S. Royal Brougham Way) has been selected for application to the C40 Reinventing Cities Program. Mr. Curtis noted that the PFD has been asked to participate in a group of stakeholders that will provide feedback to WSDOT and the City. A summary of the presentation is appended to the Board packet on the website. Member Graven asked how many of the C40 sites in competition have turned into viable projects. Mr. Curtis answered that many have. Mr. Kaushik reported that he expects the timeline to be longer than what is laid out in the presentation, and further noted that while the project is potentially exciting and promising, he expects the Port, longshoremen and other labor groups to oppose any potential residential component of the project. Member Marr asked if the project is potentially good for the Ballpark. Mr. Rivera answered that the Mariners are in support of changes in the neighborhood that support residential development.

4. Treasurers Report (Chris Marr)

Member Marr noted that he met with Mr. Curtis to review the financials.

a. Balance Sheet Review

Member Marr summarized the Balance Sheet included in the Board packet.

b. Proposed Resolution 24-001: Ratification of Cap Ex Transfer

Member Marr introduced Proposed Resolution 24-001 ratifying the annual transfer from the Operating Fund to the Capitol Projects Fund. Mr. Curtis reminded the board that the annual transfer is based on a Lease requirement that the PFD transfer \$250,000 (escalated annually by the local CPI-U) should there be a balance in the Operating Fund at the end of the year. With such a balance present, Mr. Curtis made the transfer prior to the end of January, as required by the Lease. Member Graven asked for a motion to approve Resolution 24-001. Member Marr moved to approve, seconded by Chair Nelson. Resolution carried 5-0.

c. Proposed Resolution 24-002: Voucher Approval

Member Marr introduced Proposed Resolution 24-002 to approve the regular voucher payments. Member Graven asked for a motion to approve. Member Marr moved to approve, seconded by Member Riojas. Resolution carried 5-0.

REPORTS

Chair's Report

Chair Nelson thanked Member Marr for filling in for Member Fong. She reported that she is working on Mr. Curtis's annual performance review and asked other board members to submit any feedback on Mr. Curtis's performance in the next few weeks.

Executive Director's Report

Mr. Curtis summarized the Executive Director's report included in the Board packet. He noted that Bill HB 5110 is moving forward in the House and that it has been amended from last year's bill, which used additional Admissions Tax revenue as a funding source, to draw from existing Sales Tax. No board action was taken.

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

There being no further business before the Board, Member Graven declared the meeting adjourned at 3:55 pm.

Annie Thenell,
Recording Clerk

Carol Kobuke Nelson, Chair
Board of Directors, Public Facilities District



Neighborhood Improvement Fund Recommendation

Occidental Avenue Improvements

Summary

A proposal to join other stakeholders in funding early design work to identify a phased design and project approach to streetscape improvements along Occidental Avenue between King Street South and Royal Brougham Way.

History

In 2012, the PFD and PSA jointly retained AECOM and ZGF Architects to develop a Stadium District Concept Plan. Titled "[Create Community Through Common Goals](#)," the plan focused on four urban design interventions as strategies for realizing a vibrant district:

1. Converting Occidental Avenue (between King St. and Royal Brougham Way) into a "Sports Promenade"
2. Converting 1st Avenue into a "Cultural, Retail and Entertainment Corridor"
3. Capitalizing on Green Space Above Parking
4. Leveraging the Waterfront Seattle "Railroad Way" improvements as a community nexus point.

Charley Royer (PFD) and Fred Mendoza (PSA) brought to the concept plan to the City and requested they task the Office of Planning and Community Development (OPCD) to convene a stakeholder group. The Mayor's Office did so, and OPCD initiated a process with the group to identify possible streetscape improvements and comprehensive plan amendments to implement the plan's vision (an OPCD project page can be found [here](#)). The streetscape improvements used the Railroad Way design (Waterfront Seattle) as a reference point. As part of this work, OPCD retained ZGF to further the streetscape designs. ZGF refined the designs (attached) and OPCD worked with SDOT to draft a Director's Rule that would have incorporated these as Street Concept Designs in the Right of Way Manual. The designs remained conceptual, and no engineering or construction drawings were completed. With a change in administration, the work was paused and not taken up subsequently. Had the Director's Rule been implemented, developers in the project area would have been incentivized, but not required, to incorporate ZGF's designs into any new projects.

Current Status

The PFD and PSA have joined a stakeholder group comprised of the Alliance for Pioneer Square, the Pioneer Square Residents Council, First and Goal, and the Seattle Parks Foundation to identify a phased approach to improving Occidental leading up to and following the 2026 World Cup. This plan would likely involve limited improvements, including recommendations to the City on regulation of vending on Occidental during events, prior to the World Cup and full ROW improvements to the area following the event.

An early conversation with ZGF identified an estimate of \$520K to create a 100% design and construction drawings to implement a vision consistent with the 2013 designs. The group has requested two other firms – MiG and MxM – to provide estimates for comparison. Full implementation of the project is estimated to be in the \$25 million range. The Mayor’s recently updated [2024 Transportation Levy Proposal](#) includes \$5.3 million for early design and improvements. If approved by voters, funding wouldn’t be available until 2025.

To date, the following organizations have agreed to provide funding to support early design work for the first phase of design:

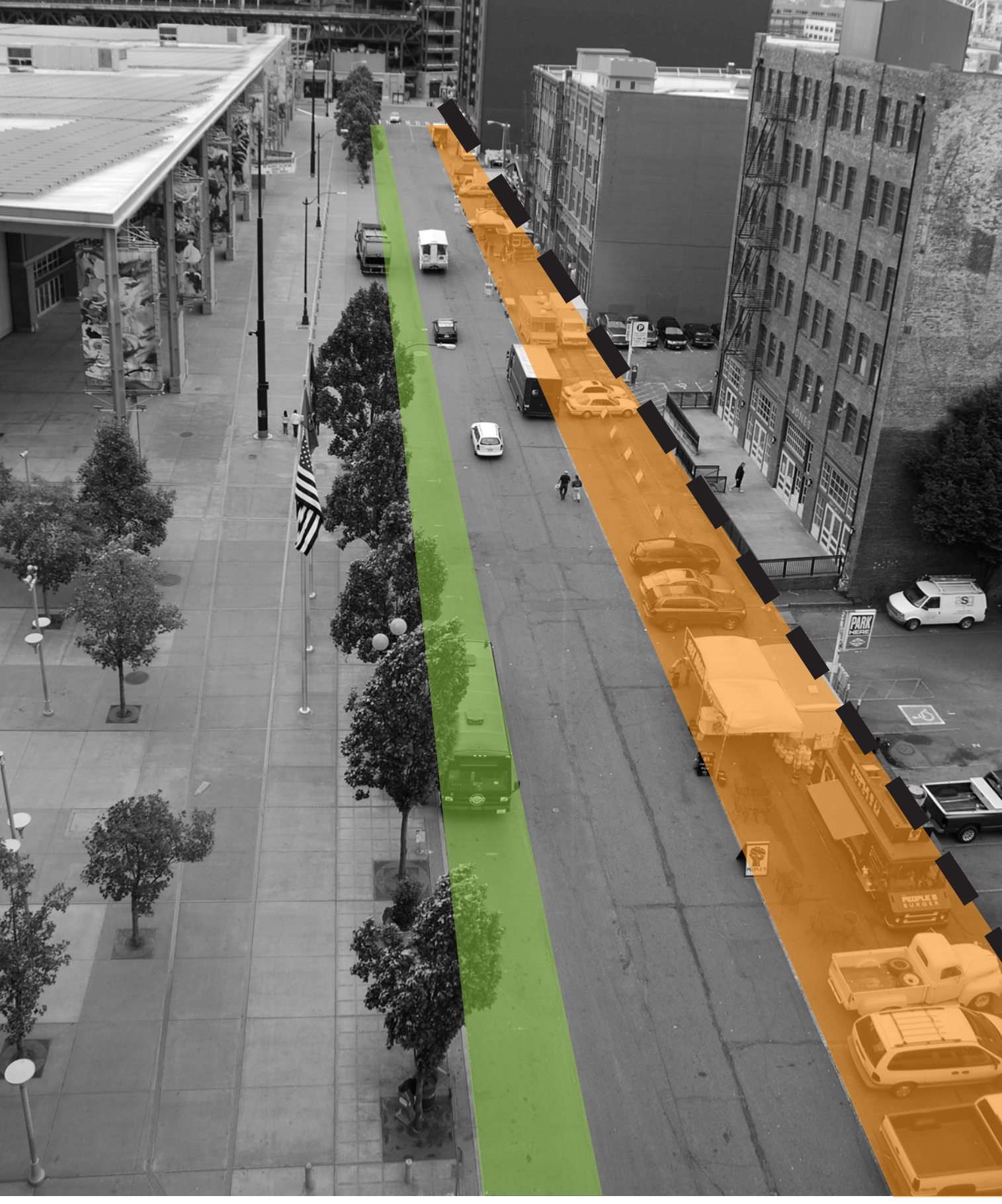
- PSA – \$75K (conditioned on funding from other stakeholders, inclusion in the levy proposal, and three design bids)
- Mariners – TBD, but likely less than \$5K. They have expressed interest in expanding the scope to include Occidental Avenue between Edgar Martinez Dr. and Holgate (south of the ballpark) and would commit more funding should that happen.
- First and Goal - TBD
- Seattle Sounders - TBD

Recommendation

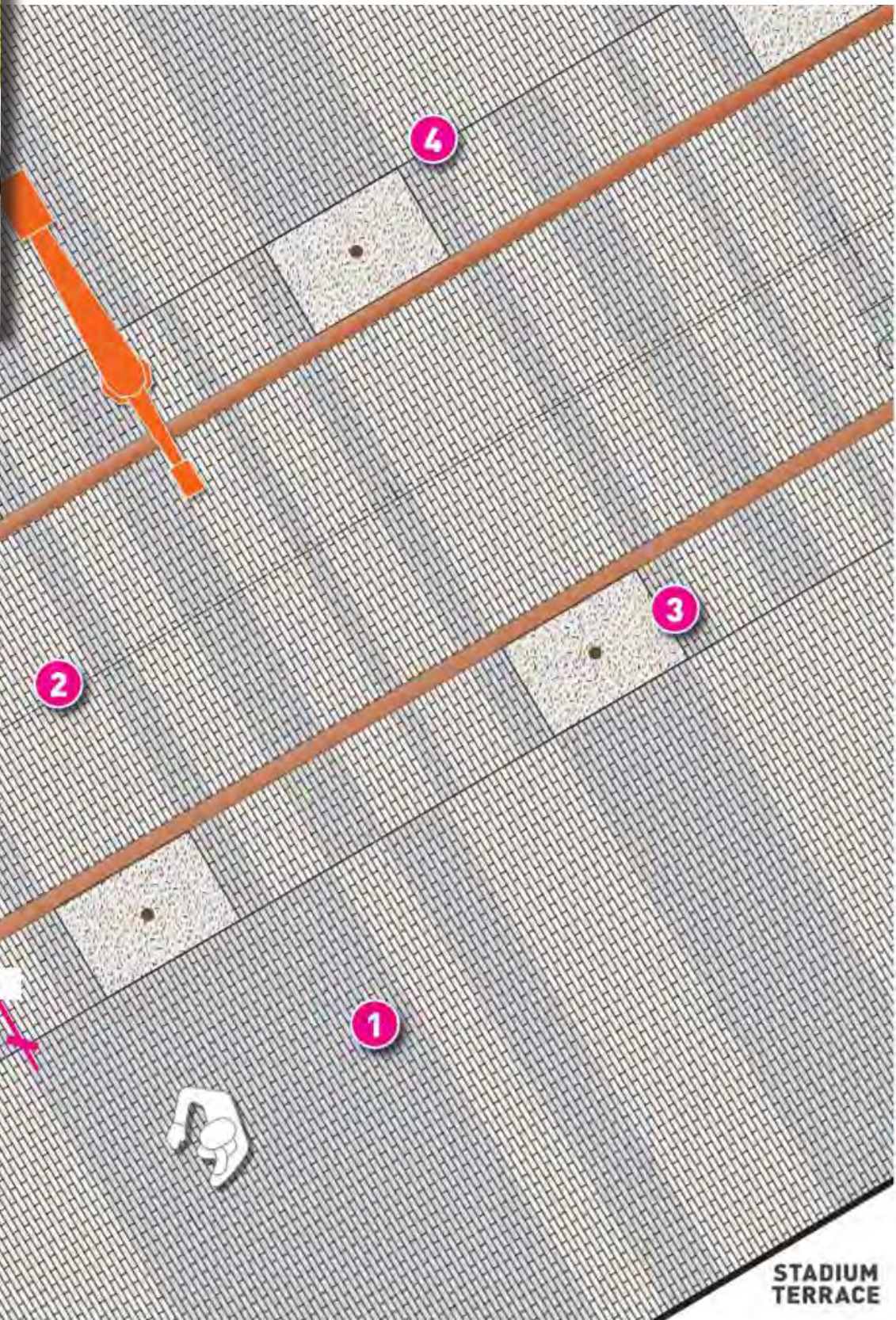
An improved Occidental Avenue would not only greatly enhance the pedestrian experience for fans and event goers (the Mariners estimate 25-30% of fans use Occidental when attending a game), it would also realize a core component of the PFD’s and PSA’s vision for a vital Stadium District. Further, the design work could serve as a reference point for work on Occidental south of the ballpark.

As the stakeholder group refines what a phased project would look like, the NIF Advisory Group recommends the PFD continue to track this process. Should a plan be identified that is mutually agreeable to the stakeholder group, includes City support, and has an achievable phased approach and funding plan, the PFD asks that Joshua bring back a proposal for a funding commitment.

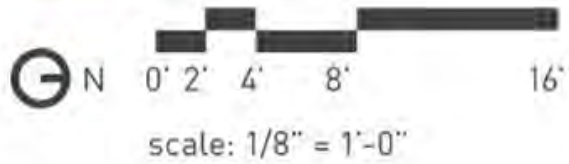
Occidental Avenue Proposed Street Zones



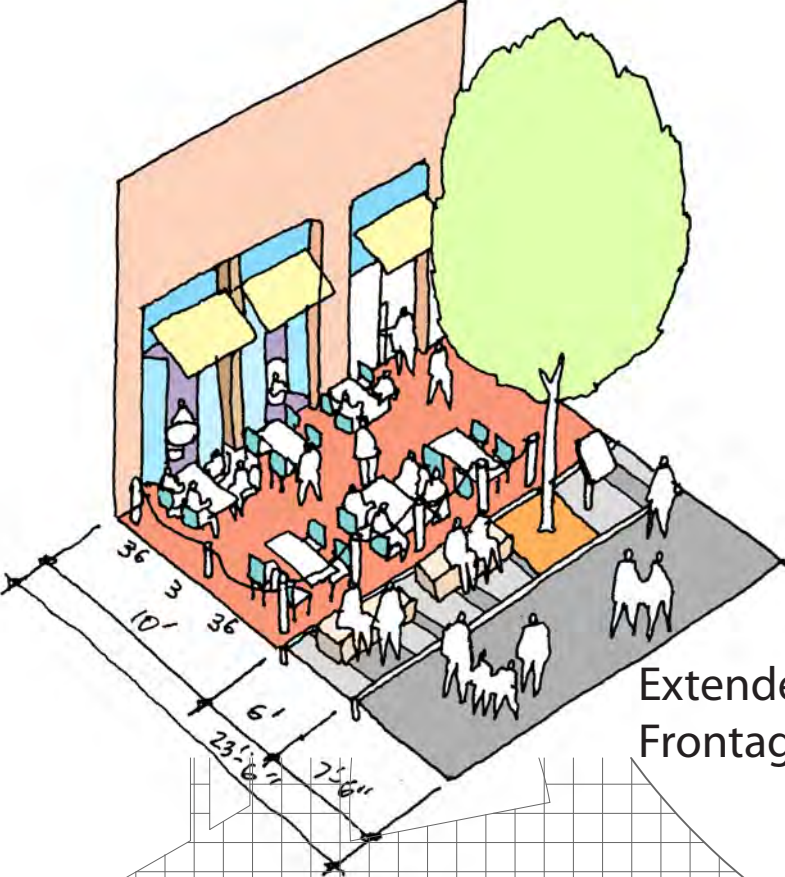
Occidental Avenue Precedents



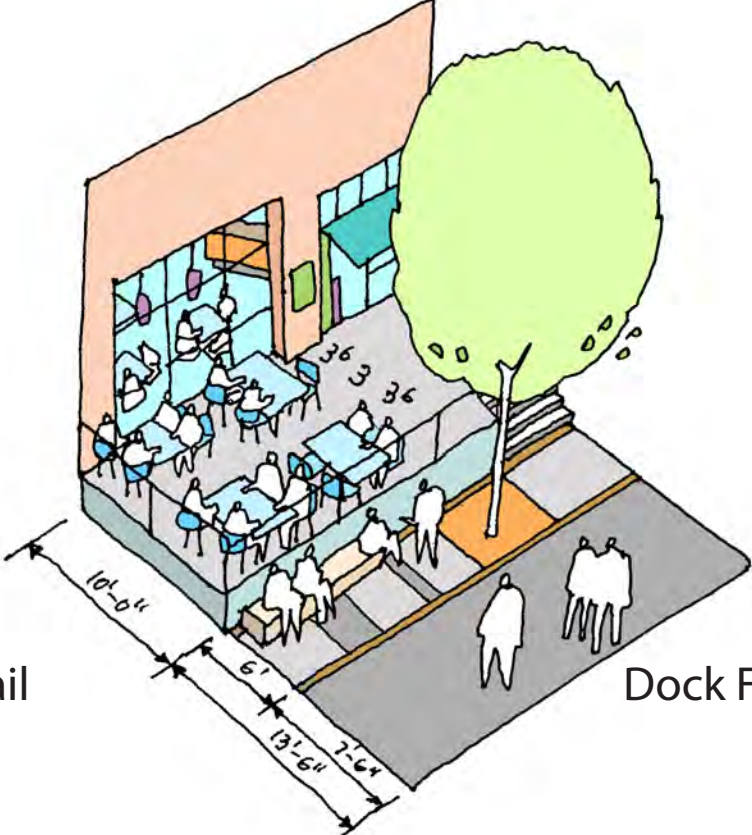
- LEGEND**
- 1 "Carpet"
 - 2 "Rail Bed"
 - 3 Tree Pit
 - 4 Pioneer Square Paving
 - 5 Seat Wall
 - Light fixture
 - Tree pit
 - Embedded Rail
 - Paver color 1
 - Paver color 2
 - Brick Paver



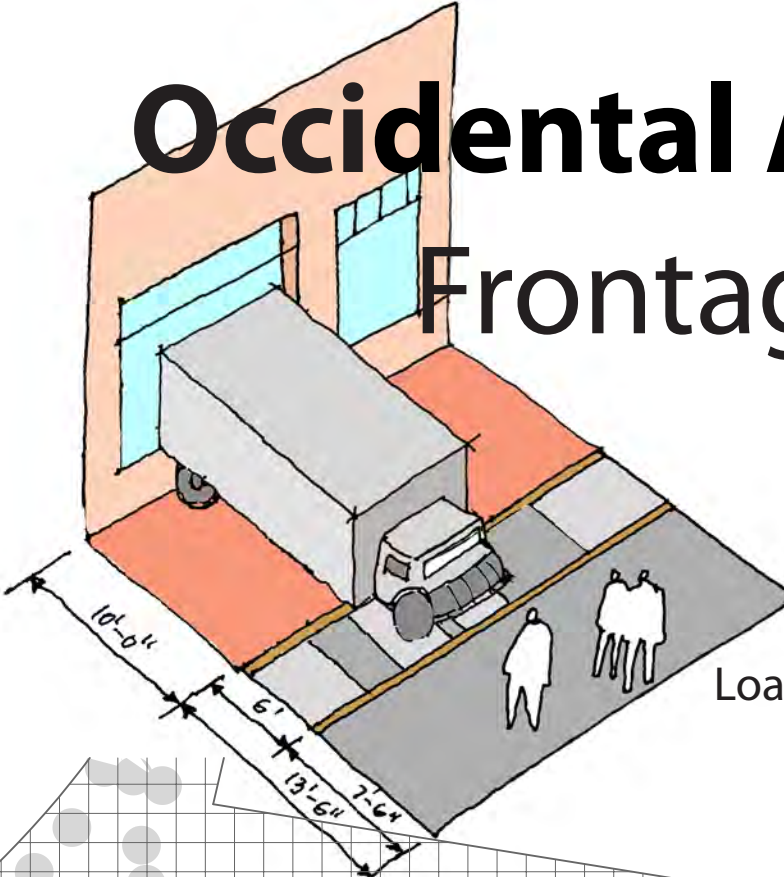
Occidental Avenue Frontage Zone



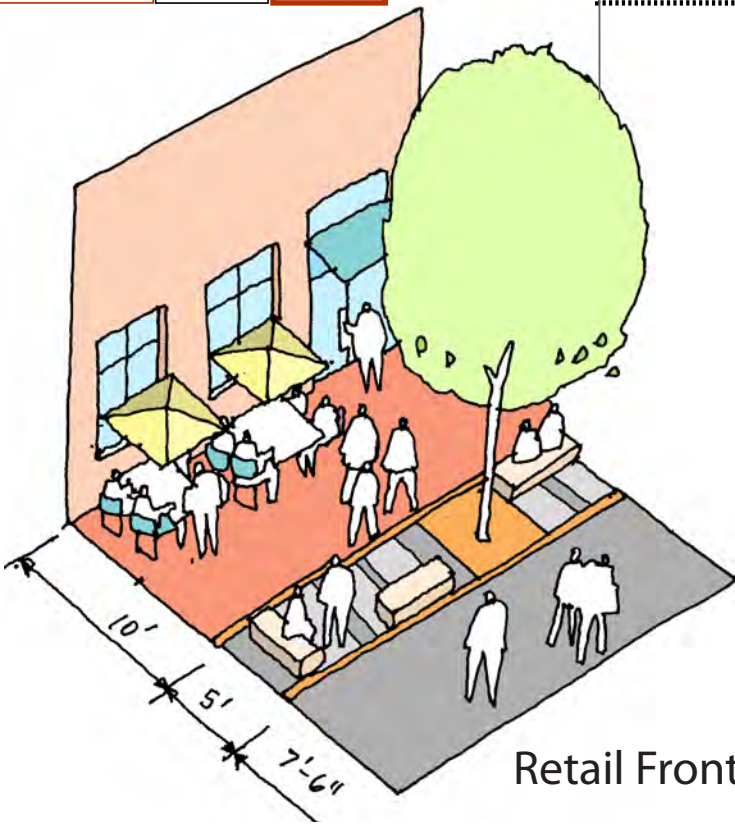
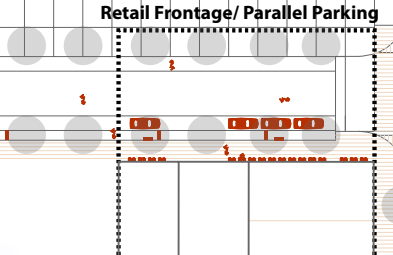
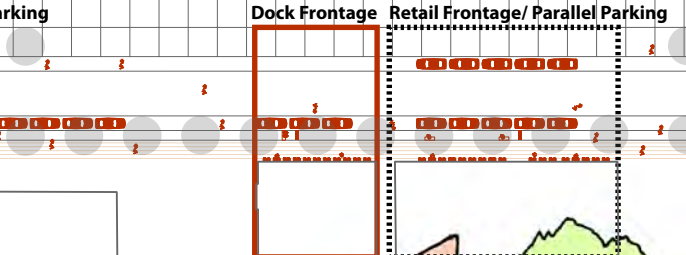
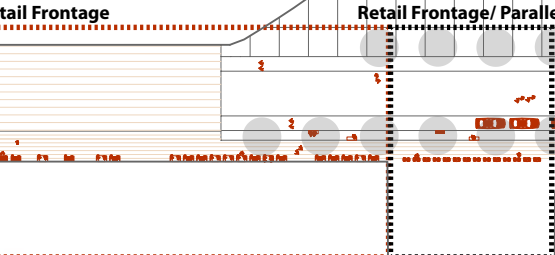
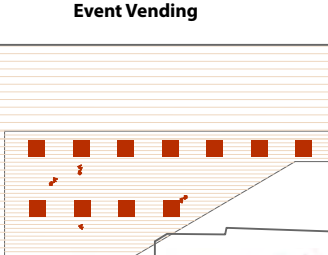
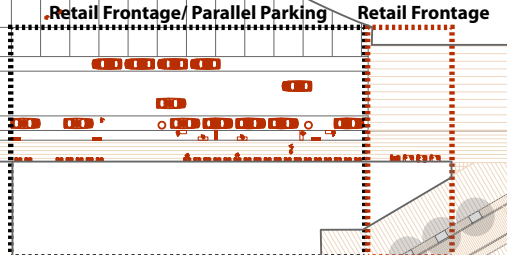
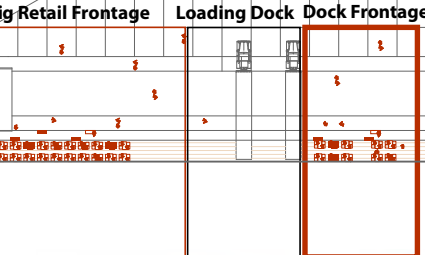
Extended Retail Frontage



Dock Frontage



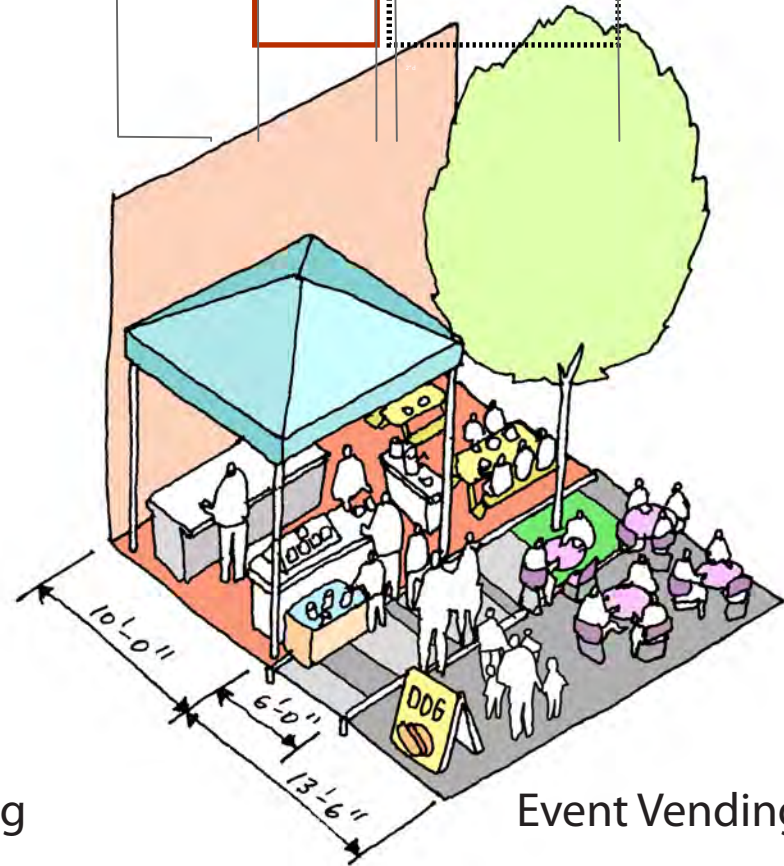
Loading



Retail Frontage



Retail Frontage/Parallel Parking



Event Vending

Occidental Avenue Streetscape

CONCRETE PAVEMENT, DECORATIVE SCORING AND FINISH, NATURAL COLOR

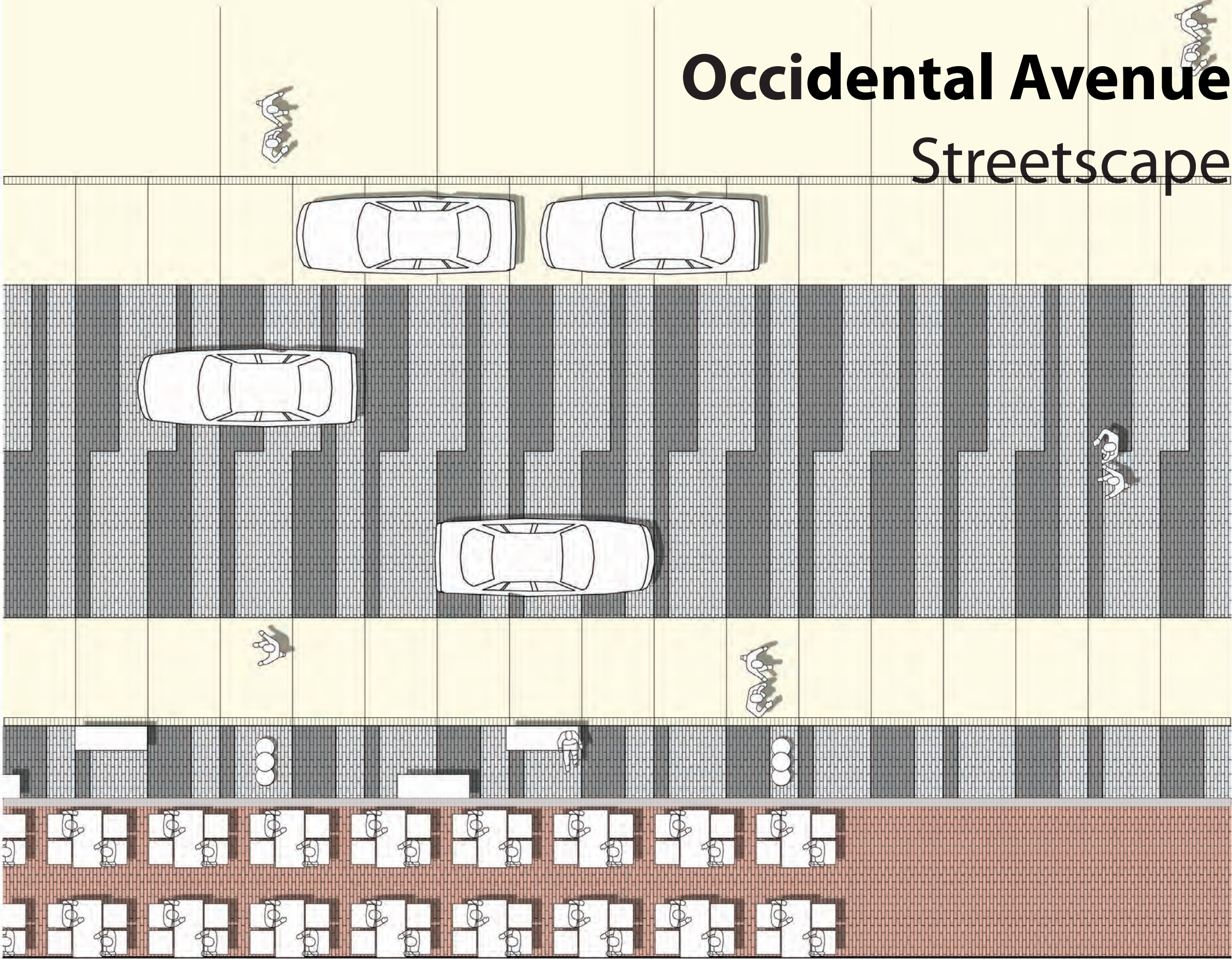
GUTTER FLOW LINE (CURBLESS)
7.5'

AMENITY ZONE, CLAY OR CONCRETE UNIT PAVERS, SAND-SET ON CONCRETE SLAB
23'

GUTTER FLOW LINE (CURBLESS)
7.5'

AMENITY ZONE, CLAY OR CONCRETE UNIT PAVERS, SAND-SET ON CONCRETE SLAB
6'

FRONTAGE ZONE, CLAY UNIT PAVERS, SAND-SET ON CONCRETE SLAB
10'



Occidental Avenue Streetscape

CONCRETE PAVEMENT, DECORATIVE
SCORING AND FINISH, NATURAL COLOR

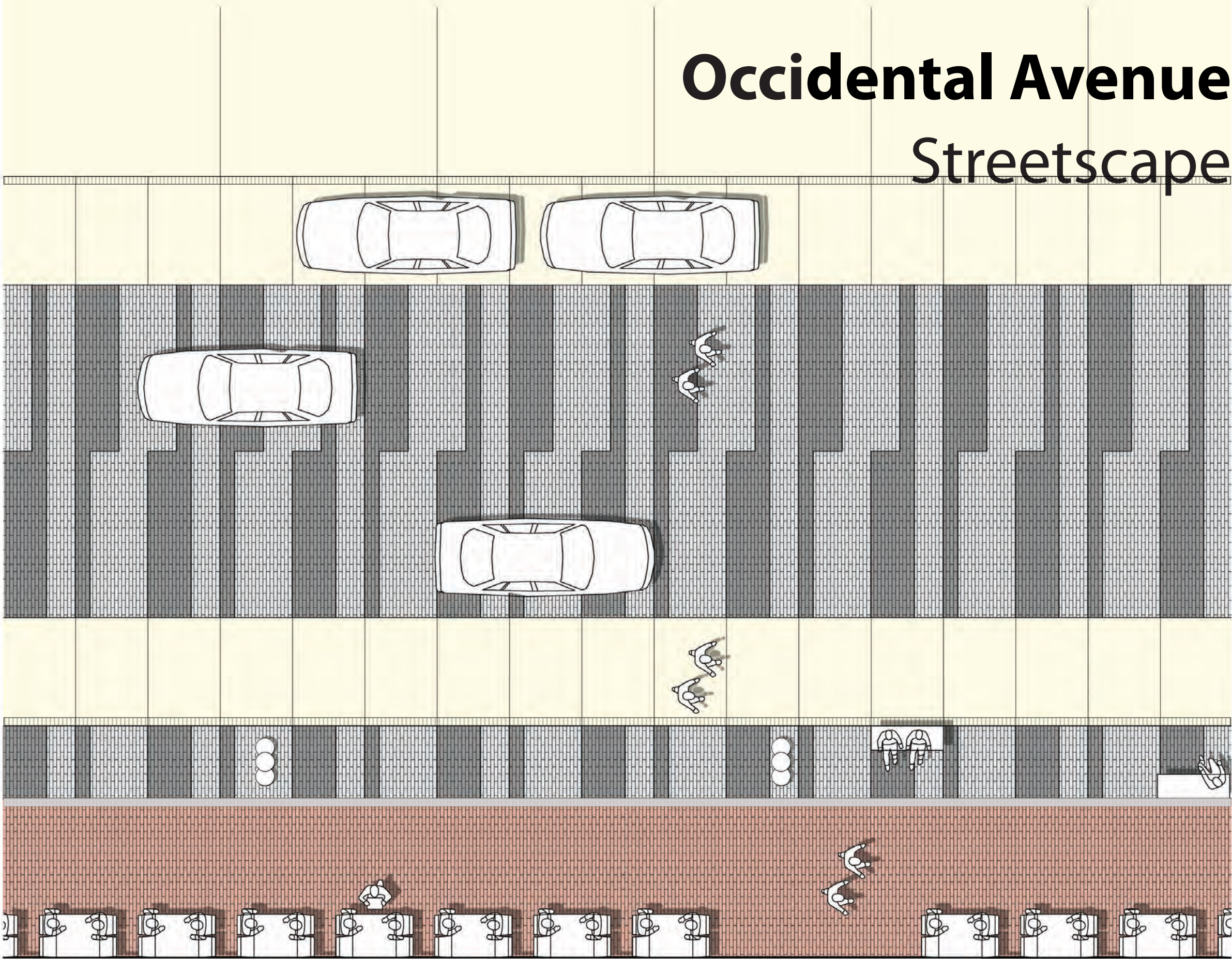
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PAVERS, SAND-SET ON CONCRETE SLAB
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SET ON CONCRETE SLAB
10'



CONCRETE PAVEMENT, DECORATIVE
SCORING AND FINISH, NATURAL COLOR

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SCORING AND FINISH, NATURAL COLOR

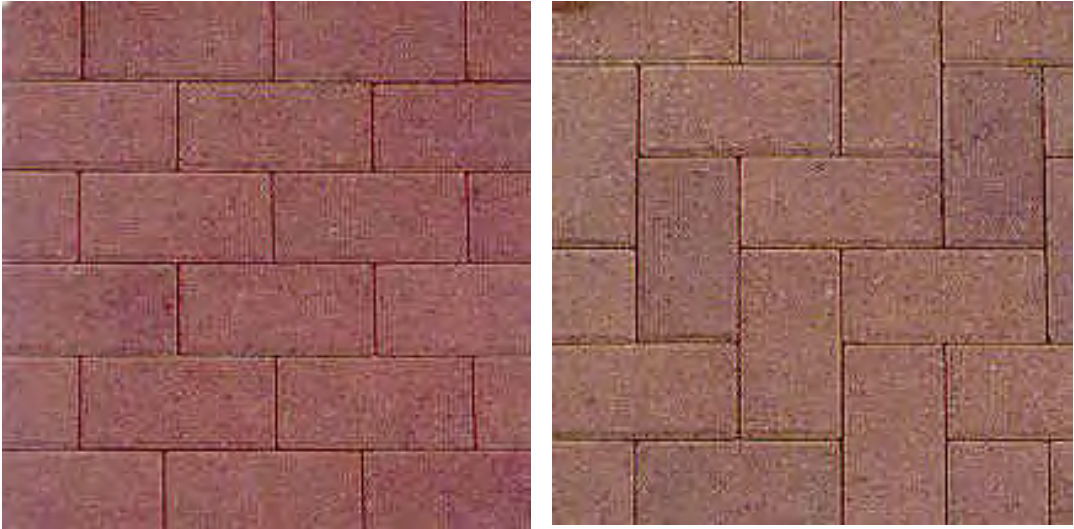
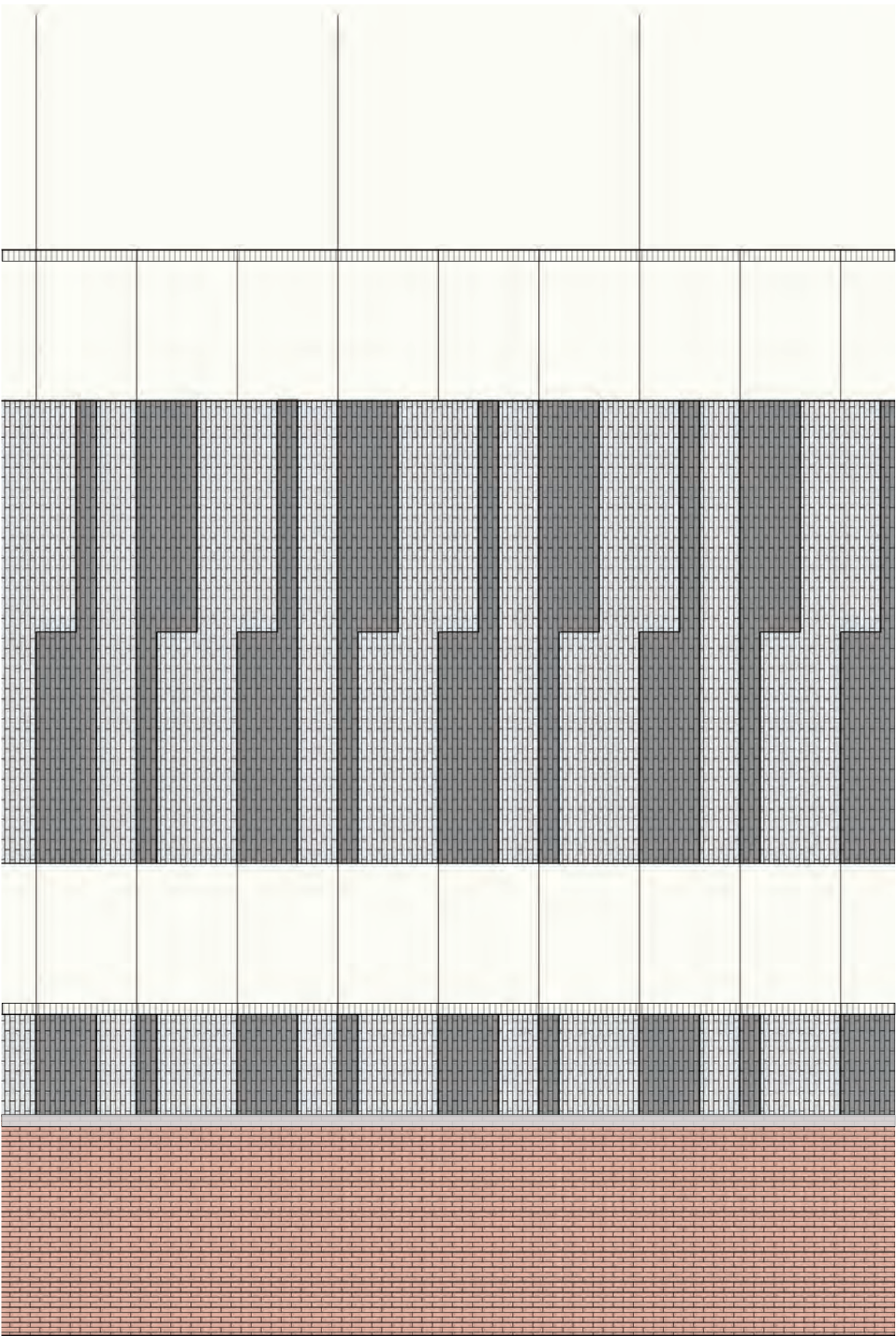
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AMENITY ZONE, CLAY OR CONCRETE UNIT
PAVERS, SAND-SET ON CONCRETE SLAB
6'

FRONTAGE ZONE, CLAY UNIT PAVERS, SAND-
SET ON CONCRETE SLAB
10'



Occidental Avenue Gameday



Occidental Avenue Weekday





Neighborhood Improvement Fund Proposal Ballpark Pedestrian Experience Improvements

Summary

A proposal to identify a phased approach to improve the pedestrian experience between the Stadium District light rail station and the ballpark. The approach would include:

1. Early funding to the Club for graffiti removal, painting, and other improvements along the corridor (\$144K - 50% total project costs)
2. Identifying design and other intervention elements to leverage early work (using Gensler design concepts from 2019, including lighting, artwork, etc.)
3. Identifying a project manager to permit and secure any other permissions required to implement these elements.
4. Working with the Club to fund and implement additional elements.

History

The pedestrian route from the Stadium District light rail station to the ballpark (either the Home Plate or Third Base Entrances) is unwelcoming and uninviting in places. In 2019, the Club commissioned Gensler to identify low-cost design interventions to improve this experience (see attachment). The resulting work mainly focused on public art (including painting) and lighting. The Club has been interested in implementing some portion of those visions but hasn't had the bandwidth to commit to the regulatory process required to permit them.

Current Status

The Club has requested the PFD provide 50% funding out of its Neighborhood Improvement Fund for cleaning and painting of the handrails and other improvements along the predominantly pedestrian paths on Edgar Martinez Dr. S. and S. Royal Brougham Way, including near the rideshare lot that the PFD and Mariners recently completed. The proposed beautification work is part of a continued effort to utilize the east side of T-Mobile Park for transportation and pedestrian purposes. Total cost for the project is \$288K. The Club further has expressed interest in working with a project manager to be retained by the PFD to identify and permit further improvements to this route.

Recommendation

The NIF Advisory Group recommends the PFD provide \$144K from the NIF to complete the first phase of this pedestrian experience improvement project. Further, it requests that Joshua identify a project manager through an appropriate procurement process and include in an amended 2024 budget funding to do so, which would be brought to the June 24th board meeting for board approval. The PFD would work with this project manager and the Club to identify and consider funding for further improvements to the identified area.





2
3 RESOLUTION NO. 530

4 A RESOLUTION approving the allocation of up to \$144,000 of
5 Neighborhood Improvement Funds to The Baseball Club of
6 Seattle, LLLP for phase one of a pedestrian enhancement project
7 ancillary to T-Mobile Park.
8

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

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

15 WHEREAS, the Lease provides that the District establish a Neighborhood Improvement
16 Fund (“NIF”) “to support work consistent with the PFD’s statutory authority and mission
17 statement”; and

18 WHEREAS, the PFD’s statutory powers authorize the expenditure of funds for public
19 purposes, including “promoting . . . improving, developing, operating, and maintaining facilities
20 of the district” (RCW 36.100.160(1)); and

21 WHEREAS, facilities of the District encompass facilities that are part of the “stadium
22 project” (RCW 36.100.035(2)), which includes but is not limited to the ballpark itself, associated
23 parking facilities, and ancillary services or facilities; and

24 WHEREAS the District’s stated mission is to “maintain and enhance our iconic baseball
25 park in order to promote the success of Major League Baseball in the State of Washington,
26 enhance fan enjoyment, and contribute to an economically successful, safe, desirable, innovative,
27 and walkable stadium neighborhood;” and

28 WHEREAS, the District established the ballpark Neighborhood Improvement Fund in
29 2019 consistent with the Lease and its current balance is approximately \$3.56 million; and

30 WHEREAS, in 2021 the Board reviewed a proposed structure and broad goals for the
31 NIF and found them to be an acceptable framework for the review and approval of proposed
32 projects; and

33 WHEREAS, pursuant to that framework and the Lease, a four-member advisory group
34 was established—with two Board members from the District and two members from the Club—
35 to discuss potential projects and expenditures to be funded by the NIF; and

36 WHEREAS, the Club presented to the advisory group a proposal to share in the cost of
37 improvements developed by Gensler Architecture that includes a series of concepts for the
38 enhancement of the pedestrian experience between the Stadium District Light Rail Station and T-
39 Mobile Park (“Ballpark”); and

40 WHEREAS, the District shares the Club’s goal of providing a safe and clean pedestrian
41 experience for fans, event attendees, and Ballpark employees; and

42 WHEREAS, the Club has proposed an initial phase of this project in the form of graffiti
43 clean-up, painting, and beautification along the above-described pedestrian pathway; and

44 WHEREAS, the clean-up and beautification would be followed by additional
45 improvements consistent with the Gensler design concepts, subject to future District approval;
46 and

47 WHEREAS, the Board finds that the Club’s proposal is consistent with the Lease and
48 with the goals for the NIF, including improving the general pedestrian experience of fans,
49 employees, and the public around the ballpark, enhancing aesthetic conditions, and improving
50 the immediate ballpark neighborhood through urban design; and

51 WHEREAS, the Board now desires to approve this allocation of the NIF, having
52 determined that such funding is in the best interest of the District and the public it represents.

53
54 NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
55 WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
56 DISTRICT:

57 Section 1. The use of Neighborhood Improvement Funds to share in the graffiti clean-up,
58 painting, and beautification along the above pedestrian pathway is in the public interest and will
59 provide benefits to the public in the form of an improved pedestrian experience for users and
60 employees of the ballpark.

61 Section 2. The expenditure of these funds is consistent with the District’s statutory
62 authority and in furtherance of the District responsibility to own, maintain, and operate a baseball
63 stadium and to improve, operate, and maintain the facilities of the District.

64 Section 3. The use of the funds as described is consistent with and promotes the District’s
65 mission to maintain and enhance the ballpark, enhance fan enjoyment, and contribute to an
66 economically successful, safe, desirable, innovative, and walkable stadium neighborhood.

67 Section 4. The District approves an allocation from the Neighborhood Improvement Fund
68 of \$144,000 for the initial phase of a pedestrian enhancement project in the form of graffiti
69 clean-up, painting, and beautification along the above-described pedestrian pathway.

70 Section 5. The Executive Director is hereby authorized to take such administrative or
71 other actions as necessary to implement the terms and provisions of this resolution.

72 PASSED by a vote of ____ to ____ this 13th day of May 2024.

73 BOARD OF DIRECTORS
74 WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM
75 PUBLIC FACILITIES DISTRICT
76

77 _____
78 Carol Nelson, Chair

79 ATTEST:

Annie Thenell, Clerk

Ballpark PFD
Balance Sheet 204
As of March 31, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
Cash - Capital Projects Fund	5,113,866
Cash - County Tax Revenues Fund	10,174
Cash - Impaired Investments	25,193
Cash - Neighborhood Improvement Fund	3,542,807
Cash - PFD Operations Fund	1,913,648
Cash - PFD Reserve	3,679,519
Cash Equivalents	-58,495
Total Bank Accounts	\$ 14,226,711
Total Accounts Receivable	\$ 32,050,983
<hr/>	
Total Current Assets	\$ 46,277,694
Total Fixed Assets	\$ 378,656,324
Total Other Assets	\$ 21,663
<hr/>	
TOTAL ASSETS	\$ 424,955,680
LIABILITIES AND EQUITY	
Total Liabilities	\$ 89,952,352
Total Equity	\$ 335,003,329
<hr/>	
TOTAL LIABILITIES AND EQUITY	\$ 424,955,680

Profit and Loss

January - March, 2024

	Jan 2024	Feb 2024	Mar 2024	YTD	2024 Budget	Delta	% Spent
Expenses							
Salaries / Benefits							
Salaries & Wages	20,061	20,061	20,061	60,184	248,534	188,350	24%
Employee Benefits - Health	7,288	3,454	3,495	14,237	45,975	31,738	31%
Retirement Benefits	653	653	653	1,958	9,557	7,598	20%
Payroll Taxes	1,566	1,563	1,565	4,694	20,543	15,849	23%
Total Salaries / Benefits	\$ 29,567	\$ 25,732	\$ 25,774	\$ 81,073	\$ 324,609	\$ 243,536	25%
Professional Services							
Accounting/Auditing	512	1,875	2,863	5,250	59,000	53,750	9%
Consulting Fees - Admin	-6,493	9,400	6,800	9,708	259,600	249,893	4%
Legal & Professional Services	5,965	12,270	2,828	21,063	108,000	86,938	20%
Website & IT Support	372	399	329	1,100	19,200	18,100	6%
Total Professional Services	\$ 357	\$ 23,944	\$ 12,819	\$ 37,120	\$ 445,800	\$ 408,680	8%
General & Administrative							
Bank, Payroll, & Investment Fees	111	115	109	335	1,302	967	26%
Board Compensation	0			0	8,000	8,000	0%
Dues & Subscriptions	16	16	40	72	5,055	4,983	1%
Insurance Expense	8,419			8,419	11,381	2,962	74%
Office Equipment Rental	719	719	719	2,156	8,520	6,364	25%
Office Supplies	46	49	115	211	5,890	5,680	4%
Professional Development				0	2,000	2,000	0%
Repairs & Maintenance	-361	3,803		3,442	76,345	72,903	5%
Software Expense	370	287	287	944	3,962	3,018	24%
Telephone Expense	-90	210	60	180	3,240	3,060	6%
Travel	79		591	670	31,500	30,830	2%
Utilities	200	208	208	616	2,400	1,784	26%
Total General & Administrative	\$ 9,509	\$ 5,408	\$ 2,130	\$ 17,046	\$ 159,595	\$ 142,549	11%
Total Expenses	\$ 39,433	\$ 55,083	\$ 40,723	\$ 135,239	\$ 930,004	\$ 794,765	15%

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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 Chris Marr has been designated by the Board Chair to
13 review and approve payments; and

14 WHEREAS, the Auditing Officer and Board member Marr have reviewed and
15 approved ballpark vouchers # 20240104140716, #20240119121459, #20240125113244,
16 #20240208135614, #20240215121518, #20240229125146, #20240307121550, and
17 #20240315122917, as produced by King County (the District’s treasurer); credit card
18 statements covering January, February, and March 2024; and the January, February, and
19 March payroll expense reports as produced by Gusto (the District’s payroll administrator);
20 as summarized as follows:

21 January 2024

<u>Classification</u>	<u>Amount</u>
24 1. Capital Projects Fund	\$1,615,434
25 2. County Tax Fund	
26 3. Operating Reserve Fund	
27 4. Neighborhood Improvement Fund	
28 5. Operating Fund	
29 • Salaries/Benefits	
30 o Salaries	\$20,061
31 o Employee Benefits - Health	\$7,288
32 o Employee Benefits – Retirement	\$653
33 o Payroll Taxes	\$1,566
34 • Professional Services	
35 o Accounting/Auditing	\$512
36 o Consulting Services	\$-6,493
37 o Legal Fees	\$5,695
38 o Website & IT Support	\$372

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- General & Administrative
 - Bank, Payroll & Inv. Fees \$111
 - Board Compensation
 - Dues & Subscriptions \$16
 - Insurance Expense \$8,419
 - Office Equipment Rental \$719
 - Office Supplies \$46
 - Professional Development
 - Repairs and Maintenance \$-361
 - Software Expense \$370
 - Telephone Expense \$-90
 - Travel \$79
 - Utilities \$200

TOTAL FOR THE PERIOD \$1,654,866

February 2024

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	
2. County Tax Fund	\$3,181,995
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$20,061
○ Employee Benefits - Health	\$3,454
○ Employee Benefits – Retirement	\$653
○ Payroll Taxes	\$1,563
• Professional Services	
○ Accounting/Auditing	\$1,875
○ Consulting Services	\$9,400
○ Legal Fees	\$12,270
○ Website & IT Support	\$399
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$115
○ Board Compensation	
○ Dues & Subscriptions	\$16
○ Insurance Expense	
○ Office Equipment Rental	\$719
○ Office Supplies	\$49
○ Professional Development	
○ Repairs and Maintenance	\$3,803
○ Software Expense	\$287
○ Telephone Expense	\$210
○ Travel	
○ Utilities	\$208

TOTAL FOR THE PERIOD \$3,237,078

March 2024

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<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$433,000
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$20,061
○ Employee Benefits - Health	\$3,495
○ Employee Benefits – Retirement	\$653
○ Payroll Taxes	\$1,565
• Professional Services	
○ Accounting/Auditing	\$2,863
○ Consulting Services	\$6,800
○ Legal Fees	\$2,828
○ Website & IT Support	\$329
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$109
○ Board Compensation	
○ Dues & Subscriptions	\$40
○ Insurance Expense	
○ Office Equipment Rental	\$719
○ Office Supplies	\$115
○ Professional Development	
○ Repairs and Maintenance	
○ Software Expense	\$287
○ Telephone Expense	\$60
○ Travel	\$591
○ Utilities	\$208
TOTAL FOR THE PERIOD	\$473,723

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

Vouchers # 20240104140716, #20240119121459, #20240125113244, #20240208135614, #20240215121518, #20240229125146, #20240307121550, and #20240315122917, as produced by King County (the District’s treasurer); credit card statements covering January, February, and March 2024; and the January, February, and March payroll expense reports as produced by Gusto (the District’s payroll administrator); are hereby approved.

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PASSED by a vote of ____to ____ this 13th day of May 2024.

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

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Carol Kobuke Nelson, Chair

ATTEST:

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Annie Thenell, Clerk



Executive Director Report April 2024

Office Administration

- Office Improvements – Boots Construction will be commencing work on the last phase of office improvements following the May 13th board meeting. We anticipate the work will be completed by the June 24th board meeting.

Financial and Lease Compliance

- 2025 Cap-Ex Workplan – The Club submitted their 2024 Provisional Cap-Ex Workplan and 10 Year Capital Improvement Plan on May 1st, per the lease requirement. I'm working with CAA ICON and Tom in the review of the documents and we've asked the Club to provide a high level summary of it at the May 13th board meeting. I've attached both here. We'll schedule a series of calls with board members for a more detailed review and will consider our letter of provisional approval at the Jun 24th board meeting.
- Updated Reference Ballparks – The Club submitted the attached proposal for the updated reference ballparks, per the lease agreement. Bryan, Tom and I had a discussion about the proposal and will plan on including this discussion on the Cap-Ex review calls before the next board meeting.

Communications

- 2023 Annual Report – We have begun work on the 2023 Annual Report. You can expect a similar product as last year, with a focus on the successful All-Star game and celebration of the 25th anniversary of the ballpark. It will be ready to share in time for the 25th Anniversary ballgame and will be used, in part, to share with King County Councilmembers later in the summer/fall.

Board Development

- 2024 Ballpark Reference Trips – I have updated with itinerary and am attaching here. Aside from a couple of tour times that Bryan and I are trying to nail down, the rest of the trip is confirmed. Some of you will be either joining later or leaving earlier. If you haven't already, please share with me your flights so that I can keep track of the who will be joining which portions of the trip.

Policy Tracking/Engagement

- WOSCA: Based on a recent conversation with an OPCD staff member, the City and WSDOT will be holding an event on June 8th in which prospective respondents to an RFQ will be invited to join them and stakeholders to discuss the site possibilities. The City will

be informing respondents that there will be a Maritime Training Center and WA State Ferries HQ, but otherwise not leave it up to firms to provide recommendations on highest and best use of the site.

Attachments

- 2025 Provisional Cap-Ex Workplan & 10 Year Capital Improvement Plan
- Club Proposal for Updated Reference Ballparks
- July Reference Ballpark Trip Itinerary
- “Does cold weather really impact hitting at Seattle’s T-Mobile Park?” KOMO News, May 2nd, 2024
- “Kraken leaving ROOT Sports for new TV and streaming deals,” Seattle Times, April 25, 2024
- “Study: New Aqua-Sox stadium downtown could cost up to \$120M,” Herald Net (Everett), April 19, 2024
- “The history of cities that rejected baseball stadium ballot measures,” SB Nation Royals Review, April 9, 2024
- “Many Cities Fear the ‘Doom Loop.’ St. Louis is in One. Listen on Apple Podcasts: <https://podcasts.apple.com/us/podcast/the-journal/id1469394914?i=1000652659592>

T-Mobile Park - Seattle Mariners

CapEx Plan - Annual Plan 2025: May 1st Submission



T-MOBILE PARK
HOME OF THE SEATTLE MARINERS

ID No.	Category	Sub-Category	Location Code	Location	Project Description	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue	2025 PFD Budget
Necessary Improvements										
28	Architectural	Interiors	General	Interior Doors	Replace door hardware, and refinish or replace doors panels and frames at interior doors not included in other replacements. (Allowance)	1	1	2023	Yes	\$20,000
29	Architectural	Seating Bowl & Concourses	Lower Seating	Concrete Sealer	Provide concrete coating or sealer on precast stadia.	15	20	2025	-	\$375,000
30	Architectural	Seating Bowl & Concourses	Lower Seating	Stadium Seating	Replace stadium seating, cupholders, and trip guards	15	10	2025	-	\$500,000
40	Architectural	Seating Bowl & Concourses	Upper Seating	Sealant Joints / Expansion Joints	Replace sealant joints and expansion joints. Coordinate with seating replacement.	10	1	2025	-	\$125,000
41	Architectural	Seating Bowl & Concourses	General	Aisle Steps	Patch and restripe concrete aisle steps in Seating Bowl.	10	5	2023	Yes	\$10,000
47	Architectural	Structural / Coatings	General	General	Restoration of steel channels and handrails at outside edge around the park, including removal of rust, application of rust-inhibitive epoxy primer, painting, and caulking of joints between steel channels and concrete slab.	1	1	2024	Yes	\$400,000
48	Architectural	Structural / Coatings	General	General	General concrete allowance: Crack monitoring, infilling, and patching of any significant cracking and spalling in the concrete topping slabs.	1	1	2023	Yes	\$100,000
50	Building Systems	Electrical	Site	Exterior Electrical Equipment	Replace electrical equipment at exterior of Central Plant.	20	1	2025	-	\$25,000
51	Building Systems	Electrical	General	Concessions	Replace electrical panels at Concessions as they are being renovated.	25	4	2025	-	\$6,250
54	Building Systems	Electrical	General	Light Fixtures	Replace Fluorescent lighting with LED fixtures.	20	5	2025	-	\$40,000
56	Building Systems	Mechanical / HVAC	General	Four Pipe AHUs	Replacement of aging air handlers.	20	5	2025	-	\$252,000
57	Building Systems	Mechanical / HVAC	Loading Dock	Boilers	Phase III: Replace One Boiler and Rebuild Two Boilers (Replace all Five Boilers Phased Approach)	20	1	2025	Yes	\$366,667
63	Building Systems	Mechanical / HVAC	General	Small Heat Pumps	Replacement of heat pumps (cost assumes 125 HPs)	20	3	2025	-	\$266,667
67	Building Systems	Playing Field	Field Level	Field Wall	Replace pads at Field Wall.	10	1	2025	-	\$200,000
71	Building Systems	Plumbing / Fire Protection	General	Grease Traps	Grease Trap replacement allowance	1	1	2023	Yes	\$40,000
91	Building Systems	Vertical Transportation	Escalator	Escalator 19	Replace Complete Escalator -- Escalator 19	20	1	2025	Yes	\$700,000
92	Building Systems	Vertical Transportation	Escalator	Escalator 20	Replace Complete Escalator -- Escalator 20	20	1	2025	Yes	\$700,000
97	FF&E	FF&E	General	General	Annual Replacement and Renewal of Operating Equipment	1	1	2025	-	\$100,000
99	Garage	Garage	General	Sealant Joints	Replace floor and wall sealant joints at Garage.	10	1	2025	-	\$100,000
103	Garage	Garage	Exterior Façade	Sealant Joints	Replace exterior façade sealant joints at Garage.	10	1	2025	-	\$30,000
104	Garage	Garage	Entry Gate	Overhead Doors	Replace overhead doors at Garage.	25	1	2025	-	\$40,000
128	Technology	Audio / Visual	Scoreboard	Main LED	Phase I: Replace Main LED (Mariners Vision), parts are EOL and current gear is coming up on 10 years. Installation to take place in 2026	12	1	2025	-	\$2,700,000
132	Technology	Audio / Visual	General	IDFs	Audio Network Infrastructure	7	2	2025	-	\$50,000

T-Mobile Park - Seattle Mariners

CapEx Plan - Annual Plan 2025: May 1st Submission



T-MOBILE PARK
HOME OF THE SEATTLE MARINERS

ID No.	Category	Sub-Category	Location Code	Location	Project Description	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue	2025 PFD Budget
Necessary Improvements										
133	Technology	Audio / Visual	General	Outdoors entrances	Replace Level 1, 2, 3, outdoor gates, seating bowl entrance speakers	10	2	2025	-	\$40,000
134	Technology	Audio / Visual	General	Conference Rooms	Modernize audio/video components at Conference Rooms	10	3	2025	-	\$6,667
137	Technology	Broadcast	General	JBTs and SMPTE Fiber	Update JBTs with SMPTE fiber to replace triax	10	3	2024	Yes	\$30,000
138	Technology	Broadcast	General	Truck Dock	Update truck dock to match JBT SMPTE fiber infrastructure	10	3	2024	Yes	\$30,000
147	Team Spaces	Baseball Operations	General	General	Annual allowance for video coaching cameras and equipment.	1	1	2025	No	\$50,000
148	Spectator Amenities	Premium Spaces	General	General	Suite Hardwood Floor Allowance	20	5	2023	No	\$10,000
149	FF&E	FF&E	General	General	Annual FFE Allowance	1	1	2025	-	\$100,000
150	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof allowance	1	1	2024	Yes	\$250,000
153	Architectural	Signage and Graphics	General	General	Signage & Graphics. Project includes Patch / tuck point voids in masonry and precast façade, including holes from old signage placements.	15	2	2025	No	\$50,000
154	Technology	Access Control / Security	General	General	Access Control, Cameras, Security Network	20	3	2025	Yes	\$875,000
161	Building Systems	Electrical	General	General	Electrical General Allowance	1	1	2023	Yes	\$100,000
162	Building Systems	Mechanical / HVAC	General	General	Mechanical and HVAC General Allowance	1	1	2023	Yes	\$75,000
163	Building Systems	Plumbing / Fire Protection	General	General	Plumbing General Allowance	1	1	2025	Yes	\$200,000
165	Technology	Technology Infrastructure	General	General	Technology Equipment General Allowance	1	1	2023	-	\$75,000
166	Architectural	Interiors	General	General	Ballpark Décor General Allowance	1	1	2023	-	\$40,000
168	Team Spaces	Team Facilities	General	General	Team Facilities General Allowance	1	1	2023	-	\$15,000
169	Spectator Amenities	Food Service	General	Concessions	Food and Beverage Equipment General Allowance (2025)	25	1	2025	Yes	\$2,252,860
172	Building Systems	Vertical Transportation	General	General	Vertical Transportation Allowance (ADA Lifts)	10	5	2024	No	\$50,000
173	Technology	Technology Infrastructure	General	General	Technology Network General Allowance	1	1	2023	-	\$75,000
175	Technology	Technology Infrastructure	General	Cabling	Consolidated cabling project including: replace existing Cat5 with Cat6a; replace existing multi-mode fiber optic cables with single-mode fiber optic cables; remove older and abandoned cables from the cable trays, riser and backbone conduits across the building; update old coax; etc.	20	3	2024	Yes	\$1,520,667
176	Technology	Broadcast	Press Level	Broadcast Control	Control Room project: includes replacement of cameras (wired, wireless) , broadcast switcher, router and card frames, graphics and video playback, intercom (wired and wireless), replace system, audio console. Modernize audio systems	12	2	2024	No	\$4,625,000
179	Technology	Audio / Visual	General	General	AV/ Broadcast allowance	1	1	2023	-	\$75,000
180	Technology	Data Networking	General	POS	POS Allowance	1	1	2023	-	\$100,000

Necessary Improvements	
Number of Improvements	46
Subtotal - Necessary Improvements	\$17,791,777
Inflation @ 5% Compounded (Base Year 2022)	\$2,804,431
Contingency @ 15%	\$3,089,431

T-Mobile Park - Seattle Mariners

CapEx Plan - 10 Year Plan

ID Code	Category	Forecast Year										Totals
		7	8	9	10	11	12	13	13	14	15	10-Year Plan (2025-2034)
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Necessary Improvements												
1	Architectural	\$1,620,000	\$2,030,156	\$7,168,569	\$4,578,569	\$4,111,903	\$5,778,489	\$3,784,489	\$3,784,489	\$3,745,156	\$1,725,156	\$38,326,980
	Sitework	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$275,000
	Building Envelope	\$0	\$30,000	\$670,000	\$90,000	\$90,000	\$215,000	\$215,000	\$135,000	\$60,000	\$0	\$1,505,000
	Seating Bowl & Concourses	\$1,010,000	\$965,156	\$3,271,903	\$3,261,903	\$3,261,903	\$3,570,156	\$3,570,156	\$3,056,156	\$905,156	\$1,115,156	\$23,987,640
	Structural / Coatings	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$5,000,000
	Interiors	\$60,000	\$260,000	\$2,726,667	\$726,667	\$260,000	\$1,493,333	\$1,493,333	\$93,333	\$2,280,000	\$60,000	\$9,453,330
	Signage and Graphics	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
2	Retractable Roof	\$250,000	\$250,000	\$250,000	\$250,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$250,000	\$13,750,000
3	Garage	\$170,000	\$250,000	\$125,000	\$125,000	\$67,500	\$37,500	\$250,000	\$250,000	\$0	\$0	\$1,275,000
4	Spectator Amenities	\$2,262,860	\$4,126,260	\$4,126,260	\$8,516,260	\$4,116,260	\$4,116,260	\$2,902,860	\$2,902,860	\$2,902,860	\$2,902,860	\$38,875,600
	Food Service	\$2,252,860	\$2,756,630	\$2,714,960	\$2,714,960	\$2,702,760	\$1,440,730	\$1,323,410	\$367,450	\$367,450	\$367,450	\$17,008,660
	Premium Spaces	\$10,000	\$1,223,400	\$1,223,400	\$5,613,400	\$1,213,400	\$1,213,400	\$1,213,400	\$0	\$0	\$0	\$11,710,400
5	Building Systems	\$2,921,584	\$2,727,607	\$13,465,067	\$4,868,400	\$2,852,150	\$1,264,150	\$404,150	\$404,150	\$793,750	\$369,000	\$30,070,010
	Mechanical / HVAC	\$960,334	\$593,667	\$714,067	\$447,400	\$447,400	\$125,400	\$125,400	\$125,400	\$475,000	\$175,000	\$4,189,070
	Electrical	\$171,250	\$146,250	\$146,250	\$146,250	\$140,000	\$150,000	\$150,000	\$150,000	\$160,000	\$100,000	\$1,460,000
	Plumbing / Fire Protection	\$140,000	\$90,000	\$90,000	\$90,000	\$90,000	\$94,000	\$94,000	\$94,000	\$94,000	\$94,000	\$970,000
	Building Automation System	\$0	\$47,690	\$34,750	\$34,750	\$34,750	\$34,750	\$34,750	\$34,750	\$34,750	\$0	\$290,940
	Playing Field	\$200,000	\$0	\$4,030,000	\$0	\$0	\$500,000	\$500,000	\$0	\$30,000	\$0	\$5,260,000
	Vertical Transportation	\$1,450,000	\$1,850,000	\$8,450,000	\$4,150,000	\$2,140,000	\$360,000	\$360,000	\$0	\$0	\$0	\$18,760,000
6	Technology	\$10,302,334	\$11,917,334	\$1,356,667	\$2,125,000	\$3,475,000	\$4,425,000	\$1,025,000	\$1,025,000	\$500,000	\$4,675,000	\$40,826,330
	Audio / Visual	\$2,821,667	\$9,121,667	\$81,667	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$3,775,000	\$16,250,000
	Broadcast	\$4,685,000	\$0	\$0	\$0	\$0	\$2,250,000	\$2,250,000	\$0	\$25,000	\$0	\$9,210,000
	Wi-Fi and DAS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Point of Sale / Ticketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Data Networking	\$50,000	\$50,000	\$50,000	\$1,000,000	\$3,050,000	\$1,750,000	\$1,750,000	\$600,000	\$50,000	\$50,000	\$8,400,000
	Access Control / Security	\$875,000	\$875,000	\$1,075,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$700,000	\$4,725,000
	Technology Infrastructure	\$1,870,667	\$1,870,667	\$150,000	\$850,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$5,641,330
7	FF&E	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$2,000,000
8	Team Spaces	\$65,000	\$885,000	\$215,000	\$65,000	\$1,065,000	\$4,065,000	\$3,565,000	\$3,565,000	\$215,000	\$65,000	\$13,770,000
	Team Facilities	\$15,000	\$835,000	\$165,000	\$15,000	\$1,015,000	\$4,015,000	\$4,015,000	\$3,515,000	\$165,000	\$15,000	\$13,770,000
	Baseball Operations	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$500,000
	Number of Improvements	46	45	53	44	41	44	35	35	37	29	409
	Total of Necessary Improvements	\$17,791,777	\$22,386,360	\$26,906,560	\$20,728,230	\$18,387,810	\$22,386,400	\$14,631,500	\$14,631,500	\$10,856,770	\$10,187,020	\$178,893,930
	Inflation @ 5% Compounded Annually	\$2,804,431	\$3,528,652	\$4,241,149	\$3,267,290	\$2,898,381	\$3,528,659	\$2,306,292	\$2,306,292	\$1,711,300	\$1,605,730	\$28,198,175
	Contingency @ 15%	\$3,089,431	\$3,887,252	\$4,672,156	\$3,599,328	\$3,192,929	\$3,887,259	\$2,540,669	\$2,540,669	\$1,885,210	\$1,768,913	\$31,063,816

2024 CLUB REFERENCE BALLPARK PROPOSAL

Lease Requirements and References

6.5 Applicable Standard Determination. In conjunction with submittal of the Ballpark Management Plan, commencing the sixth (6th) Lease Year of the Term and recurring every fifth Lease Year thereafter, the Parties shall reassess the Reference Ballparks, as set forth herein. The Club shall first propose a cohort of reference MLB ballparks for the PFD's review and approval. If the Club and the PFD do not agree as to the ballparks that shall constitute the Reference Ballparks for the subsequent five (5) Lease Years, the Parties shall refer the dispute to an Independent Advisor whose determination of the Reference Ballparks for such period shall be deemed conclusive and not subject to the Article 22 dispute resolution process. **In determining the Reference Ballparks, the Parties, and Independent Advisor if applicable, shall consider: the standards and categories set forth on Exhibit A with respect to operation and maintenance; ballpark design and environs; external features; and fan experience.** Upon determination of the Reference Ballparks for such period pursuant to this Section 6.5, Exhibit C shall be supplemented or updated as necessary to reflect such determination, which supplement or update shall not constitute an amendment of this Agreement.

"Applicable Standard" means **operating, maintaining, repairing, re-equipping and improving the Ballpark and each and all of the major systems and components thereof**, examples of which are set forth in Exhibit A, in a first class manner, in good order and safe condition, and, subject to the following sentence, consistent in all material respects with a majority of the Reference Ballparks at any given time the Applicable Standard is applied, without regard to any one particular aspect of a single ballpark. Notwithstanding anything to the contrary in this Agreement, the Club shall be excused from performing any item of CapEx Work otherwise required to cause the Ballpark to be consistent with the Applicable Standard if such item of CapEx Work (a) is not physically possible, using customary, industry-standard construction techniques or practices, due to: (i) the Ballpark's age, design, structural integrity, or construction, (ii) Site constraints including, but not limited to, geotechnical considerations, the water table, ownership of air rights and easement restrictions, (iii) legal constraints pursuant to Applicable Law; or (iv) inability to obtain the required Permits and Approvals, notwithstanding the Club's best efforts to obtain the same; or (b) for Upgrade Improvements only, would require (i) demolishing and rebuilding the Ballpark; (ii) major additions or alterations to the foundation or other structural elements of the Ballpark; (iii) the Ballpark to be unusable for four (4) or more consecutive Home Games, notwithstanding the implementation of phased construction scheduling; or (iv) moving the foundation, exterior structural walls or other exterior structural elements of the Ballpark.

REFERENCE BALLPARKS (2018)

MLB Rank (age)	Location		Ballpark	MLB Club
2	Atlanta, GA		SunTrust Park	Atlanta Braves
3	Miami, FL		Marlins Park	Miami Marlins
4	Minneapolis, MN		Target Field	Minnesota Twins
5	New York, NY		Yankee Stadium	New York Yankees
6	New York, NY		Citi Field	New York Mets
7	Washington, DC		Nationals Park	Washington Nationals
8	St. Louis, MO		Busch Stadium	St. Louis Cardinals

10	San Diego, CA		Petco Park	Sand Diego Padres
11	Milwaukee, Wisconsin		Miller Park	Milwaukee Brewers
20	Denver, CO		Coors Field	Colorado Rockies

PROPOSED REFERENCE BALLPARKS (2024)

MLB Rank (age)	Location		Ballpark	MLB Club
2	Atlanta, GA		SunTrust Park	Atlanta Braves
3				
4	Minneapolis, MN		Target Field	Minnesota Twins
6	New York, NY		Citi Field	New York Mets
8	St. Louis, MO		Busch Stadium	St. Louis Cardinals
10	San Diego, CA		Petco Park	San Diego Padres
11	Milwaukee, Wisconsin		Miller Park	Milwaukee Brewers
20	Denver, CO		Coors Field	Colorado Rockies

Add:

1. Oracle Park, San Francisco Giants

Ranked as second best MLB stadium by [USA Today](#), considering general atmosphere, design, location, amenities, food and character; second by [Sports Illustrated](#); and first by [The Athletic](#) fan survey. In urban, formerly industrial, environment with surrounding development.

2. Progressive Field, Cleveland Guardians

Ranked eighth best stadium by The Athletic fan survey. Opened in 1994 and is undergoing significant renovations. Located in downtown area of Cleveland and part of the Gateway Sports and Entertainment Complex. It is particularly relevant to the reequipping and repairing elements of the Applicable Standard.

3. Rogers Centre, Toronto Blue Jays

Opened in 1989 in former railway area. Includes a retractable roof. The stadium has had [significant upgrades](#), including to the roof, in recent years. There is a second phase of renovations expected to be completed in 2024.

2024 Ballpark Reference Trip Itinerary

Minneapolis/St. Louis/Milwaukee

July 23, Tuesday

Time	Activity	Notes
Afternoon/ Evening	Arrive Minneapolis	Flight Options: <ul style="list-style-type: none"> Alaska Airlines 555, 7:06 am – 12:26 pm Alaska Airlines 367, 10:59 am – 4:22 pm Alaska Airlines 374, 1:37 pm – 6:59 pm Hotel: Hewing Hotel

July 24, Wednesday

Time	Activity	Notes
9:30 am	Target Field Tour & Meeting with Minnesota Ballpark Authority	Tour will be given by MBA with possibility of post-tour meeting with board members.
12:10 pm	Minnesota vs. Philadelphia	Minnesota Ballpark Authority suite along the 3 rd baseline.

July 25, Thursday

Time	Activity	Notes
Day	Flight to St. Louis	Flight Options: <ul style="list-style-type: none"> Delta #1564 8:30 am – 10:05 am Hotel: The Westin St. Louis
Afternoon	Busch Stadium Tour	Exact time TBD

July 26, Friday

Time	Activity	Notes
Day	Free Day	
7:15 pm	St. Louis vs. Nationals	

July 27, Saturday

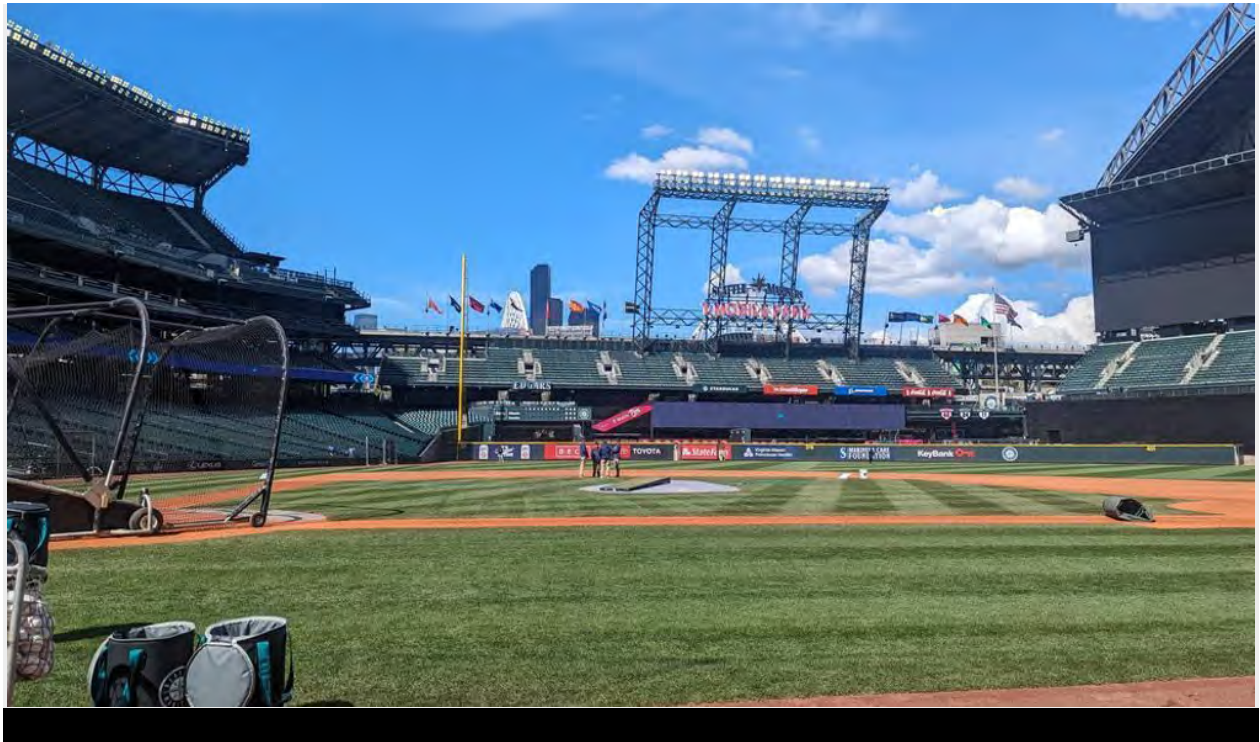
Time	Activity	Notes
Option 1	Return to Seattle	Flight Options: <ul style="list-style-type: none">• Alaska 7:00 am – 9:25 am• Alaska 2:28 pm – 4:53 pm
Option 2	Flight to Milwaukee	Flight <ul style="list-style-type: none">• Southwest #1559, 9:10 am – 10:20 am Hotel: Hyatt Regency Milwaukee
6:10 pm	Milwaukee vs. Miami	Tour being arranged, time TBD.

July 28, Sunday

Time	Activity	Notes
Day	Return to Seattle	Flight Options: <ul style="list-style-type: none">• Alaska Airlines 625, 7:45 am – 10:16 am• Alaska Airlines 323 2:26 pm – 4:45 pm

Does cold weather really impact hitting at Seattle's T-Mobile Park?

by Niko Tamurian, KOMO Sports Director
Thu, May 2nd 2024 at 7:58 AM





A look at T-Mobile Park, home of the Seattle Mariners, on May 1, 2024. (Niko Tamurian/KOMO News)



2

SEATTLE — You can almost picture it, right?

On a crisp and cold early spring day, you hit a baseball and can feel the sting on your hands. Heck, even outside of sports, that accidental hit on your hand or foot just seems to sting more in the cold.

There's something to it, and it applies to baseball, too.

PHOTOS | [Scientifically awesome scenes from KOMO Weather Education Day at the Mariners game](#)

You see, any Mariners fan will tell you they've heard about the difficulty of scoring runs in T-Mobile Park when it's cold outside, specifically in the beginning or end of a season.

Skip

Is it the marine layer? Just one of those weird baseball things? Is it all in the players' heads?

We decided to dive into the facts and numbers to get as close to a definitive answer as possible.

First, the player perspective:

"Well, you know, the ball just doesn't travel as much in the cold," new Mariners outfielder and first baseman Luke Raley said. "As the weather warms up, the ball starts traveling more.

"It's one of those things, you know what you're gonna get when you get out here. It's gonna be a little bit cool to start the year and maybe to end the year, but you just gotta play through it."

Raley added that it's not necessarily an advantage for any team, given of course both teams' hitters have to try and cut through that cold air.

[CLICK HERE FOR SEATTLE MARINERS COVERAGE](#)

So we wanted to look at the numbers on this, and called on the Mariners stat expert and front office specialist Alex Mayer. Mayer pointed out that heading into the 2024 season, the Mariners played 1,934 games at T-Mobile Park.

Of those 1,934 games, here's how the Mariners record breaks down by first-pitch temperature:

- 50 degrees or colder: 20-23 (.465 over 43 games)
- 50-59 degrees: 213-207 (.507 over 420 games)
- 60-69 degrees: 437-378 record (.536 over 815 games)
- 70-79 degrees: 303-261 record (.537 over 564 games)
- 80-89 degrees: 54-50 record (.519 over 104 games)
- 90 degrees or warmer: 4-2 record (.667 over 6 games)

The numbers here are pretty telling. For starters, you can see a general increase in winning percentage with temperature. Albeit with a smaller sample size, the Mariners winning percentage jumps by more than 7% between games that are played in temperatures below 50 degrees and those played in temperatures between 60-79 degrees.

7% is significant; even in a 162-game season it works out to roughly 11 games. That's the difference between winning a division and being a bottom dweller if it were taken literally (which it shouldn't be in this case).

If you're sitting here wondering, "What about the roof at T-Mobile Park?" that's a good question.

While the ballpark's retractable roof has saved countless games over the last couple of decades in SODO, if you've been to enough games you know it doesn't exactly warm things up as the sides of the park are still open-air. The roof prevents rain while not necessarily deflecting cold air.

To this point, Mayer does point out another interesting stat for us:

When the T-Mobile Park roof is open, obviously and generally associated with better weather, the Mariners record is 807-711 (53.2% winning percentage).

1,518 of the all-time 1,934 games played at the park, for reference, have been completed with the roof open. 78% of the time the roof is open, which certainly makes sense with so little rain in the summer.

Just 264 games at T-Mobile Park were played with the roof closed — just 14% of the games all-time — and the Mariners have a 134-130 record in those contests for a win percentage of 50.8%.

So, the Mariners have a better winning percentage in games played with the roof open — again, generally associated with warmer and more favorable weather.

Mayer goes a step further, telling us there's actually been 152 games where the roof was moved during the game — open or closed — and in those contests, the M's win 52% of the time with a 79-73 record.

So, clearly the stats seem to favor more Mariners wins in warmer weather. There's several angles that back this up.

However, there's another question here.

Is it a product of a player simply warming up as the season goes on? That could be the case in some scenarios, but there's some real science to back up the stats.

Simply put, in warmer weather there's less friction and the ball can more easily travel.

In short, warmer air is more buoyant and lighter than cold air and is easier to travel through.

But don't take my word for it, KOMO News Meteorologist Shannon O'Donnell explains:

"Warming air is expanding air," O'Donnell said. "If you take an airmass and expand it, all of the bits and pieces of it, all the air molecules have more room to move around, so therefore the baseball is able to move through that airmass a little bit easier, too."

Think of warm air as being less dense or crowded, but there's more to it than that.

If you pair up that warm air with humidity, it's going to result in less friction on that ball," O'Donnell said. "It kind of goes against your intuition. It feels like if you add moisture to the air it would slow it down, but water molecules are light and when you fill up the air with humidity it replaces some of those heavier and bigger molecules that would otherwise be there. So again, less air friction on the ball. It will enable it to travel farther hopefully all the way into the outfield and even into the cheering stands.

Of course, the old saying goes, "that's baseball," and we often see weird things and anomalies in the game. All the numbers and science in the world can't predict a hitter and/or batter doing something unique. Or maybe somebody's just having a bad day, right?

But the point here is this: There's numbers, there's science and the testimony of players. It's harder to hit in the cold. It's easier to do so in warm weather. If anything, the climate just simply helps nudge things further in any given direction.

READ THE COMMENTS (2)

The undeniable result? The Mariners have won roughly 7% more often when the weather is warm as opposed to uniquely cold and even 3% more from our typical spring to our typical summer temperatures.

Skip to content

Kraken

The Seattle Times

Kraken leaving ROOT Sports for new TV and streaming deals

April 25, 2024 at 6:12 am | Updated April 25, 2024 at 6:12 am



A Seattle Kraken player warms up before the third period of an NHL hockey game against the Buffalo Sabres last month in Seattle. (Lindsey Wasson / The Associated Press)



By **Geoff Baker**

Seattle Times staff reporter

In a landmark move, the Kraken announced Thursday they've ended their ROOT Sports partnership in favor of [showing games for free](#) over the air next season with Tegna-owned stations locally as well as through Amazon Prime streaming across three states.

KING 5 becomes the team's official television partner in the multi-year deal and will simulcast more than 15 of the 70-plus non-nationally televised Kraken games to be aired on its KONG sister station in Seattle, as well as Tegna-owned affiliates in Spokane and Portland, Ore. Tegna will work with additional broadcast companies in Washington, Oregon and Alaska to further distribute games throughout those three states, which will already be covered by the streaming deal that makes the broadcasts available to all Amazon Prime members.

“We are going to provide more opportunities for folks to access our game and our team,” Kraken president Victor de Bonis said in an interview, adding the team will produce its own broadcasts while Tegna distributes them. “We’re breaking down some of the barriers that have existed in the past by going back to the future with an over-the-air product and also providing a streaming product that will cover the vast majority of our broadcast territory in those three states.

“So, we’re hopeful that people will be able to participate more and experience this great game and fall more in love with our team.”

The 70-plus games shown on KONG and other Tegna stations and streamed by Amazon Prime replace those previously held by ROOT Sports, which included all contests except for national broadcasts of Kraken games reserved exclusively for ESPN, TNT and ABC. They will also include Kraken preseason games and any first-round playoff contests they are involved in.

The move to break from the regional sports network (RSN) model used by Mariners-owned ROOT Sports in favor of showing games on free channels — or through limited streaming costs — has gained in popularity among NHL teams the past year. The Vegas Golden Knights and Arizona Coyotes saw huge viewership increases from broadcasting over-the-air last season after being forced to sever ties with imploding RSN deals.

Those teams created their own streaming platforms to additionally distribute games for a nominal cost of roughly \$1 per contest.

The Kraken's new streaming deal is the first between an NHL team and Amazon, the Seattle-based online retailer that owns naming rights at Climate Pledge Arena and whose CEO, Andy Jassy, is a minority Kraken owner. Unlike the Arizona and Vegas streaming platforms, existing Amazon Prime users will automatically have Kraken games included within their \$14.99 monthly or \$139 yearly membership cost and won't have to subscribe for any add-on service.

De Bonis said the team will keep play-by-play man John Forslund, color analysts Eddie Olczyk and JT Brown and additional on-air personalities Nick Olczyk and Alison Lukan in-place — as all are Kraken employees — while exploring future options with ROOT Sports game reporter Piper Shaw. Forslund was a rumored candidate for the Boston Bruins broadcasting vacancy.

“I’m with the Seattle Kraken,” Forslund said. “This is my dream job. I work in the National Hockey League. I work for the Seattle Kraken and I get to do national games. How much bigger a dream can I get?”

Beyond showing the games, KING 5 will produce additional content that includes a weekly Kraken variety show — replacing the one done by Q13 the past season — with what the team and station say will be unique and unprecedented behind-the-scenes access.

“I’m really excited about all of the other content as well because we’ve done numerous specials and series here in the past that focused on the team even before they got to town,” KING 5 general manager Christy Moreno said in an interview. “So, for us to continue that storytelling is really, really exciting.”

Moreno said the Kraken content would carry over to other KING 5 programming, with content primarily led by sports director Paul Silvi and reporter Chris Egan.

“We’re going to have unprecedented access to the team, the players, the coaches and really take people behind the scenes in a way they haven’t been before,” Moreno said.

There is a significantly lower financial difference between annual rights fees previously paid the Kraken by ROOT Sports as part of their initial five-year deal and what they are guaranteed through this venture. One industry source had pegged that prior rights fee amount at roughly \$20 million per year.

Going over-the-air makes the new venture heavily dependent on advertising revenue, though bigger ratings through more people watching the free channels instead of paying a monthly cable fee could narrow the difference. The Kraken also stand to reap more gains through merchandise sales and sponsorships if they can grow their overall fan base.

The RSN model had been slowly leaking viewership the past decade as mainly younger viewers “cut” the cable TV cord in favor of streaming services. That left fewer TV viewers to [absorb the increasing cost of televising live sports](#) through an RSN. The bulk of those viewers don’t even generally watch sports, but were forced to pay anyway through bundle packages that included mandatory RSN content.

As more viewers revolted and threatened to drop subscriptions, the cable companies began cutting RSN content from basic bundling — hastening the model’s decline in unexpected fashion. Bankruptcies and [early deal terminations](#) between teams and some

RSN entities began early last year. Last fall, hours before the Kraken season opener, Comcast Xfinity pushed ROOT Sports to a [higher-tiered bundle package](#) that cost viewers more money to watch Kraken and Mariners games.

Many tuned out altogether.

The Mariners were unhappy because fewer viewers meant already-stagnant TV ratings for Kraken games made it tougher for ROOT Sports to recoup its yearly Kraken rights fee investment. And the Kraken were equally upset, as ROOT Sports becoming more expensive to watch made it [tougher to gain new fans](#) and build off momentum gained from last spring's run deep into the second round of the playoffs.

“ROOT has been a terrific partner for us; we have appreciated their support as we determined our broadcast plans moving forward,” Kraken owner Sam Holloway said in a release put out by the team. “Today’s announcement is a game changer for our fans. Our goal is to increase the ways they can watch our games — whether they’re cheering us on at home or on the go.”

De Bonis agreed the Mariners were “great to work with” as ROOT Sports partners and that the decision to part ways [just three seasons into a five-year deal](#) was mutual and amicable. The Mariners have yet to divulge future plans for their RSN, though they’ve committed to showing the baseball team’s games on ROOT Sports through this season.

The Kraken’s future is now largely in their hands. De Bonis said the Kraken broadcast crew is already rated among the NHL’s best by fans, so the team’s job is to maintain that and build off it with more exclusive content.

“It’s the fan-facing things that are very exciting,” de Bonis said of the Kraken controlling their own production of broadcasts. “When you have that one-to-one direct access to the talent, the storytelling and the direction and can integrate our mission and what we’re trying to do with the fans as well as pushing what they want? I’m very excited about that.”

Geoff Baker: gbaker@seattletimes.com; Geoff Baker covers hockey and is a sports enterprise and investigative reporter for *The Seattle Times*.

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Friday, April 19, 2024

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Funko Field on Sunday, Aug. 25, 2019 in Everett, Wash. (Olivia Vanni / The Herald)

Study: New AquaSox stadium downtown could cost up to \$120M

That's \$40 million more than an earlier estimate. Alternatively, remodeling Funko Field could cost nearly \$70 million.

ADVERTISEMENT

By Ashley Nash

Friday, April 19, 2024 6:30am | [LOCAL NEWS](#) [EVERETT](#)

EVERETT — A new AquaSox stadium downtown could cost up to \$120 million, while a remodel of Funko Field could cost nearly \$70 million, according to new studies funded by the city and team ownership.

Early last year, a contractor estimated a new downtown stadium would be in the range of \$40 million to \$80 million.

While more expensive to build, the proposed downtown location at Hewitt Avenue and Broadway could generate four times the revenue, compared to the current Funko Field site a mile south, said city Economic Development Director Dan Eernisse at an AquaSox stadium fiscal advisory committee meeting Wednesday.

The city estimates a downtown location — near Angel of the Winds Arena, the city's commercial core and Everett Station — would generate about \$55 million in revenue annually, Eernisse said. In 2022, Funko Field generated \$12.1 million. Numbers for the 2023 season weren't yet available, but are likely higher than 2022 revenues, he added.

“We can do so much more with a brand new stadium,” Eernisse said. “From the start, we’ve been calling it the multi-purpose outdoor facility, which is really accurate for the downtown site. Not as accurate for the Funko Field site.”

The city is looking at three options for an upgraded AquaSox stadium, in light of new Major League Baseball stadium requirements for the minor leagues introduced in 2020:

- Remodel Funko Field;
- Tear down and rebuild on the same site; or
- Build a new stadium downtown.

The new requirements came as a massive minor league reshuffle moved Everett from Short Season-A with 76 regular season games to High-A, where the team plays roughly double the games, from April to September.

Studies into the cost of each option were over 90% complete as of this week, said Scott Pattison, a project manager for the city. The city is waiting to finalize a few more details with the companies conducting the studies before releasing the final numbers.

So far, the studies suggest remodeling Funko Field makes more sense than demolishing the stadium at 3900 Broadway and building a new one.

If significant progress isn't made on a new stadium by June, the team could face fines and [Everett could be at risk of losing the AquaSox](#), team co-owner [Clayton Volpe](#) said Wednesday.

“We’ve got that June deadline which we talked about in the first meeting, which was MLB effectively saying to us, ‘We need to see what your plan is by June 1. We’ve been accommodating. We’ve worked with you. You’ve missed two deadlines, but sort of enough is enough and we need to see real progress or we’re going to resort to much more draconian measures,’” Volpe said.

MLB ranks each minor league stadium on a point system. Funko Field needs to be under 10 points by Opening Day 2025. It currently sits at 110 points, Volpe said Wednesday.

In 2022, the city got to work on a plan to keep the AquaSox in Everett. So far, Everett has spent over \$1.1 million on the project.

There are two options for a Funko Field remodel, Pattison said.

One option would leave the footprint of the actual baseball field as is, but add new structures along left and right field, Pattison said. The dugouts would be renovated and new seating would be added as well. This option would likely cost \$60 million or more.

In the other scenario, the field would mostly stay the same, aside from expanding to the property on the north side of the field along Broadway, and adding a new building where the current AquaSox offices are. That option is expected to cost around \$65 million to \$68 million.

Volpe said the team would invest more money into a downtown location, since it would have a greater economic benefit for the team over time.

The AquaSox pledged between \$5 to \$10 million for the project. The \$10 million figure is more likely for the downtown location, Volpe said.

A new stadium downtown could increase game attendance by 25%, Volpe estimated. More amenities would also help keep attendance up, he said.

Currently, the only funding secured for the stadium is \$7.4 million from the state.

The county agreed to chip in an undisclosed amount, with a conservative estimate of \$5 million provided in city documents.

There’s a “strong possibility” the city could sell \$10 million to \$20 million in city assets to help fund the stadium, Pattison said. He didn’t specify which assets would be sold and said that was all he could say on the matter as of Wednesday.

Given the high cost estimate of the downtown site, Eernisse said the city likely wouldn’t buy buildings sitting at Broadway and Hewitt. Doing so would increase the cost by around \$20 million.

“We don’t want to touch the Hewitt-and-Broadway properties if at all possible,” Eernisse said.

In earlier studies, the city looked at the possibility of purchasing and demolishing around 20 businesses in the blocks between Broadway, Hewitt and Pacific Avenue. One proposed version of a downtown site included the

demolition of properties on Hewitt and Broadway. The other did not.

One study pondered the city buying the properties and demolishing them to make way for greenspace, a walkway or room to expand the stadium if needed in the future.

But Eernessee said the city is leaning away from that option.

“We’re not putting all these mom-and-pop businesses out of business,” Eernisse said.

At a public meeting in February, a few business owners said the city didn’t notify businesses it was studying the possibility of removing buildings.

Downtown businesses would benefit from increased foot traffic, Pattison said. The current Funko Field location doesn’t generate much foot traffic for neighboring restaurants and shopping plazas.

A downtown location is also more likely to activate downtown Everett all year long. In winter, downtown sees more traffic for Silvertips hockey games. And a new stadium would keep a steady flow of people through spring and summer.

A new stadium could also be used as an outdoor, multi-purpose venue, for anything from concerts to motocross, Pattison and Volpe said.

Parts of a downtown stadium could also be turned into a public park, qualifying the city for green space grants, Pattison said, adding that charging for parking could also be a “really good” way to fund stadium operations. The downtown site could provide about 400 parking spaces.

Funko Field is owned by Everett Public Schools and the field doubles as a venue for high school sports. The AquaSox’s promotion to High-A meant better talent on the team and a longer season. It also led to schedule clashes between the AquaSox and high school games.

It’s unclear whether a remodel at Funko Field would address scheduling conflicts. However, Volpe said potential construction at Funko Field wouldn’t interrupt AquaSox or high school games — which may give some fans flashbacks of Seattle Mariners legend Ken Griffey Jr. taking batting practice in Safeco Field while it was still under construction.

“They might be playing in a construction site,” Volpe said, “but they wouldn’t be displaced.”

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[ROYALS HISTORY](#) [DOWNTOWN STADIUM](#)

The history of cities that rejected baseball stadium ballot measures

Teams don't typically move at the first "no" vote.

By Max Rieper | @maxriep | Apr 9, 2024, 10:00am EDT | 49 Comments / 49 New

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Photo by Kirby Lee/Getty Images

Last week, Jackson County voters resoundingly rejected a proposal to extend a 3/8 cent sales tax for another 40 years to fund a new downtown ballpark for the Royals and renovations for Arrowhead Stadium for the Chiefs. The failed vote immediately brought concerns that the Royals could soon relocate, possibly to another city in the area, or even outside the metro area.

But those concerns are pretty premature. The Royals currently have a lease to stay at the Truman Sports Complex until at least 2030. Relocation is also rarer in baseball than in other sports. Just one franchise has moved in the last 50 years - the Expos moved to Washington DC in 2005 after nearly a decade of trying to get a new stadium in Quebec. The Athletics are trying to become the second after **two decades of efforts** to get a new stadium in the Bay area, and their attempt to move to Las Vegas **faces some obstacles before becoming a done deal**.

Jackson County voters are not the first to reject a ballpark ballot measure. Here is a history of other cities who told their team “no” initially.

Cleveland

Municipal Stadium was a grand 74,000-seat multi-purpose venue that hosted the Browns and Indians. It originally opened in 1932, but by the 1980s, when the hapless Indians were playing in front of hundreds of fans, it seemed out of date. Cleveland also needed to do something to stem the loss of jobs and residents from its downtown area.

In 1984, Cuyahoga County Commissioner Vincent Campanella **pushed for a \$150 million bond measure** paid for by property tax increases, that would finance a new 72,000-seat domed stadium for both teams. The dome would sit at on Carnegie Avenue between Ontario and E. 9th Streets, with hopes it could rejuvenate the Central Market area. Mayor George Voinovich had wanted a lakefront stadium, but nevertheless endorsed the plan.

The Browns didn't even want a domed stadium, and neither did the public. By a nearly 2-to-1 margin, voters rejected the measure. Undeterred, the city **began buying up property** the next year, with plans for a new “Gateway” project, a private/public partnership that would build an open-air baseball-only ballpark for the Indians and lure the NBA's Cleveland Cavaliers back from their suburban home to a downtown arena.

By 1990, the county had a proposal to put before voters with a total price tag of \$344 million. Taxpayers would fund half of the proposal **through a “sin tax” on alcohol and cigarettes**

that amounted to 1.7 cents per drink, and 4.5 cents per pack for cigarettes. Voters approved the measure with 51 percent of the vote and by 1994 “Jacobs Field” opened to a capacity crowd. The next year, the team began a **streak of 455 consecutive sellouts**.

Milwaukee

Milwaukee’s County Stadium was originally built to be a minor league stadium, but quickly became a Major League stadium to house the relocated Boston Braves. Four years after the Braves departed for Atlanta, the Seattle Pilots moved to County Stadium and became the Brewers. By the mid-80s, it appeared the stadium was becoming obsolete, so the club proceeded with plans to **privately finance a new \$120 million stadium** if the public covered the \$60 million in infrastructure costs.

But when the economics of baseball began to change, and **plans evolved to include a roof**, the club found it harder to finance the stadium themselves, particularly once the game suffered a work stoppage in 1994. Instead, they put forth a ballot measure in April of 1995 to have **taxpayers pay \$180 million for a ballpark** using funds from a baseball-themed lottery, with the team paying \$10-15 million plus \$2-3 million in rent for 20 years. Voters had been hoping the newly-created lottery would be used to provide property tax relief, and overwhelmingly rejected the stadium proposal with 64 percent voting “no.”

“The question now is how to interpret the vote,” said Assembly Speaker David Prosser, R-Appleton. “Are the people of Wisconsin opposed to a sports lottery as a funding mechanism for sports facilities or are they opposed to any public effort to save major league baseball?”

That fall, the Wisconsin Legislature debated a contentious proposal to levy a 0.1 percent sales tax in five counties in the Milwaukee metro area to pay **\$310 million for a \$400 million ballpark**. The vote was headed for a loss in the state senate, but after 16 hours of deliberation, Republican Senator George Petak from Racine **changed his vote** and approved the measure - a switch that angered voters and got him recalled in a special election. Nevertheless, the tax was signed into law and the Brewers moved into Miller Park in 2001.

Seattle

The Mariners had played in the multi-purpose domed stadium known as the Kingdome since their inception 1977. But it was always a dreary place to play, and when tiles from the roof fell in 1994, ownership increased their demands for a new stadium.

In 1995, the Washington Legislature **rejected the idea of using state taxes** to fund a stadium, leaving it to King County. The county approved putting a measure before voters that September to increase the sales tax from 8.2 percent to 8.3 percent, to provide \$240.8 million in public funds for a \$325 million retractable-roof stadium.

"If [the measure] should fail, the Mariners believe that sending a sales tax or any other proposal for funding a new stadium back to King County voters in November does not meet the ball club's needs or the critical timetable for constructing a ballpark," Mariners chairman John Ellis wrote.

And if it fails, "there is no reason to believe a second vote would succeed," Ellis added. ". . . if there is to be another effort to fund a stadium at this time, supporters should turn attention to the state Legislature."

The vote-counting proved to be as dramatic as any Mariners game. On election day, the "yes" side was up, but as absentee ballots came in, the measure headed for defeat. Meanwhile, on the field, the team was making a late run for their first-ever division title, eventually tying the Angels to force a one-game playoff, a game the Mariners would win in dramatic fashion.

After the failed vote, Mariners ownership set a deadline of October 30 for a new stadium, or they would sell the team. Groups in Northern Virginia and North Carolina made overtures to lure the team. The Washington Legislature reconvened and voted for a plan to build a \$320 million ballpark, pending King County approval. The state would provide \$59 million in state sales tax credits and \$48 million from a scratch-off state lottery game. The team would provide \$45 million. The county would provide the rest through a 0.5 sales-tax surcharge on restaurant and bar tabs, a 2 percent hike in the car rental tax, and a 5 percent admissions tax at the new ballpark. Safeco Park, now known as T-Mobile Park, opened in July of 1999.

Pittsburgh

The Pirates shared the multi-purpose, artificial turf Three Rivers Stadium with the Steelers as both teams enjoyed their hey-day in the 1970s. But by the 1990s, city officials began talking about giving the Pirates their own ballpark, and those talks got serious when Kevin McClatchy bought the team in 1996. The state legislature established the "**Regional Renaissance Initiative**" to allow Allegheny County and ten other surrounding counties in southwest Pennsylvania to increase their sales tax by half a percent to raise \$700 million. The money would be used to build separate new stadiums for the Pirates and Steelers, expand the

convention center, and fund various other projects throughout the counties. The 1997 measure was **overwhelmingly rejected**, with nearly two-thirds of voters disapproving in some counties.

“Maybe people just said, ‘We don’t want to make this investment, we don’t want to raise taxes in western Pennsylvania,’” said Pittsburgh Mayor Tom Murphy, a strong supporter of a measure called the Regional Renaissance Initiative. “Maybe we didn’t tell the message right, maybe we waited too long to get our message out.”

The Pirates insisted they would have to move without a new ballpark, so city and county leaders put together a proposal called “Plan B”. In 1998, the Allegheny County Regional Asset District Board approved a plan for a \$803 million project that would build two new stadiums and expand the convention center. The Pirates would contribute \$40 million with the Steelers kicking in \$76.5 million, with over \$50 million from other private sources. The rest would come from taxpayers - \$328 million in state and federal funds, and \$305 million from bonds, paid for by a reallocation of funds that were going to Three Rivers Stadium, plus an additional \$3.4 million per year over 30 years. The plan was dubbed “Scam B” by critics and was unpopular in polls, but by 2001 the Pirates were playing in PNC Park.

Minnesota

The Metrodome was beloved for its home-field advantage in the 1987 World Series, but fans lamented it was generally an awful place to watch baseball. The Minnesota Legislature failed three times to pass stadium legislation in the 1990s, and Twins ownership began exploring a relocation to North Carolina. But a 1998 stadium initiative to build a ballpark in the **Carolina Triad also failed** after it was undermined by Twins owner Carl Pohlad saying he **wouldn’t necessarily move the team** if the stadium measure passed.

The city of St. Paul, Minnesota proposed a half-cent sales tax increase in 1999 to help pay one-third of the cost of a \$325 million stadium, with the state and the team paying the rest. But that measure was **resoundingly defeated** with 58 percent of voters saying “no.” The state legislature again failed to pass a ballpark measure in 2001, and MLB approved a measure to contract the Twins and Montreal Expos, only to be blocked by a court ruling.

In April of 2006, the Hennepin County Board finally approved a plan to allocate **\$350 million towards a new ballpark** through a county-wide 0.15% sales tax. The team initially paid \$130

million, but **added an additional \$65 million** in infrastructure expenditures. Target Field, an open-air stadium in downtown Minneapolis, opened in 2010.

Kansas City

This year's ballot measure is not the first time Kansas City voters have rejected the sports teams. In 2004, the Chiefs and Royals sought improvements to the Truman Sports Complex. The teams had leases through 2014, but had the option to leave in 2007 if the facilities were not "state of the art."

Rather than ask Jackson County voters to bear the costs, local officials came up with a bi-state proposal to fund renovations. There was precedent for such a measure. In 1996, voters in Jackson, Platte, and Clay counties in Missouri, and Johnson County in Kansas overwhelmingly approved a sales tax increase to renovate Union Station (Wyandotte County rejected the measure).

But in an effort to garner more support, the plan also added in arts funding, including a proposed performing arts center. The price tag soon swelled to \$1.2 billion, with 50 percent for the stadiums and 50 percent for the arts, to be funded by a quarter-cent sales tax in five metro counties.

The campaign soon faced criticism that while the arts funding would be governed by a board made up of members from both sides of the state line, the stadium funding would be governed solely by the Jackson County Sports Authority. It also didn't help that across the state line, the St. Louis Cardinals were building a brand-new ballpark with 75 percent of costs privately financed, while the Royals were contributing just \$15 million and the Chiefs just \$50 million, when renovations for each stadium would total \$177 million.

The measure was rejected in every county except Jackson County. While Royals owner David Glass quickly asserted the team would not look to move, many began to question the future of the team.


This is all we have left now. The renovation game is over. The Royals asked to have their stadium renovated, the metro area said no, so now they will certainly go big-stadium hunting. Kansas City is the smallest market in major-league baseball. Yankees owner George Steinbrenner would not even waste his time bending down to pick up the pittance the Royals make on local television and radio. You can scream and yell and whine about David Glass all you want, but without a competitive stadium, his team has no future here.

Mark it down: If nothing is done, the Royals are gone within 10 years.

-Joe Posnanski

Two years later, Jackson County went it alone and returned with a slimmed-down proposal without the arts funding. Voters in the county approved a 3/8 cent sales tax to raise \$425 million for renovations to the Truman Sports Complex (they also rejected a use tax to fund a rolling roof over the stadiums). The Royals would contribute \$25 million, the Chiefs would contribute \$75 million, and the state of Missouri would fund \$50 million towards the \$575 million project. The teams signed new leases keeping them at the complex through 2030. The renovations at Kauffman included the Outfield Experience, Royals Hall of Fame, restaurants and patios, improved access, scoreboards, and other amenities. In 2012, the stadium hosted the MLB All-Star Game.

Will local officials and the Royals come up with another plan to keep the team in Kansas City? Almost certainly. The teams aren't going to move tomorrow, but there is some added pressure now to get a deal done before this drags out. Hopefully a better plan is produced that benefits the teams and the community.

 <p>Salvador Perez</p>	<p>Hit a Home Run (vs. HOU)</p>	<p>+360</p>	<p>O/U Total Ho</p>
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