

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, May 8, 2023, 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

REGULAR BOARD MEETING MINUTES

The PFD held its Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access was provided via a Microsoft Teams conference system (video or phone) upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person were asked to submit comments to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

CALL TO ORDER / WELCOME

Board Chair Carol Nelson called the meeting to order at 2:30 pm pursuant to notice. Board Members joining the meeting in person: Andrea Sato, R. Omar Riojas, and Chris Marr. Member Surratt joined the meeting at 2:55pm. Board members Stacy Graven and Mike Fong were absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Pat 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), Isiah Artis (King County), and Barb Bumann.

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the February 13, 2023, Regular Board Meeting. Chair Nelson requested that in paragraph 5, section (a), the term "Executive Committee" be changed to "Chair, Vice-Chair, and Treasurer". Chair Nelson asked for a motion to approve the minutes with that suggested change incorporated. Member Marr moved to approve the minutes, seconded by Member Sato. Motion carried 4-0 (Member Surratt not yet present to vote).

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Update (Fred Rivera, Trevor Gooby) – *Materials Presented at Meeting*
 - a. All-Star Game Schedule Update
Mr. Gooby provided the PowerPoint appended to the May 8 board packet and gave an overview of the ASG events and the Region Ready Summit. Member Marr asked if the Hatback Bar & Grille would be open and in use for the All-Star Game. Mr. Gooby replied yes. Member Marr asked if full ballpark concessions would be running for the HBCU Classic. Mr. Gooby replied that it would be 100-level concessions only as the 100 level would likely be the only open section. Chair Nelson asked if local community groups are involved/included in the HBCU Classic. Mr. Gooby replied yes, naming the City, County and Visit Seattle as partners who are involved in the pop-up events that

will be happening around the city. He additionally reported that Microsoft and Amazon are sponsors of the HBCU Classic. Member Marr asked if there is a specific rotation that MLB uses to decide where the All-Star Game will be located. Mr. Gooby replied that it is a bid process every time and added that the last time the ASG was in Seattle was 2001. Member Marr asked if most of the recent capital investments have been fan-facing, due to ramp-up for the All-Star Game. Mr. Gooby replied that, yes, much of the \$78 million invested this year was accelerated due to the ASG. Chair Nelson asked what the financial operating impacts are from hosting the ASG. Mr. Gooby replied that the MLB owns/runs the ASG, but that the Mariners have seen an increase in season ticket holders, both in 2022 and 2023, due to the ASG.

b. Ride-Share Lot Update and Ribbon Cutting

Mr. Rivera provided the presentation appended to the May 8 board packet and reported that the ride-share lot construction is under the \$3-million budget, the project will be completed between June 30th and July 5th, and that the ribbon cutting is tentatively scheduled for Thurs June 29th. Member Marr asked about staffing impacts and whether the Mariners cover monthly operational costs. Mr. Rivera replied that there will be staff ambassadors along the route and that the ride-share lot is also for use during Lumen Field events and that they have reached out to First & Goal to discuss joint use. Member Marr asked what Lumen Field currently does to accommodate ride-share services. Mr. Rivera replied that while their adjacency to Pioneer Square provides more natural ride-share drop off points, they still have similar safety and traffic concerns as the Mariners. Member Sato asked how the startup of use of the lot will work. Mr. Rivera replied that there will be information coming from the City. Member Marr asked how the fans will be educated regarding the existence and use of the lot. Mr. Rivera replied that there will be signage as well as the ambassadors along the route.

2. Neighborhood Improvement Fund (Ride Share Lot) Resolution Approval (Joshua Curtis) – *Materials Shared Prior to Meeting and Board Action Anticipated*

a. Proposed Resolution 23-004

Mr. Curtis described Resolution 23-004 approving the allocation of up to \$1.5 million of the Neighborhood Improvement Fund to The Baseball Club of Seattle LLP for the construction of a ride-share lot ancillary to T-Mobile Park. This is the first project the Board has approved for using the Neighborhood Improvement Fund. Following discussion, Member Riojas moved to approve, seconded by Member Sato. Resolution carried 5-0.

3. Stadium District Update (Joshua Curtis/Sandeep Kaushik) – *Verbal Briefing*

Mr. Curtis and Mr. Kaushik briefed the Board on the city's recent decision to exclude residential development in the Stadium District in the legislative package updating the comprehensive plan and zoning code. They stated that while the PFD is encouraged by the inclusion of lodging in the district, there continues to be opposition to housing from the Port and industrial interests. They noted there is support for the housing – half of which would be affordable – amongst several adjacent neighborhood groups and affordable housing developers. Member Sato noted that she has been involved in these discussions with these groups. The

legislation will be heard at the Land Use Committee on May 24th and Mr. Curtis and Mr. Kaushik were hopeful there would be support for an amendment adding housing back in to the legislation.

Mr. Rivera added that the Mariners are disappointed by the city council's decision regarding residential in the Stadium District.

Member Surratt asked if there is any potential downside to pushing back. Mr. Kaushik replied that he does not think so.

4. State Legislative Session Re-Cap (Pat Dunn) – *Verbal Briefing*

Mr. Dunn reported that the state legislative session has concluded. He reported that the Climate Pledge Arena excise tax will be computed in the same way that is used for the PFD and the PSA. He stated that the legislature approved \$25 million for capital improvements to Minor League & smaller ballparks across the state, adding that there was no controversy around this funding and that it would not impact T-Mobile Park. He also stated that no stadium related matters are anticipated in the special legislative session.

5. Treasurers Report (Joshua Curtis) – *Materials Included and Board Action Anticipated*

a. 2022 EOY Budget to Actuals

Mr. Curtis reported to the Board that PFD Bookkeeper Darcy Johnson is working with Clark Nuber on the 2022 Annual Financial Statements and that the EOY budget-to-actuals are based on those numbers. He drew the Board's attention to the breakdown of the Consulting Services line on the Balance Sheet, noting that the total is under budget.

b. 2023 Balance Sheet Review

Mr. Curtis shared the Balance Sheet, noting that the County Tax Revenue Funds are new as of last year. Member Marr asked if the funds are interest accruing. Mr. Curtis replied yes, and that King County manages them. Chair Nelson stated that she would like the Board to start to think about how to allocate the 2022 remaining operating fund balance. Member Marr asked what the options are for the funds. Mr. Curtis replied that the funds could be moved to the Operating Reserve Fund, Neighborhood Improvement Fund, Capital Projects Fund or kept in the Operating Fund. Mr. Curtis noted that a decision about the fund allocation would be a topic in the June Board Meeting.

c. Voucher Review: Proposed Resolution 23-005

Mr. Curtis described for the Board Proposed Resolution 23-005 to approve the regular voucher payments. Mr. Curtis reported that he had met with Treasurer Fong and Chair Nelson to review all the materials prior to the board meeting. Following discussion, Member Marr moved to approve, seconded by Member Sato. Resolution carried 5-0.

REPORTS

Chair's Report

Chair Nelson shared that she completed the salary review for Mr. Curtis. She also participated in the interviewing and hiring of Annie Thenell, the new office manager. She recommended to board members a recent PBS show about Fenway Park. She suggested the board start considering topics for this year's board retreat, which she anticipated taking place in early-November.

Executive Director's Report

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

Chair Nelson reminded Board Members of the upcoming reference ballpark trip.

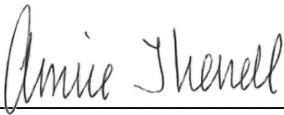
Member Surratt stated that he is on the committee for the Memorial Stadium Improvement project, and that he does not anticipate it being any conflict of interest but he wanted the Board to be aware of his involvement.

EXECUTIVE SESSION

The Board of Directors entered into Executive Session at 3:48 p.m. to discuss matters as identified in the meeting notice. The session was expected to last 15 minutes. At 4:00 p.m. the Executive Session concluded. No Board action was taken following the Executive Session.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 4:00 pm.



Annie Thenell,
Recording Clerk



Carol Nelson, Chair
Board of Directors, Public Facilities District