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3 RESOLUTION NO. 530

4 A RESOLUTION approving the allocation of up to \$1.5 million of  
5 Neighborhood Improvement Funds to The Baseball Club of  
6 Seattle, LLLP for the construction of a ride-share lot ancillary to T-  
7 Mobile Park.  
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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 \$4.5 million; and

30 WHEREAS, at the February 28, 2021 District Regular Board of Directors Meeting, the  
31 Board reviewed a proposed structure and broad goals for the NIF and found them to be an  
32 acceptable framework for the review and approval of proposed 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 to seek input and  
36 feedback from other neighborhood stakeholders as appropriate; and

37 WHEREAS, that advisory group reviewed a proposal by the Club to share in the cost of  
38 constructing a ride-share lot ancillary to the ballpark that would serve both event attendees to T-  
39 Mobile Park and residents of and visitors to the neighborhoods surrounding the ballpark; and

40 WHEREAS, the proposed ride-share lot would provide a dedicated location for  
41 Transportation Network Companies (“TNCs”) such as Uber and Lyft to drop off and pick up  
42 passengers for games and other events hosted at the ballpark or nearby facilities; and

43 WHEREAS, this dedicated location plus ‘geofencing’ of main traffic arterials around the  
44 ballpark would improve public safety and reduce traffic impacts currently caused by TNC  
45 drivers using unsafe locations (sometimes stopping mid-traffic) to pick up and drop off  
46 passengers; and

47 WHEREAS, the location proposed for the ride-share lot is proximate to the SE corner of  
48 the ballpark and currently vacant and uncared for, and its development will contribute to the  
49 aesthetic improvement of the neighborhood, and its activation will improve public safety and  
50 contribute to a more desirable and walkable neighborhood; and

51 WHEREAS, the public benefits of assisting with the development of a ride-share facility  
52 ancillary to the ballpark are consistent with the public purpose of the District and its mission; and

53 WHEREAS, at the February 13, 2023 District Board meeting, the Club proposed the  
54 allocation of NIF monies to support the construction of such a ride-share lot; and

55 WHEREAS, the Board found the Club’s proposal is consistent with the Lease terms for  
56 the NIF and with the goals articulated at the February 28, 2021 Board meeting, including  
57 improving the public safety and general pedestrian experience of fans, employees, and the public  
58 around the ballpark, enhancing aesthetic conditions, and improving the immediate ballpark  
59 neighborhood through urban design; and

60 WHEREAS, the proposed project would provide the public benefits of eliminating the  
61 majority of unsafe drop-off locations around T-Mobile Park, contribute to the improvement of  
62 the neighborhood, and improve public safety in the area; and

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

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

69           Section 1. The use of Neighborhood Improvement Funds to share in the development  
70 costs of a ride-share lot ancillary to ballpark is in the public interest and will provide benefits to  
71 the public, including improved transportation options and safety for ballpark attendees and for  
72 users of other public facilities in the neighborhood surrounding the ballpark.

73           Section 2. The expenditure of these funds is consistent with the District's statutory  
74 authority and in furtherance of the District responsibility to own, maintain, and operate a baseball  
75 stadium and to improve, operate, and maintain the facilities of the District.

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


79           Section 4. The District approves an allocation from the Neighborhood Improvement Fund  
80 of the lower of 50% of project costs or \$1.5 million for the construction of the ride-share lot.

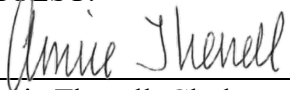
81           Section 5. The Executive Director is hereby authorized to take such administrative or  
82 other actions as necessary to implement the terms and provisions of this resolution.

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PASSED by a vote of   5   to   0   this 8<sup>th</sup> day of May 2023.

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

  
\_\_\_\_\_  
Carol Nelson, Chair

ATTEST:  
  
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Annie Thenell, Clerk