



Washington State Major League Baseball
Stadium
Public Facilities District

T-Mobile Park
PFD Conference Room
110 Edgar Martinez Drive South
Seattle, WA 98134
September 9, 2019 2:30 P.M.

BOARD MEETING AGENDA

- A. **Call to Order** (Stacy Graven – Chair)
- B. **Items from the Audience / Public Comment** (3 minutes each)
- C. **Approval of the Minutes**
 1. June 10, 2019 Regular Board Meeting Minutes
 2. June 26, 2019 Special Board Meeting Minutes
 3. July 29, 2019 Special Board Meeting Minutes
- D. **Board Briefings and Potential Actions:**
 1. Board Organization / Task Force Structure / Leadership (Stacy Graven + all)
 - Finance (Carol Nelson)
 - CapEx / M&O (Paul Mar)
 - Stadium District (Charley Royer)
 - Neighborhood Improvement Fund (TBD)
 - Exec. Director Search (Stacy Graven)

 - Task Force responsibilities / work plan / calendar (Discussion)
 2. Seattle Mariners September 1, 2019 Lease Submittals and Capital Projects Update (Trevor Gooby & Fred Rivera / Seattle Mariners)
 - Final 2020 CapEx Plan / Changes from the Initial Plan
 - Annual Maintenance Plan
 - Annual Operating Plan

 - Lease review process / standards
 3. Initial Review / Thoughts on the Club's Submittals / Next Steps (Bryan Slater / CAA ICON; Paul Mar)

4. Review of Vouchers (Paul Mar / Finance Task Force)

Proposed Resolution No. 19-004 – Approval of Vouchers

5. 2019 PFD Budget Update (Kevin Callan)

6. Stadium District Update (Lizanne Lyons / Charley Royer / Task Force)

- City Review Process / Timeline
- Consultant Scope & Budget Update

7. Executive Director Search (Stacy Graven / Task Force)

- Essential qualifications / Job Description (Handout)
- Process / Timeline

8. Ballpark Neighborhood Improvement Fund (deferred to next Special Mtg.)

9. Olympia Update (Pat Dunn)

10. Other Updates (as needed)

E. Reports:

1. Chair's Report (Stacy Graven)

2. Executive Director's Report (Kevin Callan)

- 2018 State Audit
- Other

F. Executive Session: The Board may meet in Executive Session to “review contract performance of publicly bid contracts” RCW 42.30.110 (1)(d); to “review performance of a public employee” RCW 42.30.110 (1)(g), 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). The duration of the session, if needed, will be announced at the meeting. No formal Board action is anticipated following the Executive Session.

G. Adjournment

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT
Monday, June 10, 2019 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

REGULAR BOARD MEETING MINUTES

CALL TO ORDER

Acting Board Chair Dale Sperling called the meeting to order at 2:30 p.m. pursuant to notice. Board members present: Charley Royer, Stacy Graven, and Paul Mar. Craig Kinzer arrived at 2:50 p.m. Staff present: Kevin Callan (Executive Director), Tom Backer (Legal Counsel), Bryan Slater (CAA ICON / sports consultant), Lizanne Lyons (consultant), and Jim Reid (facilitator).

Acting Chair Sperling welcomed to the audience former Seattle City Councilmember and former Mayor, Tim Burgess. Mr. Burgess has been appointed by King County Executive Dow Constantine to fill the Board seat previously occupied by Virginia Anderson. His appointment has been placed before the King County Council for confirmation. Dale noted that he looked forward to Tim's service on the Board.

Dale also noted that he would like to change the order of the agenda to move the Board Retreat follow-up and Executive Director search items to the end. Hearing no objections, the agenda was so revised.

ITEMS FROM THE AUDIENCE/PUBLIC COMMENTS:

None.

APPROVAL OF MINUTES:

Motion by Board member Mar with a second from Board member Graven to approve the minutes of the March 11, 2019 regular Board meeting and the minutes of the May 1, 2019 Special Board Meeting. Motion carried 4-0.

BOARD BRIEFINGS:

- Seattle Mariners Proposed 2020 CapEx Projects and 10-year rolling CapEx Plan:

Trevor Gooby of the Seattle Mariners noted that the Club submitted its CapEx plan for 2020 along with its rolling 10-year CapEx plan to the PFD for review on May 1, as required by the Lease. He noted that Board members had been briefed individually on the plans and had an opportunity to ask questions and offer suggestions. He looks forward to the Board's formal review and approval of the plans.

Trevor then described a small electrical fire that occurred on May 25th at the ballpark. The fire was reported by a guest at the Silver Cloud hotel across the street from the ballpark. The fire occurred in the condensing unit of one of the soda refrigeration units at Lookout Landing. The fire was quickly extinguished by the Seattle Fire Department, and the Club continues to investigate the cause.

Finally, Trevor noted that there would be a large number of non-baseball events occurring at the ballpark in the near future, including four graduations and a number of fundraisers. He noted that the Enchant Winter lights festival would be back during the 2019 holidays, and that the Club was working on its 2020 concert schedule.

Bryan Slater of CAA ICON joined to present a detailed PowerPoint presentation and progress report on the Club's 2020 CapEx plan and 10-year rolling CapEx plan. The PowerPoint presentation is attached to these minutes. It illustrates CAA ICON's analysis of the Club's CapEx plans and offers suggestions for follow-up. Those items would be discussed with the Club in the next several weeks before the PFD's review period closes.

Dale Sperling asked the Club about 'self-performed' work and how it's reimbursed. Kevin Callan responded that the work hours performed by the Club are all documented, and that a system is in place for including those labor hours.

Following Bryan's presentation and Q & A, the Board noted that it would hold a special Board meeting at the end of the month (June 26th) in order to review a draft letter to the Club offering comments on this initial set of CapEx plans and (likely) the PFD's preliminary approval. A final set of CapEx plans is due from the Club on September 1, and the PFD will have 60 days to review and approve.

- Stadium District Implementation Update

Lizanne Lyons reported that on May 15th the PFD and the PSA submitted their combined application package to the City of Seattle for a comprehensive plan amendment recognizing the proposed Stadium District. She complimented the team of folks who helped put the amendment package together, which she described as a substantial proposal. The next step in the process is to get the City's Land Use Committee and City Council to 'docket' the proposal for further review, which is scheduled for August.

Lizanne noted that the Stadium District proposal had received letters of support from a wide range of groups and constituents living in or near the proposed district. She said they would continue to seek letters of support over the summer. And she noted that there continued to be those opposed to the plan; their interests and needs will need to be addressed as the proposal moves forward.

Dale Sperling asked Fred Rivera about the Club's position on the Stadium District plan and Fred said that the Club supports more density, if accompanied by appropriate infrastructure. The

Club also agrees that more residential uses clustered around Sound Transit light rail stations would be a good thing.

Craig Kinzer thanked the Club for supporting more development in the neighborhood and in SODO, and he urged the PFD to try to get the best result it can in the Comprehensive Plan amendment process, because, in his view, this is where new growth in Seattle needs to go.

Lizanne concluded with a discussion of the existing cost-sharing agreement between the PFD and PSA. The Board has before it an amendment that would clarify that the cost of additional consultants who have joined in the work would also be shared between the two public entities. Following discussion, Stacy moved and Paul seconded the motion, which was approved 5-0.

- **Ballpark Neighborhood Improvement Fund**

Paul Mar noted that he planned to meet with the Chinatown / International District folks on July 15, and brief them on the terms of the ballpark neighborhood improvement fund contained in the Lease. The Board encouraged Paul to proceed with the meeting, but it decided to defer any Board discussion of the fund and its potential uses until a full complement of Board members is in place. Dale Sperling asked that we add a placeholder for this item on future Board agendas.

- **Review of Vouchers:**

Kevin Callan reported on the vouchers included in the Board packet and presented today to the Board. The vouchers included substantial payments to the Club, much of it previously approved by the Board. Paul Mar reported that he had an opportunity to review the vouchers prior to the meeting, and he recommended approval. Paul moved approval of Proposed Resolution No. 19-003, and Board member Royer seconded. Following discussion, the resolution was approved, 5-0 (Craig Kinzer having joined).

- **2019 Budget Update:**

Kevin Callan presented a revised budget for 2019, which included additional items requested by Board members at the last regular meeting. In particular, the budget now includes separate tabs for Operating funds, CapEx funds, the Ballpark Neighborhood Improvement funds, and a Budget-to-Actuals comparison to date. The Board commented favorably on the expanded format.

- **Legislative Update:**

In Pat Dunn's absence, Tom Backer noted that at least one bill that could affect PFDs passed in the state legislature, SHB 1724. The bill is directed at Sound Transit and other transportation agencies that develop project mitigation measures that impose restrictions on neighborhoods. But due to unclear drafting, the bill could affect neighborhood mitigation requirements for other public facilities (such as the PFD). Tom and Pat will keep an eye on the bill as it is

implemented. Tom also noted that none of the sports betting bills introduced this year advanced. Pat expects some of those bills to return next year.

REPORTS:

Acting Chair Sperling updated the Board on the appointments process to fill the open Board positions. And he noted the agenda items to be deferred until the Board is back to its full complement of members.

Executive Director Kevin Callan briefly described the 2018 profit-sharing report from the Club, noting that for the first time in the history of the original lease, money was paid to the PFD. The profit share reflects a one-time, non-recurring payment from MLB Advanced Media for the sale of certain assets. Under the new lease, 50% of this payment will go to the CapEx Fund and 50% will go to the Ballpark Neighborhood Improvement Fund. Kevin also asked Fred Rivera to provide a brief report on the status of the ADA litigation that the Club is defending, which is ongoing.

BOARD RESOLUTION:

The Board packet contained Proposed Resolution 19-004, ratifying a contract with CAA ICON for review of the Club's CapEx plans. At the regular Board meeting in March, Dale Sperling asked that an RFP process be conducted to vet consultants to review the Club's CapEx plans. As described in the Resolution, this process was completed, recommendations were made, and the Executive Director retained CAA ICON to do that work. The proposed Resolution ratifies the Executive Director's decision. Paul Mar moved approval and Charley Royer seconded. Following Board discussion, the Resolution was approved, 5-0.

BOARD BRIEFINGS (as re-ordered):

- Board Retreat Follow-up:

Jim Reid then led the Board in brief discussion following up on the Board retreat held on May 1. He focused on the statement of "mutual interests" that he developed based on interviews with Board members and staff. He also noted Board members' common interest in becoming a high-functioning Board that was successful and able to engage in dynamic discussions.

- Executive Director Search:

Jim Reid then shifted to the search process for a new Executive Director. Jim had developed a number of handouts relating to potential essential qualifications for the new E.D., plus a draft job description. He noted that the responsibilities of the E.D. were expanding, given the larger role being taken on by the PFD under the new lease. After some Board discussion of these items, it was decided to defer action until a full complement of Board members is in place.

ADJOURNMENT:

There being no further business before the Board and no need for an Executive Session, Acting Chair Sperling declared the meeting adjourned at 4:15 p.m.

Kevin Callan
Recording Clerk

Dale Sperling, Acting Chair
Board of Directors, Public Facilities District

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT
Wednesday, June 26, 2019 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

SPECIAL BOARD MEETING MINUTES

CALL TO ORDER

Acting Board Chair Dale Sperling called the meeting to order at 2:30 p.m. pursuant to notice. Board members present: Charley Royer, Stacy Graven, Paul Mar and Craig Kinzer. Staff present: Kevin Callan (Executive Director), Tom Backer (Legal Counsel), Gerry Johnson (Outside legal counsel), and Dan Barrett (CAA ICON / sports consultant).

Acting Chair Sperling welcomed to the audience returning PFD Board member and soon to be retired Seattle banker, Carol Nelson. Ms. Nelson has been appointed by King County Executive Dow Constantine to fill the Board seat currently occupied by Craig Kinzer. Her appointment is before the King County Council for confirmation, which we expect shortly.

ITEMS FROM THE AUDIENCE/PUBLIC COMMENTS: None.

BOARD BRIEFINGS AND POTENTIAL ACTIONS:

Vice-Chair Sperling noted that the purpose of this special meeting is to formally review the Club's 2020 Capital Expenditure (CapEx) plan and to sign off on a letter of preliminary approval for the plan. Dale noted that a packet of materials had been delivered to Board members in advance, and he assumed that everyone had taken the time to review those materials carefully. Dale then asked Paul Mar to recap for the Board the work that Paul and others had done in reviewing the Club's initial 2020 CapEx plan.

Paul began with a reminder overview of what was contained in the 2020 CapEx plan, including the Club's 1-year plan and its 10-year rolling CapEx plan. Paul noted that he had carefully reviewed the plans, along with Bryan Slater from our sports consultant, CAA ICON. Paul and Bryan met four times with representatives of the Club to review the plans line-by-line, and to get our questions answered. The results of those meetings and CAA ICON's review work are included in the 25-page 'Summary of Findings' dated June 24, 2019 provided to the Board.

Dan Barrett from CAA ICON then briefly described some of the changes to the CapEx plan made by the Club since the last Board meeting, noting that most of these changes were the result of questions from, or issues raised by, the PFD. Dan then reviewed some of the major findings in the report with the Board.

Of particular interest was the relationship between the earlier Long-Term Capital Needs Assessment (LTCNA) and the current CapEx plans. In short, there is a substantial 'deficit' between the work called for in the LTCNA and the current work plans, including the 10-year plan. The PFD raised this issue with the Club, and Club provided a letter to the PFD dated June 24, 2019 that explains the difference in actual and estimated capital expenses through 2029. A copy of the letter was included in the Board packet.

Paul noted that the PFD would be watching these issues over time, and would look carefully to see that any capital projects from the LTCNA that were deferred, or any existing plans that are deferred, get implemented in future years. At the same time, the Board recognized that the existing LTCNA would eventually become dated and that a new study would be required. In summary, Paul thought that the PFD and the Club were in synch on the capital improvements to be made at the ballpark.

Dale Sperling asked if we are also in synch on the 'Applicable Standard' and Craig Kinzer added as a specific example a question about 5G cellular network technology and when it might come to the ballpark. Fred Rivera of the Mariners responded that the Club was certainly looking at 5G for the ballpark, but it is in the early stages of implementation and not yet generally adopted. Tom Backer noted that under the Applicable Standard, 5G would need to be in use (or coming into use) by the majority of the top 1/3 of all ballparks before the PFD could insist on the Club's including it here. Fred noted that the Club was certainly preparing for 5G, and he thought that it would likely be standard before the end of this 10-year rolling plan (2029). Fred also described some other ascendant technologies that the Club is considering.

Tom Backer then led the Board through a brief review of the draft letter of preliminary approval of the Club's initial 2020 CapEx plan. Following Board discussion, Paul Mar moved that the letter and attachments be approved, and Craig Kinzer seconded. The letter was approved 5-0.

BOARD CHAIR REPORT:

Dale Sperling reminded Board members of the upcoming 20th-Anniversary Celebration at the ballpark, which will commemorate the opening of the ballpark on July 15, 1999. He hoped that most Board members would attend the pre-game, on-field activities and would watch him throw out the ceremonial first pitch.

Dale then drew the Board's attention to a number of items identified on the agenda as 'deferred' until the Board is back to its full complement of seven (7) members. Dale hopes that these items can be addressed in the next month or so.

ADJOURNMENT:

There being no further business before the Board and no need for an Executive Session, Acting Chair Sperling declared the meeting adjourned at 3:20 p.m.

Kevin Callan
Recording Clerk

Dale Sperling, Acting Chair
Board of Directors, Public Facilities District

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT

Monday, July 29, 2019 9:00 A.M. to Noon
Pacifica Law Group Offices, Rainier Conference Room
1191 Second Avenue, Suite 2000
Seattle, Washington 98101

SPECIAL BOARD MEETING MINUTES

CALL TO ORDER:

Acting Board Chair Dale Sperling called to order the special meeting of the Board at 9:00 a.m. pursuant to notice. Board members present: Dale Sperling, Charley Royer, Paul Mar, Stacy Graven, Carol Nelson, Tim Burgess, and Omar Riojas. Staff present: Kevin Callan (Executive Director), Tom Backer (Legal Counsel), and Jim Reid (Facilitator).

NEW BOARD MEMBER INTRODUCTIONS:

Dale Sperling opened the meeting by welcoming all of the Board's newest members (Carol, Tim, and Omar), all of whom have now been confirmed to serve by their respective appointing entities. Dale asked that they each provide a brief summary of their background and experience, and a description of their interest in serving on the Board. A lively discussion followed, both from new Board members and existing members. The discussion revealed shared experiences, more than few school rivalries, a strong sense of public service, and some life-long baseball fans.

ITEMS FROM THE AUDIENCE/PUBLIC COMMENTS: None.

Acting Board Chair Sperling then asked for the Board's indulgence in taking the Board Leadership question out of its order on the agenda and discussing it first. There being no objection, Dale noted that the Board Chair position has been vacant since Virginia Anderson left the Board in January. He said that now that the Board is back to its full complement of seven confirmed members, it is time to elect a new chair, and he asked for Board discussion. Dale noted that it was unlikely that any of the newest members would seek the position, to which there were general nods of agreement. Paul Mar then nominated Stacy Graven to be the Board Chair, and Charley Royer seconded. Carol Nelson asked Stacy to describe why she wanted to serve, and Stacy explained her goals for the Board between now and the end of the year. Following additional discussion, the Board voted 7-0 to elect Stacy as the Chair and to have Dale Sperling continue as Vice-Chair through the end of 2019. While Dale then tried to immediately 'pass the gavel' onto Stacy she demurred, and Dale continued to lead the rest of the meeting.

STAFFING AND OTHER RESOURCE NEEDS:

Jim Reid then led the Board in a discussion of long-term staffing needs and the search for a new Executive Director. Dale Sperling reviewed the items he believes are key to the position, including strong financial management and lease oversight/compliance. Dale suggested that the Board establish a Task Force to lead the Executive Director search, which would help refine the needs for the position, define the essential qualifications for the Executive Director, and explore alternatives for the hiring process. Stacy Graven seconded the notion of a Task Force, and she volunteered to lead the effort along with Carol Nelson. They left open the possibility of a third Board member serving with them on the Task Force.

FOLLOW-ON FROM THE BOARD RETREAT:

Jim Reid continued with a number of follow-on items from the Board's May 1, 2019 retreat. Jim started with the "ground rules" identified by the Board in May, which are stated in the Minutes of the May 1 meeting. A general discussion of the rules followed, along with consideration of how best to keep the rules 'top-of-mind' for easy to reference when needed. The general consensus was that the rules should ultimately be incorporated into an electronic Board 'portal' for easy access (along with other Board materials). There was also some discussion of specific rules and the desire that the rules lead to productive dialogue among Board members and inclusive debate (without judgment as to whether 'articulating' a position means that you will 'adopt' that position). There was agreement that the rules should not be viewed as static, but that they should continue to evolve and help ensure that the Board will be able to bring the best collective judgment of all of its members to its decision-making.

Jim then reviewed the "mutual interests" of the Board and Staff as discussed at the retreat. The key take-away was the Board's commitment to be a "high-functioning," working Board with a small but supportive staff and consulting assistance as needed. Omar asked whether there were examples of other Boards performing these roles that we could emulate. The consensus was that this is a question that we could work on together with our new Executive Director. The answer would also be informed by what the Board learns in the future as it tours other ballparks.

PREPPING FOR THE NEXT STEPS IN THE LEASE COMPLIANCE PROCESS:

Kevin Callan and Tom Backer provided the Board with a brief overview of the documents that the Club is required by the lease to provide to the PFD in September. These include a final CapEx plan and an annual Maintenance plan for PFD review and approval. Both these plans are evaluated against the Applicable Standard (Club must maintain the ballpark consistent with the majority of the top 1/3 of all MLB parks). The Club will also submit an annual Operating Plan, which is evaluated against the Operating Standard (Club must operate the ballpark as a first-class facility, consistent with other top tier ballparks). Kevin noted that the PFD will continue to work with the Club on the form of these submittals, and that the Club is prepared to meet again individually with Board members to discuss the contents of these plans following their submittal.

Dale Sperling had a question regarding Club 'self-performance' of work required under the lease and how the cost of that work was accounted for. Kevin Callan responded that that Club does self-perform much of the maintenance work at the ballpark (concrete "caulking" being a major example), but that such work is accounted for at cost (no profit) to the Club.

STADIUM DISTRICT UPDATE:

Charley Royer provided the Board with a brief update on the status of the Stadium District work being done by him, Paul, and Stacy, in conjunction with members from the Public Stadium Authority (PSA). The Stadium District planning framework has been in place since 2012, when the PFD and the PSA completed their joint Concept Plan for the neighborhood. The purpose of the plan is to help focus on activities in the areas outside the walls of the ballpark. The goal is to adopt new zoning that will help build communities around the ballpark and in the adjacent neighborhoods.

Charley recapped the Comprehensive Plan amendment proposal that the PFD and PSA jointly submitted in May, and he reviewed the progress of the proposed amendment in the City's evaluation process. The next key step for the amendment is to get it 'docketed' for City staff evaluation this fall and for City Council action in 2020. Charley noted that the proposed Stadium District amendment was facing the same opposition it faced when considered by the City in 2013 and beyond, and that continued effort would be required to advance the proposal.

The next key steps in the amendment docketing process are the meetings (and recommendations) of the City's Planning, Land Use, and Zoning Committee on August 7th and the full City Council meeting on August 12th. Charley said he would keep the Board posted on those developments and that further discussion could be had at the next regular Board meeting in September.

ADJOURNMENT

Acting Board Chair Dale Sperling, there being no further business before the Board, declared the meeting adjourned at 11:12 a.m.

Kevin Callan
Recording Clerk

Dale Sperling, Acting Chair
Board of Directors, Public Facilities District

Payment Summary - Special Districts

Report ID: AP_RPRT_181D
 Report Date: 7/1/2019
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06/01/2019 to 06/30/2019

DISTRICT: WSMLBS
 FUND: 280010020
 WSMLBS-PFD OPERATING FUND

Issues

Payee	Payment Type	Number	Amount	Issue Date	Cleared Date	Invoice Number	Invoice Amount
A SPARKLE HOME CLEANING SERVICE	Warrant	9752780	260.00	06/07/2019	06/24/2019	1-0733	260.00
CITY OF SEATTLE	Warrant	9752781	184.96	06/07/2019	06/11/2019	5-16-19	184.96
KEVIN CALLAN	Warrant	9752782	6,000.00	06/07/2019	06/10/2019	05-2019	6,000.00
LIZANNE LYONS CONSULTING	Warrant	9752783	10,556.00	06/07/2019	06/17/2019	12	10,556.00
PACIFIC OFFICE AUTOMATION	Warrant	9752784	950.65	06/07/2019	06/14/2019	63454731	950.65
PACIFICA LAW GROUP	Warrant	9752785	4,523.02	06/07/2019	06/11/2019	50704	4,523.02
PATRICK DUNN & ASSOCIATES LTD	Warrant	9752786	4,200.00	06/07/2019	06/19/2019	PFD-05-19	4,200.00
TEAL GROUP TECHNOLOGIES LLC	Warrant	9752788	461.16	06/07/2019	06/19/2019	88007	461.16
THE FALCONER GROUP	Warrant	9752789	2,677.50	06/07/2019	06/12/2019	19-016	2,677.50
THOMAS ELI BACKER	Warrant	9752790	21,787.50	06/07/2019	06/10/2019	20782	21,787.50
WASHINGTON STATE PUBLIC STADIUM AUTHORITY	Warrant	9752791	4,160.00	06/07/2019	06/10/2019	413589	4,160.00
COMCAST BUSINESS	Warrant	9772577	336.12	06/19/2019	06/26/2019	6-11-19	336.12
CRYSTAL SPRINGS	Warrant	9772578	3.29	06/19/2019	06/26/2019	5314663.060119	3.29
DOMAIN LISTINGS	Warrant	9772579	228.00	06/19/2019	06/27/2019	282-1848	228.00
GARY JOHNSON	Warrant	9772580	6,300.00	06/19/2019	06/25/2019	1-5-2019	6,300.00
ICON VENUE GROUP LLC	Warrant	9772581	7,645.50	06/19/2019	06/25/2019	288-20-06-19	7,645.50
PACIFIC OFFICE AUTOMATION	Warrant	9772582	463.73	06/19/2019	06/25/2019	63806985	463.73

Total Issues for Fund 280010020 70,737.43

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Payment Summary - Special Districts

Report ID: AP_RPRT_181D
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06/01/2019 to 06/30/2019

280011010 WSMILBS-PFD CAPITAL PROJECTS FUND

FUND 280011010

Payee	Payment Type	Number	Amount	Issue Date	Cleared Date	Invoice Number	Invoice Amount
SEATTLE MARINERS	Warrant	9752787	1,596,418.04	06/07/2019	06/10/2019	12853	1,596,418.04
SEATTLE MARINERS	Warrant	9772983	565,691.54	06/21/2019	06/26/2019	12882	565,691.54
Total Issues for Fund 280011010			2,162,109.58				
Total for Fund 280011010			2,162,109.58				
Total for District WSMILBS			2,232,847.01				

Payment Summary - Special Districts

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07/01/2019 to 07/31/2019

DISTRICT FUND WSMILBS 280010020 WSMILBS-PFD OPERATING FUND

Issues

Payee	Payment Type	Number	Amount	Issue Date	Cleared Date	Invoice Number	Invoice Amount
A SPARKLE HOME CLEANING SERVICE	Warrant	9779514	325.00	07/18/2019	07/26/2019	1-0734	325.00
CITY OF SEATTLE	Warrant	9779515	903.99	07/18/2019	07/23/2019	4002-07-19	903.99
COMCAST BUSINESS	Warrant	9779516	99.56	07/18/2019	07/25/2019	7-01-19	99.56
CRYSTAL SPRINGS	Warrant	9779517	3.29	07/18/2019	07/24/2019	5314663 070119	3.29
ICON VENUE GROUP LLC	Warrant	9779518	20,845.70	07/18/2019	07/25/2019	288-21-06-19	20,845.70
KEVIN CALLAN	Warrant	9779519	6,000.00	07/18/2019	07/19/2019	063019	6,000.00
LIZANNE LYONS CONSULTING	Warrant	9779520	9,867.14	07/18/2019	07/19/2019	13	9,867.14
PACIFIC OFFICE AUTOMATION	Warrant	9779521	514.74	07/18/2019	07/24/2019	64247979	514.74
PACIFICA LAW GROUP	Warrant	9779522	3,277.50	07/18/2019	07/19/2019	51327	3,277.50
PATRICK DUNN & ASSOCIATES LTD	Warrant	9779523	4,200.00	07/18/2019	07/25/2019	07-01-2019	4,200.00
TEAL GROUP TECHNOLOGIES LLC	Warrant	9779524	420.25	07/18/2019	07/24/2019	88091	420.25
THE FALCONER GROUP	Warrant	9779525	2,520.00	07/18/2019	07/19/2019	06302019	2,520.00
THOMAS ELI BACKER	Warrant	9779526	22,725.00	07/18/2019	07/19/2019	20788	22,725.00
WASHINGTON STATE PUBLIC STADIUM AUTHORITY	Warrant	9779527	2,728.50	07/18/2019	07/19/2019	414239	2,728.50

Total Issues for Fund 280010020

74,430.67

Total for Fund 280010020

74,430.67

Payment Summary - Special Districts

Report ID: AP_RPRT_181D
 Report Date: 8/1/2019
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07/01/2019 to 07/31/2019

280011010 WSMILBS-PFD CAPITAL PROJECTS FUND

FUND 280011010

Issues

Payee	Payment Type	Number	Amount	Issue Date	Cleared Date	Invoice Number	Invoice Amount
SEATTLE MARINERS	Warrant	9780162	561,909.40	07/22/2019	07/25/2019	12915	561,909.40
Total Issues for Fund 280011010			561,909.40				
Total for Fund 280011010			561,909.40				
Total for District WSMILBS			636,340.07				



Special District Voucher Approval Document

District Name: Washington State Major League Baseball Stadium Public Facilities D File Name: AP_WSM_LBS_APSUPINV_20190904124224.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
A SPARKLE HOME CLEANING SERVICE			1-0736	09/01/2019	\$325.00	
ALLSTREAM			16317750	08/11/2019	\$173.27	
COMCAST BUSINESS			9-1-19	09/01/2019	\$138.56	
CRYSTAL SPRINGS			5314663 070120-1	08/31/2019	\$3.29	
ICON VENUE GROUP, LLC			288-22-07-19	07/31/2019	\$1,258.57	
KEVIN CALLAN			08-31-19	09/04/2019	\$6,000.00	
LIZANNE LYONS CONSULTING			15	08/31/2019	\$7,904.19	
PACIFIC OFFICE AUTOMATION			64531094	09/01/2019	\$491.55	
PATRICK DUNN & ASSOCIATES, LTD			PFD-08-19	08/31/2019	\$4,200.00	
POSTMASTER			94445	09/01/2019	\$3,088.00	
TEAL GROUP TECHNOLOGIES, LLC			88166	07/31/2019	\$315.25	
THE FALCONER GROUP			19-021	09/03/2019	\$1,102.50	
THOMAS ELI BACKER			20799	09/02/2019	\$15,712.50	
ZGF			000115426	08/16/2019	\$22,472.50	



Special District Voucher Approval Document

KC v2.0

District Name: Washington State Major League Baseball Stadium Public Facilities D File Name: AP_WSM_LBS_APSUPINV_20190904131320.csv

Payee (Vendor Name)	Vendor No.	Vendor Site	Invoice No.	Invoice Date	Inv. Amount	Description
SEATTLE MARINERS			12975	08/09/2019	\$919,903.40	

PFD Operations Budget - 2019

January - August 2019	Budget	Actual	Variance
Operating Cash balance	3,022,108	3,073,941	51,833
Rent - Mariners	1,500,000	1,500,000	-
Interest	18,725	47,884	29,159
1. Outside Consultants:			
Outside Accounting / Auditing	11,500	8,269	3,231
Legal fees	200,000	175,671	24,329
Consulting services	168,267	159,302	8,965
Subtotal Outside Consultants:	379,767	343,242	36,525
2. PFD Staff			
Kevin	48,000	48,000	-
3. General and Administrative:			
Office Expense	12,000	11,153	847
Meeting Expense	4,000	3,000	1,000
Telephone / Computer Expense	12,000	9,458	2,542
Travel	8,000	-	8,000
Insurance	32,850	32,848	2
Subtotal General and Administrative:	68,850	56,459	12,391
4. SUBTOTAL Monthly Expenses	496,617	447,701	48,916

PFD Capital Projects Budget - 2019

January - July 2019	Budget	Actual	Variance
Opening Cash balance	12,290,278		
Mariner Required Contribution	1,625,000	1,625,000	-
2018 Profit Sharing Contribution	2,300,000	2,300,000	-
Parking Tax	342,123	265,059	(77,064) through June
Admissions Tax	2,859,757	2,565,888	(293,869) through June
Mariner Revenue Sharing	700,239	798,466	98,227
PFD Contribution from Rent	1,674,764	1,674,764	-
Interest	169,907	170,387	480
Total Receipts	9,671,790	9,399,564	(272,226)
Total Uses for Capital Projects	9,600,323	7,860,900	(1,739,423)
Ending Cash Balance	12,361,745	14,570,160	2,208,415

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

The members of the Board of Directors have agreed to use these ground rules to guide their decision-making at Board meetings and in other forums.

GROUND RULES

TO GUIDE THE BOARD'S DISCUSSIONS AND DECISION-MAKING

1. The success of our meetings depends on all of us being equally engaged and equally responsible. Every opinion is equally valuable. Everyone abides by these ground rules and the spirit of constructive problem solving.
2. To create an environment of learning and exploration, we intend to have open, honest, candid, and respectful discussions.
3. We want and expect robust discussions with differences of opinion. To ensure that differences produce more creative discussions and agreements, we will focus them on issues, not on personalities.
4. To prompt discussion and stimulate creativity, expect that on occasion the person who offers an idea or potential solution may not be wedded to it. Floating such "trial balloons" is an effective way to test ideas and build lasting solutions.
5. Assume the best intentions of others. If you find yourself making an assumption about someone's position, logic, or motivations, share that assumption. Give the person the opportunity to confirm or correct it.
6. It is as important to be a good listener as an effective advocate.
7. We will seek consensus—agreement of everyone—to reach conclusions and decisions.
8. If the agenda or facilitation techniques are not working, please say so. This will allow us to make changes so that everyone remains supportive of the structure and engaged in the discussions.

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The Honorable Jenny A. Durkan
Mayor, City of Seattle
P.O. Box 94749
Seattle, WA 98124-4749

Via Email: jenny.durkan@seattle.gov

Dear Mayor Durkan:

We are writing to you on behalf of the Washington State Major League Baseball Stadium Public Facilities District (PFD) and the Washington State Public Stadium Authority (PSA) to request a meeting to discuss our Stadium District proposal and the upcoming industrial/maritime lands work group that you are convening. We have been actively involved in the last two rounds of industrial/maritime lands planning and we strongly support your commitment to a collaborative and constructive process.

Like you, we appreciate the importance of preserving Seattle's vibrant maritime industry and strong industrial job base. These industries provide needed family wage jobs to people who might not otherwise benefit from the growth of our tech economy.

However, we believe that building a strong neighborhood around our existing stadiums, with an emphasis on workforce housing and the inclusion of lodging, is an important complement to preserving industrial jobs. Building a strong neighborhood will also help to protect the more than \$1B investment in our SODO sports stadiums. There is a tremendous opportunity at this moment to capitalize on our existing public investment while better using our surrounding land in ways that meet all of the City's high priority needs.

Towards that end, we would like to meet with you to offer some ideas and suggestions about how to make the work group process a success. We would also like to share with you our more detailed thoughts and hear your interests and concerns about our Stadium District proposal.

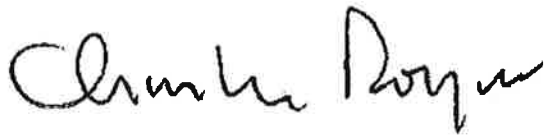
It is our strong desire to work collaboratively and constructively in this process by building on the work that has already been done. We hope that this all can move forward with considerable speed, as significant changes are ongoing in this neighborhood and will continue during any planning process. For example, FIFA is set to make a decision on the World Cup in 2020, which could bring the event to the Stadium District in 2026.

We look forward to meeting with you at your earliest convenience, and we appreciate your willingness to continue to explore the possibilities that the Stadium District area offers.

Sincerely,

Washington State Major League Baseball
Stadium Public Facilities District (PFD)

Washington State Public Stadium Authority
(PSA)



Charley Royer



Fred Mendoza
PSA Board Chair

Cc: David Moseley, Deputy Mayor, via email: david.moseley@seattle.gov



PSA/PFD Suggestions for the Industrial Lands/Maritime Working Group

Questions to be Answered:

We recommend that the focus of the industrial lands/maritime work group be on developing a framework that updates our industrial lands policies by answering the following types of questions:

- 1). Are there circumstances under which housing can be co-located with or in close proximity to certain types of industry without impacting our industrial jobs base?
- 2). If housing is co-located with or in close proximity to certain types of industry, should there be an emphasis on a significant portion of it being Workforce Housing?
- 3) How will the balance between transportation impacts from housing versus office development (where allowed) versus other factors such as cruise ship tourism be weighed or mitigated in order to ensure adequate freight mobility in industrial lands?
- 4) Are there workforce training opportunities that can be promoted by some mixed-use development in or near industrial lands?
- 5) Should industrial lands around future light rail stations evolve in terms of existing uses allowed?
- 6) How will the balance between preserving industrial jobs and existing growth management policies which strive to have people live near where they work be struck?
- 7) Are there economic development policies which can promote the kinds of new concept industry that we're starting to see in Seattle and around the country, as evidenced in Maker's Districts?

8) What type of development will effectively promote tourism through the relocation of cruise ships in Seattle?

Process Outcomes:

The desired outcome of this process is to finalize recommendations for updating industrial lands policies that strike a workable balance between the City's goals of: preserving existing industrial jobs; providing workforce training to those in need of family wage jobs; building more housing, with an emphasis on workforce housing; supporting mobility in the region by creating density near future light rail stations; stimulating new, innovative types of industry; and, building on the significant public investment that's already been made in our SODO sports stadiums. Having updated industrial lands policies will also allow those Comprehensive Plan proposals that are currently ripe for decision to be evaluated without worry about incrementalism or unintended consequences.

If, instead, the industrial lands work group is directed to drill deep into the specific merits of sub-area proposals such as the SODO Concept, housing at the Armory site, TOD around light rail stations in industrial lands, the Stadium District and the like, then the City will lose the valuable big picture perspective that everyone hopes this process will provide. Additionally, such a level of detailed and time-consuming planning work could cause the process to either stall out or devolve into endless debate. Having watched two previous industrial lands working groups end without making satisfactory progress over 5+ years, we encourage you to avoid this peril by focusing the working group at a higher level and providing timelines.

Timeframe:

With the approach we're recommending, we believe this work could be successfully accomplished in a timeframe from September 2019 to April 2020.

Work Group as "Advisory":

We also urge you to be clear from the outset that the role of the industrial lands work group is of an *advisory* nature. While consensus is desirable, it may be that a

common understanding of facts, issues and viewpoints is a sufficient end goal for the working group.

Work Group Composition:

We think it will be valuable for the composition of this work group to include all relevant stakeholders. We recommend that participation in the industrial lands work group include representatives from: the Alliance for Pioneer Square, the Pioneer Square Residents Council, the Seattle Chinatown/International District Public Development Authority, and the Seattle Building and Construction Trades Council. They all have a vested interest in these discussions given their proximate location and job impacts. Finally, it is important to us that the PFD have a seat at the table, alongside the PSA.

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DRAFT

FOR DISCUSSION PURPOSES ONLY

Edition #7, 09.09.19

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT

PFD SEEKS EXECUTIVE DIRECTOR WITH 3 ESSENTIAL QUALIFICATIONS

The mission of the Washington State Major League Baseball Stadium Public Facilities District (PFD) is to maintain and enhance our iconic baseball park in order to promote the success of Major League Baseball in the State of Washington, enhance fan enjoyment, and contribute to an economically successful, safe, desirable, innovative, and walkable stadium neighborhood. On 1 January 2019, the new lease, funding agreement, and non-relocation agreement became effective. As a result, the Seattle Mariners will remain in Seattle for at least the next twenty-five years.

Although the Seattle Mariners continue to operate and maintain the ballpark, the new lease expands the role and responsibilities of the PFD. For example, the lease gives the PFD the responsibility to oversee and manage five funds, to review and comment on the ballpark operations plan, and to review and approve a ballpark management plan (including a capital expenditure plan) so that the ballpark remains a first-class facility in the top tier of all Major League Baseball stadiums. The PFD's mission also directs a concerted effort by the PFD to ensure that the stadium benefits the surrounding neighborhoods. These and other expanded or additional responsibilities demand that the PFD become an even more sophisticated organization and work even more strategically to build, strengthen, and/or maintain cooperative relationships with the Seattle Mariners, King County, the State of Washington, the City of Seattle, the Port of Seattle, representatives of our three adjacent neighborhoods—Pioneer Square, Chinatown/International District, and SODO (South of Downtown)—and the public-at-large.

In light of the PFD's increased role and responsibilities, the Board of Directors reached consensus that the PFD needs a full-time Executive Director. Board members also agreed that the Executive Director must demonstrate experience in the following three areas and possess these essential qualifications:

1. ABILITY TO SUPPORT THE BOARD IN TRANSFORMING THE AGENCY'S CULTURE

Because of the expansion of the PFD's role and responsibilities, the Board of Directors is working to transform the culture of the agency. Board members want the PFD to be a learning organization and the Board to be a high-functioning team. To meet the demands of the lease and the challenges of the future, the Board and staff must be forward thinking, united by strategic goals and objectives, and supported by improved structures, policies, and procedures. To ensure that the PFD takes advantage of and utilizes the diverse expertise, talents, and skills of the Board, the members must be equitably engaged in developing policy and making decisions. Decisions and actions must be transparent to and supported by Board members, staff, partners, key constituencies, and the public.

Therefore, the Board seeks an Executive Director with a proven track record of effectively serving boards of directors, committees, or teams of elected or high-ranking appointed officials. Organizational development expertise, strong communications skills, including verbal, written, and listening skills, and a record of gaining the confidence, trust, and respect of multiple bosses, colleagues, and associates are needed. Additional desirable skills include strategic, business, and/or financial planning expertise to help ensure that the PFD unites behind a long-term vision, and the goals, strategies, actions, and performance measures necessary to achieve it.

The Executive Director must be a strong leader, problem-solver, and self-starter because the PFD has had, up to this time, a staff of two, the Executive Director and Administrative Assistant. The Board assumes that because of requirements of the new lease, the Executive Director and Board will engage in discussions about the level of staffing and use of consultants. The Executive Director must also be flexible and adaptable as roles, responsibilities, and relationships are implemented, tested, and refined.

2. THE ABILITY TO OVERSEE THE IMPLEMENTATION OF THE NEW LEASE AGREEMENTS

The Public Facilities District is obligated to safeguard the public's investment in the ballpark and ensure that the Seattle Mariners operate and maintain the ballpark as a first-class facility in the top one-third of Major League Baseball stadiums. A multi-year negotiation between the PFD and Seattle Mariners culminated last year in a new 25-year lease and a separate non-relocation agreement. The lease also created the Ballpark Neighborhood Improvement Fund to improve the fans' experience and contribute to an economically successful, safe, desirable, innovative, and walkable stadium neighborhood.

Beginning in January 2019, the PFD assumed a greater role in the oversight of the stadium. This oversight includes reviewing and commenting on the Annual Operations Plan and reviewing and approving the Annual Management Plan (including the Maintenance Plan and CapEx Plan). The latter includes annual and rolling ten-year capital expenditure plans. The funding agreement between King County and the PFD provides a mechanism for the County, starting in 2021, to invest a portion of lodging tax revenues for infrastructure needs in the ballpark. In periodic reports to the King County Executive and Council, the PFD must demonstrate that the specific requirements for spending these funds are being achieved.

The Executive Director will lead the way in ensuring that the terms of the lease between the PFD and the Seattle Mariners are implemented, and that the financial accounting and reporting requirements of this public entity are met, including annual State audit reviews. Therefore, these areas of expertise are highly desirable: a) management of major public or private facilities; b) knowledge of public budgeting, accounting, and finance; c) contracts and grants administration; d) the management of consultants; e) negotiations and conflict resolution; and f) public disclosure, open meetings, and public records requirements. In addition, every five to ten years the Executive Director will be responsible for facilitating the Applicable Standard Review, the process by which representatives of the PFD, Seattle Mariners, architects, engineers, and building assessment professionals determine that the ballpark is being maintained as a first-class facility in comparison to other top-tier ballparks in Major League Baseball. This project is an example of the need for the Executive Director to be skilled in project management, consultant management, and facilitation.

Finally, because of the Board's interest in transparency, the work of the PFD to safeguard the public's investment in the operations and maintenance of T-Mobile Park may be the activity that attracts the most media attention. Therefore, excellent communications skills and experience working with the media are desirable.

3. THE ENERGY AND CREATIVITY TO MANAGE COMPLEX RELATIONSHIPS AND BUILD CONSENSUS

The new lease requires the PFD to work closely and cooperatively with a number of partners and stakeholders. First and foremost is the ball club, the Seattle Mariners. Because of changes in roles and responsibilities, the partnership will be even more complex. The ability to collaborate effectively with our partner on day-to-day activities and long-term priorities is a key factor to success in this role. The Executive Director must strike a balance between advocacy of the particular needs and desires of the PFD with a willingness to work with the Seattle Mariners in an open, respectful, and collaborative manner.

The Executive Director will also have to demonstrate these abilities when working with County, State, City, and other public officials. Expertise in the political arena and an understanding of how government and politics work will be the foundation for advancing the PFD's interests, vision, mission, and goals with governmental partners. The Board is particularly interested in strengthening the PFD's relationships with the King County Executive's Office, County Council, and Department of Executive Services (specifically the Finance and Business Operations Division). A closer relationship with King County officials will help ensure understanding of and support for the PFD's expenditure of County funds.

The Executive Director should also have experience in or familiarity with land use and transportation issues and the interests needs, and concerns of grassroots organizations. The PFD is involved in complex land use and transportation issues, particularly in efforts to establish a Stadium District as an independent land use classification. This involvement requires that the PFD work closely and collaboratively with representatives of the City of Seattle, community groups in Pioneer Square, SODO, and Chinatown/International District, the Port of Seattle, and the Public Stadium Authority that oversees the management of CenturyLink Field and Events Center.

Administration of the Ballpark Neighborhood Improvement Fund is one of the PFD's new responsibilities. To ensure that the funds are used to the maximum benefit of the interested and affected parties, the PFD will consult with the Seattle Mariners and representatives of the neighborhoods. The Executive Director will be the "Face of the PFD" as the agency increases its involvement in the community. Experience working in the public arena, with both governmental and non-profit agencies, will be an advantage in the position, as will experience with program management and administering contracts.