



PUBLIC FACILITIES DISTRICT

## Special Meeting Notice

June 27, 2022  
1:30 P.M.

T-Mobile Park  
PFD Conference Room  
110 Edgar Martinez Drive S  
Seattle, WA 98134

*The PFD's Regular Meeting was scheduled for 2:30 p.m. on June 27<sup>th</sup>. Due to scheduling issues, the meeting has been advanced to start at 1:30 p.m. This meeting of the Board of Directors will in-person and will be conducted in a manner consistent with guidance from the Attorney General's office. Telephonic access is available via a free conference call service upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person should submit comments to [curtisj@ballpark.org](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time.*

### SPECIAL BOARD MEETING NOTICE AND AGENDA

- A. Call to Order / Welcome (Chair, Stacy Graven)
- B. Public Comment (any written public comment received prior to the meeting will be summarized and read aloud)
- C. Approval of the Minutes
  - 1. May 9, 2022 Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:
  - 1. Long Term Capital Needs Assessment Overview (Bryan Slater, Bill Mykins) – *Presentation Only*
  - 2. 2023 Initial Cap-Ex Workplan Presentation
    - a. 2023 Cap-Ex Workplan Presentation (Trevor Gooby)-  
*Materials Included*

- b. PFD Draft Letter of Preliminary Approval: Discussion, Board Comment, and Motion (Joshua Curtis) – *Materials Included*
- 3. Amended PFD Benefits Package (Stacy Graven) – *Materials Included*
  - a. Proposed Resolution 22-005: *A RESOLUTION of the District restating the District’s benefits program and superseding Resolution No. 490.*
- 4. Amended PFD Holiday Calendar (Joshua Curtis)- *Materials Included*
  - a. Proposed Resolution 22-006: *A RESOLUTION modifying the official holidays of the District to include Juneteenth National Independence Day, updating procedures governing holiday leave, and superseding Resolution No. 65.*
- 5. Review of Vouchers (Chris Marr) - *Materials Included*
  - a. Proposed Resolution 22-007: *A RESOLUTION to approve payments made by the District.*

**E. Reports**

- 1. Chair’s Report (Stacy Graven)
- 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**

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WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES  
DISTRICT

Monday, May 9th, 2022, 2:30 P.M.  
Public Facilities District, Conference Room  
110 Edgar Martinez Drive South, Seattle, Washington 98134

**REGULAR BOARD MEETING MINUTES**

For the first time since February 2020, 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. Telephonic access was provided via a free conference call service 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](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time.

**CALL TO ORDER / WELCOME**

Board Chair Stacy Graven called the meeting to order at 2:30 p.m. pursuant to notice. Board Members joining in person: Carol Nelson, R. Omar Riojas, Mike Fong, and Andrea Sato. Board Member Chris Marr joined by phone. Staff and consultants present: Liv Bacon (Office Manager), Tom Backer (Legal Counsel), Sandeep Kaushik (Consultant), and Pat Dunn (Legislative). Joshua Curtis (Executive Director) joined by phone. Also joining were Trevor Gooby (Senior Vice President, Ballpark Operations at the Mariners) and Carmela Ennis (King County).

**PUBLIC COMMENT**

No written public comment was received.

**APPROVAL OF MINUTES**

1. Chair Graven asked for a motion to approve the February 14, 2022, Board Meeting Minutes. Member Nelson moved to approve the minutes, seconded by Member Fong. Motion carried 5-0.
2. Chair Graven asked for a motion to approve the December 13, 2021 Amended Board Meeting Minutes Member Nelson moved to approve the minutes, seconded by Member Fong. Motion carried 5-0.

**BOARD BRIEFINGS AND POTENTIAL ACTIONS**

1. Mariner's update
  - a. First Two Homestands Report Out (Trevor Gooby)

Mr. Gooby noted that after every game now, there is a survey sent out via email to fans. They are also using Net Promoter Score (NPS) to help see what is working well at Mariner games. They are still having issues with long lines inside the ballpark, but crowd management is improving. There will be a double header on June 18<sup>th</sup> with both the Sounders and Mariners games happening at the same time. Staffing these events creates a challenge especially with Kraken, Mariners and Sounders games happening at the same time. Staff are tired, and cleaning and maintenance for 30,000 plus visitors is challenging also. In August, there will be a split double header

and in October of 2022 there will be a double, double header. For events occurring simultaneously (within 3 hours of each other) at the ballpark and at Lumen Field, there is a dual events agreement in place. The Mariners must follow SDOT guidelines as well as notify the City of Seattle, retain the proper permits and be aware of potential transit issue. There are 4 overlapping events with the Sounders upcoming. Fan experience can be affected with these dual events since there is a lot of traffic and long lines during these times. The maximum number of fans in attendance for both facilities is limited to 70,000s. They are using emailed surveys to fans to record the net promoter score and receive feedback on wait times during games.

2. LTCNA Update (Trevor Gooby, Joshua Curtis)  
Mr. Gooby stated that the Facility Assessment is complete and the 2023 provisional workplan is done. Technology and seating have been identified as the next large capital expenditures that will need to be made due to the applicable standard and before the 2023 All Star Games. Joshua Curtis noted that he will present a draft letter of preliminary approval of the Club's 2023 CapEx plan at the next meeting for Board review and approval.
3. Amended 2022 Operating Budget (Chris Marr/Joshua Curtis) – Materials Included  
*See materials.*
4. Review of Vouchers (Chris Marr)- Materials Included
  - a. Proposed Resolution 22-004  
*Refer to materials.* Member Marr introduced Proposed Resolution 22-004 to approve the regular voucher payments. Board member Marr noted that he met with Joshua and Liv to discuss all the items included in the vouchers and felt the process helped answer more detailed questions on voucher or expense-related inquiries. Following discussion, Member Graven moved to approve Resolution 22-004, seconded by Member Nelson. Resolution approved 5-0.

## **REPORTS**

### Chair's Report

Chair Graven mentioned that she is in the process of finalizing Joshua's 2<sup>nd</sup> annual performance review, that a meeting had been held, and that they expect it to be final soon. Chair Graven noted there will be a likely raise as well as one to account for the 2022 Cost of Living increase. She also wanted to welcome and thank Member Sato and Fong once again for joining the Board and for their service.

### Executive Director's Report

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

## **EXECUTIVE SESSION**

There was no executive session.

**ADJOURNMENT**

There being no further business before the Board, Chair Graven declared the meeting adjourned at 3:06 p.m.

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Recording Clerk

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Stacy Graven, Chair  
Board of Directors, Public Facilities District

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# T-Mobile Park - Seattle Mariners

## CapEx Plan - Annual Plan 2023



**T-MOBILE PARK**  
HOME OF THE SEATTLE MARINERS

Annual Plan Year: 2023

ID No.	Category	Sub-Category	Location Code	Location	Project Description	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue Fund Eligible	Estimated Costs to Present Day \$
<b>Necessary Improvements</b>										
21	Architectural	Interiors	Club Level	Team Admin Office	Replace finishes at Team Admin Offices	15	1	2023	-	\$787,500
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	\$21,000
33	Architectural	Seating Bowl & Concourses	Bleacher Seating	Elevated Walkways	Prepare existing concrete slab and apply engineered topping material (e.g., Ardex) to remediate areas of standing water.	25	1	2023	Yes	\$105,000
38	Architectural	Seating Bowl & Concourses	Lower Seating	Sealant Joints / Expansion Joints	Replace sealant joints and expansion joints. Coordinate with seating replacement.	10	1	2023	Yes	\$210,000
39	Architectural	Seating Bowl & Concourses	Stair Towers & Ramps	Stair Nosings	Refurbish damaged concrete and metal stair nosings at Stair Towers.	25	1	2023	Yes	\$105,000
41	Architectural	Seating Bowl & Concourses	General	Aisle Steps	Patch and restripe concrete aisle steps in Seating Bowl.	10	5	2023	Yes	\$10,500
46	Architectural	Sitework	Site	Sidewalks	Replace sealant joints where concrete sidewalks abut the building perimeter.	10	1	2023	Yes	\$52,500
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	2023	Yes	\$420,000
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	\$105,000
53	Building Systems	Electrical	General	Fire Alarm Control Panel	Install CO2 detection and notification appliances in the Keg distribution rooms	25	2	2023	-	\$118,125
57	Building Systems	Mechanical / HVAC	Loading Dock	Boilers	Replace all five boilers	20	1	2023	Yes	\$1,050,000
71	Building Systems	Plumbing / Fire Protection	General	Grease Traps	Grease Trap replacement allowance	1	1	2023	Yes	\$42,000
72	Building Systems	Plumbing / Fire Protection	General	Cooler/Freezer Boxes	Install dry sprinkler heads	25	1	2023	Yes	\$357,000
78	Building Systems	Plumbing / Fire Protection	General	General	Fire Alarm Strobe ADA requirement	25	1	2023	Yes	\$367,500
97	FF&E	Furnishings, Fixtures & Equipment	General	General	Annual Replacement and Renewal of Operating Equipment	1	1	2023	-	\$105,000
102	Garage	Garage	Site	Sealant Joints	Replace sealant joints where concrete sidewalks meet the building.	10	1	2023	Yes	\$31,500
106	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof wheels	Retractable Roof wheels	25	1	2023	Yes	\$2,100,000
122	Team Spaces	Team Facilities	Field Level	Home Batting & Pitching Tunnel	Replace finishes and netting at Home Batting & Pitching Tunnels.	20	1	2023	-	\$525,000
131	Technology	Audio / Visual	Scoreboard	Out of Town Board	Replace Mitsubishi out of town board that is 10+ years old and parts are EOL	12	1	2023	-	\$1,575,000
136	Technology	Broadcast	General	MATV Headend & IPTV System	Modernize MATV system to IPTV based infrastructure	7	1	2023	-	\$1,837,500
140	Technology	Data Networking	General	Data Network	Replace data network access switches (network edge)	7	1	2023	Yes	\$1,207,500
143	Technology	Technology Infrastructure	General	Cable Tray Comm Rooms	Remove/replace/clean-up/ investigate space utilization within the Comm Rooms and Cable Trays	20	1	2023	Yes	\$262,500
147	Team Spaces	Baseball Operations	General	General	Annual allowance for video coaching cameras and equipment.	1	1	2023	No	\$52,500
148	Spectator Amenities	Premium Spaces	General	General	Suite Hardwood Floor Allowance	20	5	2023	No	\$10,500
149	FF&E	FF&E	General	General	Annual FFE Allowance	1	1	2023	-	\$105,000
151	Technology	Access Control / Security	General	General	Security - Rekeying placeholder	10	1	2023	Yes	\$525,000
152	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof paint membrane	20	2	2023	Yes	\$918,750
158	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Roof Rail Modifications	25	1	2023	Yes	\$262,500
160	Architectural	Interiors	Suite Level	All Star Club	All-Star Club ADA Modifications	20	1	2023	No	\$262,500
161	Building Systems	Electrical	General	General	Electrical General Allowance	1	1	2023	Yes	\$105,000

# T-Mobile Park - Seattle Mariners

## CapEx Plan - Annual Plan 2023



Annual Plan Year: 2023

ID No.	Category	Sub-Category	Location Code	Location	Project Description	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue Fund Eligible	Estimated Costs to Present Day \$
<b>Necessary Improvements</b>										
162	Building Systems	Mechanical / HVAC	General	General	Mechanical and HVAC General Allowance	1	1	2023	Yes	\$78,750
163	Building Systems	Plumbing / Fire Protection	General	General	Plumbing General Allowance	1	1	2023	Yes	\$52,500
164	Spectator Amenities	Food Service	General	General	Food and Beverage General Allowance	25	1	2023	No	\$315,000
165	Technology	Technology Infrastructure	General	General	Technology Equipment General Allowance	1	1	2023	-	\$78,750
166	Architectural	Interiors	General	General	Ballpark Décor General Allowance	1	1	2023	-	\$15,750
167	Architectural	Sitework	General	General	Bollards Design and Pre-Construction	25	1	2023	Yes	\$367,500
168	Team Spaces	Team Facilities	General	General	Team Facilities General Allowance	1	1	2023	-	\$15,750
173	Technology	Technology Infrastructure	General	General	Technology Network General Allowance	1	1	2023	-	\$78,750
174	Retractable Roof	Retractable Roof	General	General	Roof Damper Reporting System Replacement	20	1	2023	Yes	\$262,500
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	3	2023	-	\$1,149,750
179	Technology	Audio / Visual	General	General	AV/ Broadcast allowance	1	1	2023	-	\$78,750
180	Technology	Data Networking	General	POS	POS Allowance	1	1	2023	-	\$52,500
181	Team Spaces	Baseball Operations			Relocation of GM box.	25	1	2023	No	\$525,000

<b>Necessary Improvements</b>	
Number of Improvements	43
Subtotal	\$16,708,125
Contingency @ 15%	\$2,506,219
<b>Total Necessary Improvements:</b>	<b>\$19,214,344</b>

<b>Upgrade Improvements</b>	
<b>Project Description</b>	<b>Budget</b>
Press Club	\$27,366,607
Diamond Club Refresh	\$18,455,373
Press Box & Other Relocations	\$9,179,782
Number of Improvements	3
<b>Total Upgrade Improvements:</b>	<b>\$55,001,762</b>

<b>Grand Total [Necessary + Upgrade]</b>	<b>\$74,216,106</b>
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**Note:** Cost estimates include escalation at the line item level

# T-Mobile Park

## Necessary Improvements 10-Year Plan



ID Code	Category	Forecast Year										Totals 10-Year (2023-2032)
		1	2	3	4	5	6	7	8	9	10	
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
<b>Necessary Improvements</b>												
<b>1</b>	<b>Architectural</b>	<b>\$2,462,250</b>	<b>\$5,875,061</b>	<b>\$7,031,244</b>	<b>\$6,121,369</b>	<b>\$7,661,547</b>	<b>\$4,615,126</b>	<b>\$4,145,552</b>	<b>\$6,466,226</b>	<b>\$3,945,444</b>	<b>\$4,007,808</b>	<b>\$52,331,630</b>
	Sitework	\$420,000	\$0	\$260,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$680,470
	Building Envelope	\$0	\$45,938	\$82,963	\$85,452	\$822,843	\$113,847	\$117,263	\$248,271	\$186,606	\$85,424	\$1,788,610
	Seating Bowl & Concourses	\$430,500	\$4,798,286	\$5,096,081	\$5,159,537	\$2,906,659	\$2,981,209	\$3,070,646	\$3,576,442	\$2,973,252	\$0	\$30,992,610
	Structural / Coatings	\$525,000	\$551,250	\$578,813	\$596,177	\$614,062	\$632,484	\$651,459	\$671,002	\$691,132	\$711,866	\$6,223,250
	Interiors	\$1,086,750	\$38,588	\$549,872	\$280,203	\$3,317,983	\$887,586	\$306,186	\$1,970,510	\$94,455	\$3,210,517	\$11,742,650
	Signage and Graphics	\$0	\$441,000	\$463,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$904,050
<b>2</b>	<b>Retractable Roof</b>	<b>\$3,543,750</b>	<b>\$1,515,938</b>	<b>\$578,813</b>	<b>\$596,177</b>	<b>\$614,062</b>	<b>\$632,484</b>	<b>\$3,583,022</b>	<b>\$3,690,513</b>	<b>\$3,801,228</b>	<b>\$3,915,265</b>	<b>\$22,471,250</b>
<b>3</b>	<b>Garage</b>	<b>\$31,500</b>	<b>\$0</b>	<b>\$486,203</b>	<b>\$0</b>	<b>\$153,516</b>	<b>\$158,121</b>	<b>\$87,947</b>	<b>\$385,826</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,303,110</b>
<b>4</b>	<b>Spectator Amenities</b>	<b>\$325,500</b>	<b>\$2,650,271</b>	<b>\$2,918,599</b>	<b>\$4,278,595</b>	<b>\$4,406,952</b>	<b>\$10,092,371</b>	<b>\$4,646,411</b>	<b>\$3,092,155</b>	<b>\$1,345,511</b>	<b>\$523,148</b>	<b>\$34,279,510</b>
	Food Service	\$315,000	\$2,341,301	\$2,594,180	\$2,497,641	\$2,572,570	\$2,649,747	\$2,729,240	\$1,117,469	\$988,824	\$523,148	\$18,329,120
	Premium Spaces	\$10,500	\$308,970	\$324,419	\$1,780,954	\$1,834,382	\$7,442,624	\$1,917,171	\$1,974,686	\$356,687	\$0	\$15,950,390
<b>5</b>	<b>Building Systems</b>	<b>\$2,170,875</b>	<b>\$1,662,019</b>	<b>\$2,054,688</b>	<b>\$3,800,755</b>	<b>\$8,062,718</b>	<b>\$2,742,957</b>	<b>\$2,348,052</b>	<b>\$1,696,495</b>	<b>\$558,642</b>	<b>\$1,130,088</b>	<b>\$26,227,290</b>
	Mechanical / HVAC	\$1,128,750	\$82,688	\$687,243	\$707,861	\$876,963	\$565,947	\$582,925	\$168,287	\$173,336	\$676,273	\$5,650,270
	Electrical	\$223,125	\$234,281	\$198,243	\$174,382	\$179,613	\$185,002	\$182,408	\$201,301	\$207,340	\$227,797	\$2,013,490
	Plumbing / Fire Protection	\$819,000	\$99,225	\$104,186	\$107,312	\$110,531	\$113,847	\$117,263	\$126,148	\$129,933	\$133,831	\$1,861,280
	Building Automation System	\$0	\$0	\$0	\$56,863	\$42,677	\$43,958	\$45,276	\$46,635	\$48,034	\$49,475	\$332,920
	Playing Field	\$0	\$0	\$231,525	\$0	\$4,949,341	\$0	\$0	\$671,002	\$0	\$42,712	\$5,894,580
	Vertical Transportation	\$0	\$1,245,825	\$833,490	\$2,754,337	\$1,903,593	\$1,834,204	\$1,420,180	\$483,122	\$0	\$0	\$10,474,750
<b>6</b>	<b>Technology</b>	<b>\$6,846,000</b>	<b>\$8,524,898</b>	<b>\$11,088,890</b>	<b>\$10,115,929</b>	<b>\$1,666,155</b>	<b>\$2,688,057</b>	<b>\$4,527,637</b>	<b>\$5,267,368</b>	<b>\$1,416,821</b>	<b>\$783,053</b>	<b>\$52,924,810</b>
	Audio / Visual	\$1,653,750	\$3,941,438	\$6,276,257	\$6,464,545	\$100,297	\$94,873	\$97,719	\$100,650	\$103,670	\$177,967	\$19,011,160
	Broadcast	\$2,987,250	\$1,501,238	\$1,576,299	\$317,961	\$0	\$0	\$0	\$2,348,508	\$0	\$35,593	\$8,766,850
	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	\$1,260,000	\$55,125	\$57,881	\$59,618	\$61,406	\$1,264,968	\$3,973,897	\$2,348,508	\$829,359	\$71,187	\$9,981,950
	Access Control / Security	\$525,000	\$964,688	\$1,012,922	\$1,043,310	\$1,320,234	\$252,994	\$260,583	\$268,401	\$276,453	\$284,747	\$6,209,330
	Technology Infrastructure	\$420,000	\$2,062,410	\$2,165,531	\$2,230,496	\$184,219	\$1,075,223	\$195,438	\$201,301	\$207,340	\$213,560	\$8,955,520
<b>7</b>	<b>FF&amp;E</b>	<b>\$210,000</b>	<b>\$220,500</b>	<b>\$231,525</b>	<b>\$238,471</b>	<b>\$245,625</b>	<b>\$252,994</b>	<b>\$260,583</b>	<b>\$268,401</b>	<b>\$276,453</b>	<b>\$284,747</b>	<b>\$2,489,300</b>
<b>8</b>	<b>Team Spaces</b>	<b>\$1,118,250</b>	<b>\$148,838</b>	<b>\$75,246</b>	<b>\$1,055,233</b>	<b>\$264,047</b>	<b>\$82,223</b>	<b>\$1,387,607</b>	<b>\$5,455,249</b>	<b>\$4,927,774</b>	<b>\$306,103</b>	<b>\$14,820,570</b>
	Team Facilities	\$540,750	\$16,538	\$17,364	\$995,615	\$202,641	\$18,975	\$1,322,461	\$5,388,149	\$4,858,661	\$234,916	\$13,596,070
	Baseball Operations	\$577,500	\$132,300	\$57,881	\$59,618	\$61,406	\$63,248	\$65,146	\$67,100	\$69,113	\$71,187	\$1,224,500
	<b>Number of Necessary Improvements</b>	<b>43</b>	<b>49</b>	<b>60</b>	<b>60</b>	<b>56</b>	<b>51</b>	<b>48</b>	<b>46</b>	<b>35</b>	<b>37</b>	<b>485</b>

# T-Mobile Park

## Necessary Improvements 10-Year Plan



ID Code	Category	Forecast Year										Totals 10-Year (2023-2032)
		1	2	3	4	5	6	7	8	9	10	
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
<b>Necessary Improvements</b>												
	Subtotal	\$16,708,125	\$20,597,524	\$24,465,207	\$26,206,528	\$23,074,623	\$21,264,333	\$20,986,812	\$26,322,234	\$16,271,874	\$10,950,211	\$206,847,470
	Contingency @ 15%	\$2,506,219	\$3,089,629	\$3,669,781	\$3,930,979	\$3,461,193	\$3,189,650	\$3,148,022	\$3,948,335	\$2,440,781	\$1,642,532	\$31,027,121
	<b>Total of Proposed Necessary Improvements:</b>	<b>\$19,214,344</b>	<b>\$23,687,152</b>	<b>\$28,134,988</b>	<b>\$30,137,508</b>	<b>\$26,535,816</b>	<b>\$24,453,983</b>	<b>\$24,134,833</b>	<b>\$30,270,569</b>	<b>\$18,712,655</b>	<b>\$12,592,743</b>	<b>\$237,874,591</b>
<b>Upgrade Improvements</b>												
	2022 \$	\$55,001,763	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$81,255,273
	With Inflation	\$55,001,763	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$85,438,181
	With Contingency @ 15%	\$55,001,763	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	\$96,988,355
	<b>Grand Total</b>	<b>\$74,216,106</b>	<b>\$23,687,152</b>	<b>\$28,134,988</b>	<b>\$30,137,508</b>	<b>\$26,535,816</b>	<b>\$24,453,983</b>	<b>\$24,134,833</b>	<b>\$30,270,569</b>	<b>\$18,712,655</b>	<b>\$12,592,743</b>	<b>\$334,862,946</b>

Cost estimates include escalation.

2 RESOLUTION NO. \_\_\_

3 A RESOLUTION of the Board of Directors of the Washington State Major  
4 League Baseball Stadium Public Facilities District restating the District’s  
5 benefits program and superseding Resolution No. 490.

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

9 WHEREAS, the District previously developed and provided a benefits program for  
10 its staff in the early years of the District, but that program lapsed, and no employee benefit  
11 program was in place for more than five years, from 2015 to 2020.

12 WHEREAS, in 2020 the Board asked the Executive Director identify and provide  
13 recommendations for a benefits plan consistent with the Director’s hiring agreement,  
14 including a retirement plan and health insurance plan; and

15 WHEREAS, the Executive Director explored different options with an  
16 independent benefits broker and reviewed multiple options with the District’s Hiring Task  
17 Force; and

18 WHEREAS, based on that evaluation and review, the Hiring Task Force  
19 recommended a benefit program for approval, which the Board adopted in Resolution No.  
20 490 (Proposed Resolution No. 20-014); and

21 WHEREAS, the adopted benefits program also provided other staff access to the  
22 program, if they meet required parameters (typically, weekly hours of service); and

23 WHEREAS, the District now wishes to restate and reaffirm the adoption of that  
24 benefits program to correct a technical error discovered during the plan’s implementation.

25  
26 NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS  
27 OF THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC  
28 FACILITIES DISTRICT AS FOLLOWS:

29 Section 1. The District authorizes and approves the establishment of an updated  
30 and restated benefits program for the District’s Executive Director, a summary of which is

31 attached. The District's benefits plan may extend to staff in the future based on required  
32 plan eligibility parameters.

33 Section 2. The District authorizes the Executive Director to enter into an  
34 agreement for the recommended 403(b) and 457(b) retirement plans, copies of which are  
35 on file with the District.

36 Section 3. The District authorizes the Executive Director to purchase the  
37 recommended group health insurance plan for the District, a copy of which is on file with  
38 the District.

39 Section 4. This benefits program supersedes any benefits program previously  
40 provided by the District.

41

42 PASSED by a vote of \_\_\_\_\_ to \_\_\_\_\_ this 27<sup>th</sup> day of June 2022.

43

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

47

\_\_\_\_\_  
Stacy Graven, Chair

48

49 ATTEST:

\_\_\_\_\_  
Clerk



## PFD Benefit Plan Recommendation

In an employment offer letter to the PFD Executive Director, Joshua Curtis, dated January 17, 2020, the PFD Board of Directors offered a benefit package in which the PFD would cover:

- The administrative costs of a retirement plan and a match of up to 3% of the Executive Director's salary contributed to the plan in any given year.
- 100% of the insurance premiums for coverage for the Executive Director and 75% of the insurance premiums for coverage for dependents. Further, the Board of Directors is willing to provide the option of a flexible spending account, for health care, if it is available.

The Board requested that Joshua review options for both benefits and return to the Board with a recommendation.

### Retirement

The Executive Director reviewed proposals from several retirement plan administrators, including ICMA-RC, a plan administrator that represents public sector employees (including the Public Stadium Authority) as well as NWPS, a local firm providing retirement plan administration services. He also reached out to larger organizations such as Nationwide and Vanguard but did not received any quotes from them.

After discussing with the PFD Hiring Task Force, the Executive Director recommends to the board of directors that the PFD set up self-directed 403(b) and 457(b) plans with Charles Schwab, the combination of which would provide pre-tax/Roth investment options in addition to a vehicle for the 3% match provided by the PFD. There is no administrative cost to these plans as they will be self-directed. This benefit would be available to other staff should they meet the required eligibility parameters.

### Health Insurance

The Executive Director, working with an independent benefits broker, reviewed individual and group plans for health care coverage as part of the open enrollment period starting in November 2020. After discussing with the Hiring Task Force, he recommends to the board of directors that the PFD purchase a group plan, the Premera Choice 750, as well as a dental plan

(Delta Dental) and vision plan (VSP). Per the Executive Director's hiring package, the PFD would cover 100% of his costs and 75% of his dependents' costs. This benefit would be available to other staff should they meet the required eligibility parameters.

Copies of the retirement and health plans are on-file with the District.

2 RESOLUTION NO. \_\_\_\_\_

3 A RESOLUTION modifying the official holidays of the Washington State  
4 Major League Baseball Stadium Public Facilities District to include  
5 Juneteenth National Independence Day, updating procedures governing  
6 holiday leave, and superseding Resolution No. 65.  
7

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

11 WHEREAS, in 1996 the District established official District holidays and procedures  
12 governing holiday leave by Resolution No. 65 (Proposed Resolution No. 96-062); and

13 WHEREAS, in formulating that Resolution, the District conducted a peer review of  
14 the policies of other comparable organizations; and

15 WHEREAS, based that peer review and analysis, a schedule of official District  
16 holidays and procedures for implementing holiday leave was established; and

17 WHEREAS, Juneteenth National Independence Day was declared a federal holiday on  
18 June 17, 2021, commemorating the emancipation of enslaved African Americans in 1865; and

19 WHEREAS, the District wishes to add Juneteenth as a recognized District holiday, and  
20 such an addition is consistent with a review of peer organizations.  
21

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

- 25 1. The District authorizes and approves the following policies:

26 Section 1. Official District Holidays.

- 27 A. The following days are designated as official District holidays:

28 January 1, New Year’s Day;

29 Third Monday in January, Martin Luther King, Jr.’s Birthday;

30 Last Monday in May, Memorial Day;

31 June 19, Juneteenth National Independence Day;

32 July 4, Independence Day;

33 First Monday in September, Labor Day;  
34 Thanksgiving Day and the day immediately following;  
35 December 25, Christmas Day;  
36 Special or limited holidays as declared by the president or by the governor, and as  
37 approved by the Board of Directors; and  
38 Such other days in lieu of holidays as the Board of Directors may determine.

39 B. The District's Business Office will be closed on all official District holidays.

40 Section 2. Holiday Leave.

41 A. Holiday pay is granted for District employees except temporary employees and  
42 administrative interns. An employee must be in a pay status on the day prior to and the day  
43 following a holiday to be eligible for holiday pay.

44 B. For holidays falling on a Saturday, the Friday before will be a paid holiday. For  
45 holidays falling on a Sunday, the Monday following will be a paid holiday.

46 C. An employee required to work on the day designated as an official District holiday  
47 may take the holiday at another time agreeable to the supervisor and the employee.  
48 Holidays must be used in the calendar year earned.

49 D. An employee who works an alternative work schedule (other than eight hours per  
50 day and five days per week) will receive holiday paid time off that is equivalent to that  
51 provided for by the 40-hour work week (96 hours per annum).

52 E. A part-time employee will be paid only those paid holidays that fall on his or her  
53 regularly scheduled working days, and the paid holiday will consist of the employee's  
54 regularly scheduled working hours not to exceed eight hours in a 40-hour work week.

55 F. Whenever a holiday occurs on a day on which an employee eligible for holiday  
56 pay is scheduled to work but is otherwise unable to work due to an illness or injury,  
57 industrial or non-industrial, the employee will receive for the holiday one day's wages (not  
58 to exceed eight hours), which will be in lieu of all sick pay or time loss for that day.



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 #20220309105012, 20220412112706, 20220331130200,  
16 20220419133039, 20220509123316, and 20220516130914, March, April and May payroll  
17 expense reports as produced by Gusto (the District’s payroll administrator); as summarized  
18 as follows:

19 March 2022

<u>Classification</u>	<u>Amount</u>
20 1. CapEx Fund	
21 2. Neighborhood Improvement Fund	
22 3. Operating Fund	
23     • Salaries/Benefits	
24         ○ Salaries	\$19,355.68
25         ○ Benefits	
26         ○ Payroll Taxes	\$1,394.59
27     • Professional Services	
28         ○ IT Support/Website/Domains	\$372.00
29         ○ Accounting/Auditing	
30         ○ Consulting Services	\$8,024.00
31         ○ Reimbursements	
32         ○ Payroll Services	\$56.23
33         ○ Bank Fees	\$32.24
34         ○ Legal Fees	\$8,455.50
35     • General & Administrative	
36         ○ Equipment	\$1,277.51
37         ○ Supplies	\$181.82

40	○ Dues & Subscriptions	\$330.32
41	○ Meeting & Board Expenditures	
42	○ Professional Development	
43	○ Insurance	
44	○ Telephone/Wireless	\$290.25
45	○ Cleaning & Maintenance	\$691.80
46	○ Travel	
47	○ <u>General and Administrative - Other</u>	
48	TOTAL FOR THE PERIOD	\$19,599.61

50 April 2022

52	<u>Classification</u>	<u>Amount</u>
53	4. CapEx Fund	
54	5. Neighborhood Improvement Fund	
55	6. Operating Fund	
56	• Salaries/Benefits	
57	○ Salaries	\$19,718.68
58	○ Benefits	
59	○ Payroll Taxes	\$1,539.68
60	• Professional Services	
61	○ IT Support/Website/Domains	\$1,207.85
62	○ Accounting/Auditing	\$3,686.00
63	○ Consulting Services	\$50,300.75
64	○ Reimbursements	
65	○ Payroll Services	\$56.23
66	○ Bank Fees	\$34.12
67	○ Legal Fees	\$4,814.00
68	• General & Administrative	
69	○ Equipment	\$770.23
70	○ Supplies	\$400.31
71	○ Dues & Subscriptions	\$185.32
72	○ Meeting & Board Expenditures	
73	○ Professional Development	
74	○ Insurance	
75	○ Telephone/Wireless	\$290.25
76	○ Cleaning & Maintenance	\$691.80
77	○ Travel	
78	○ <u>General and Administrative - Other</u>	
79	TOTAL FOR THE PERIOD	\$68,347.85

81 May 2022

83	<u>Classification</u>	<u>Amount</u>
84	7. CapEx Fund	
85	8. Neighborhood Improvement Fund	
86	9. Operating Fund	
87	• Salaries/Benefits	
88	○ Salaries	\$19,891.27

89	○ Benefits	
90	○ Payroll Taxes	\$1,539.68
91	● Professional Services	
92	○ IT Support/Website/Domains	\$372.00
93	○ Accounting/Auditing	\$6,255.00
94	○ Consulting Services	\$11,042.25
95	○ Reimbursements	
96	○ Payroll Services	\$56.23
97	○ Bank Fees	\$71.11
98	○ Legal Fees	\$13,778.00
99	● General & Administrative	
100	○ Equipment	\$1,174.50
101	○ Supplies	\$87.95
102	○ Dues & Subscriptions	\$185.32
103	○ Meeting & Board Expenditures	\$125
104	○ Professional Development	
105	○ Insurance	
106	○ Telephone/Wireless	\$290.25
107	○ Cleaning & Maintenance	\$681.90
108	○ Travel	\$6,011.20
109	○ <u>General and Administrative - Other</u>	
110	TOTAL FOR THE PERIOD	\$40,096.90

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

115 Voucher #20220309105012, 20220412112706, 20220331130200, 20220419133039,  
 116 20220509123316, and 20220516130914, as produced by King County (the District's  
 117 treasurer), March, April and May payroll expense reports as produced by Gusto (the  
 118 District's payroll administrator), as reviewed by the Auditing Officer and Board designee  
 119 (on file with the District) are hereby approved.

121 PASSED by a vote of \_\_\_\_ to \_\_\_\_ this 27<sup>th</sup> day of June 2022.

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

125 \_\_\_\_\_  
 126 Stacy Graven, Chair

126 ATTEST:  
 127 \_\_\_\_\_  
 128 Clerk



## **Executive Director Report June 27, 2022 Board Meeting**

### **Office Administration**

- Archiving Project – Due to a change in personnel at the State Archivist’s office, I am now projecting that the archiving will be completed by September 2022. As of 6/22, the PFD’s archiving consultant has created a log of records for retention, archival, and disposal. I am coordinating with the Mariners staff and we will be having our first disposal session the week of 7/5 for pre-approved materials. Over the summer, I’ll continue to work with the State Archivist team to archive materials while either disposing of or retaining on-site the remaining materials.
- Office Improvements – Working with Boots Construction, the contractor that helped us with last year’s office improvements, and Carol Nelson, we have identified a scope of work for this year’s improvements, which will focus on replacing the ceiling tiles and upgrading the lighting in all parts of the office except for the conference room. Next year, we will work to identify a plan to upgrade the conference room, to include the ceiling tiles, lights, and AV system.

### **Organizational Maintenance and Integrity**

- Long Term Capital Needs Assessment (LTCNA) – The LTCNA team (CAA ICON and B&D) has completed the LTCNA, and board members will receive hard copies either at the June 27 board meeting or, for those not attending, by mail. The consultant team will provide a high-level review of the report’s findings at the June board meeting and the board will plan for a more detailed review in parallel with its consideration of the final 2023 Ballpark Management Plan in the fall.
- 2021 Ballpark Annual Report – The Mariners submitted to the PFD a draft of the 2021 Ballpark Annual Report in April and the Community Impact Report was finalized on May 31. The Mariners have printed copies of the finalized report for board members, hard copies of which will be delivered either at the June 27 board meeting or, for those not attending, by mail.
- 2021 Annual Financial Statements – The financial statements for 2021 were uploaded the State Auditor’s website on May 31, 2022. An amended version, correcting for some reconciliation errors, will be uploaded by July 1.

### **Policy Tracking/Engagement**

- Industrial and Maritime Work – The PFD and PSA continue to provide educational briefings to City staff and elected officials regarding our position on the DEIS alternatives. The City’s Office of Planning and Community Development has held three

charettes with stakeholders with interests in the Stadium Transition Area Overlay District (STAOD). In these charettes, they have shared their current thinking around residential allowances to be included in the FEIS, now expected in July. They have indicated some increased flexibility in their consideration of residential, specifically in the STAOD. These conversations are still underway, however, and we will share their outcomes once completed.

### **Board Development**

- Reference Ballpark Trips: Between May 3-7, the PFD conducted its first of two reference ballpark trips to Atlanta and Miami. These two trips were very successful and provided board members a first-hand glimpse into the overall condition and operations for two of our reference ballparks. Many thanks to the Mariners for providing board members a tour of T-Mobile Park immediately following this trip to help us in our comparison between ballparks. We have a second trip to San Diego and Denver planned for June 27-29. I'll work with Bryan Slater to determine the appropriate post-trip summary to ensure that board member feedback is memorialized, and any follow up action items are identified.
- Visioning Retreat: With Brian Surratt's confirmation on June 21, the PFD now has every board position filled for the first time in almost a year. Given that, we would like to schedule the board visioning retreat that was cancelled in 2021. We have identified the week of November 7, 2022 and have sent to board members a scheduling email to settle on a time. We will be sharing more on the planning for this exercise in the coming months.