

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, February 13, 2023, 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

REGULAR BOARD MEETING MINUTES

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

CALL TO ORDER / WELCOME

Board Chair Carol Nelson, joining the meeting virtually, called the meeting to order at 2:33 p.m. pursuant to notice. Board Members joining the meeting in person: Stacy Graven, Andrea Sato, Omar Riojas and Mike Fong. In addition to Chair Nelson, Members Chris Marr and Brian Surratt joined via Teams at 2:30 p.m. Under the Board's current rules, Chair Nelson and Members Surratt and Marr did not participate in any of the votes of the Board. Staff and consultants present: Joshua Curtis (Executive Director), Tom Backer (Legal Counsel), Pat Dunn (Legislative, joining virtually) and Sandeep Kaushik (Legislative). Also joining in person were Fred Rivera (Mariners EVP, Legal Counsel) and Carmela Ennis (King County). Joining via Teams was Trevor Gooby (Mariners SVP, Ballpark Operations).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the December 12, 2022 Regular Board Meeting. Member Omar moved to approve the minutes, seconded by Member Sato. Motion carried 4-0 (Chair Nelson and Members Marr and Surratt not voting).

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Update (Fred Rivera, Trevor Gooby) – Materials Presented at Meeting
 - a. All-Star Game Prep
Mr. Gooby provided the presentation included in the board packet.
 - b. 2024 NHL Winter Classic
Mr. Gooby provided the presentation included in the board packet. Member Marr asked if there was any precedent for the ballpark being used to host programming for events hosted at Lumen Field or other stadia. Mr. Gooby replied that FIFA (soccer) will use the ballpark and that the Mariners have used the ballpark for programming during NFL games. Member Graven asked what would happen should there be rain during the Winter Classic. Mr. Gooby responded that they would move Panel Two of the roof to cover just the rink itself. Member

Graven complimented the Mariners on all of the work needed to organize these two events.

2. West Seattle Ballard Link Extension (WSBLE) Update (Joshua Curtis/Sandeep Kaushik) – *Presentation Only*

Mr. Curtis and Mr. Kaushik briefed the Board on the current status of Sound Transit's WSBLE project, focused on the Pioneer Square/CID station alignment discussions. They stated that a newer proposal – a “couplet” that would site two stations just north of Pioneer Square and south of the CID – has continued to gain traction in lieu of the 4th Avenue Shallow Option. Mr. Curtis and Mr. Kaushik stated they anticipated a vote to identify a preferred alternative at the February 23rd Sound Transit Board of Directors meeting.

3. Review of Fund Balances (Mike Fong/Joshua Curtis) – *Presentation Only*

Member Fong and Mr. Curtis reviewed the current fund balances, included in the Board Packet.

4. Neighborhood Improvement Fund (NIF) Proposal: Ride Share Lot (Fred Rivera/Joshua Curtis/NIF Task Force) – *Materials Presented Prior to Meeting and Board Action Anticipated*

Mr. Curtis introduced the first NIF proposal to come in front of the Board, reminding Board Members of the history of the NIF and its purpose. Mr. Rivera briefed the board on the ride share lot proposal for Transportation Network Companies (TNC) such as Uber and Lyft. The proposal is described in the materials in the Board Packet. Member Nelson asked if there would be any sponsor benefits, such as naming. Mr. Rivera responded that there would not be sponsorship for naming, but that there would be some signage and activation in the lot. He stated that there would be signage indicating that the PFD was a financial contributor to the project. Member Riojas asked for the timing of the project and Mr. Rivera responded it would be ready for the 2023 All-Star Game in July. Member Marr asked if other services, such as taxis, could use the lot. Mr. Rivera responded that they could but that it would be harder. Member Marr followed up and asked if taxis would be exempt from the geofencing and thus able to use 1st Avenue South. Mr. Rivera responded that they could but that they generally do not provide many drop-offs or pick-ups for games/events. Member Sato asked if Lumen Field would provide any funding for the project. Mr. Rivera responded that they would not be providing capital funding but that the Club would be making a request for operational funding support. Member Sato asked why costs have escalated since the last presentation and Mr. Rivera responded that it was primarily due to the increased costs required for drainage and soil remediation. Member Riojas, speaking as a member of the NIF Task Force, stated that he and Member Graven had met with Mr. Rivera to review the project. He stated their support of the proposal as it presented a “win/win” opportunity – this is the type of project that Board Members observed at reference ballparks; it would benefit the public, the neighborhood, and it would support ballgame and other events at T-Mobile Park and Lumen Field. It also increases the public safety and mobility in the immediate vicinity and in particular along First Avenue S. Member Riojas, on behalf of himself and Member Graven, recommended that the Board approve the

- funding request. Mr. Curtis stated that the board would vote on a motion to approve and that he would work with Mr. Backer to prepare a resolution to ratify the approval for the May 8th Board Meeting. Member Riojas moved to approve a contribution from the NIF for the ride share lot in an amount equal to fifty percent (50%) of the construction costs, up to \$1.5 million, seconded by Member Graven. Motion carried 4-0.
5. Ratification of CapEx Transaction (Mike Fong/Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. Proposed Resolution 23-001

Member Fong introduced Resolution 23-001 ratifying the annual transfer from the Operating Fund to the Capital Project Fund. Mr. Curtis reminded the board that the annual transfer is based on a Lease requirement that the PFD transfer \$250,000 (escalated annually by the local CPI-U) should there be a balance in the Operating Fund at the end of the year. With such a balance present, Mr. Curtis conferred with the Chair, Vice-Chair, and Treasurer in January and made the transfer prior to the end of month, as required by the Lease. Following discussion, Member Graven moved to approve Resolution 23-001, seconded by Member Sato. Resolution carried 4-0.
 6. Review of Vouchers (Mike Fong/Joshua Curtis)- *Materials Included*
 - a. Proposed Resolution 23-002

Member Fong introduced Proposed Resolution 23-002 to approve the regular voucher payments and noted that he met with Joshua to discuss all the items included in the vouchers and to answer more detailed questions on voucher or expense-related inquiries. Following discussion, Member Fong moved to approve Resolution 23-002, seconded by Member Graven. Resolution carried 4-0.
 7. Update PFD Rules to Allow for Virtual Voting (Chris Marr) – *Materials Included and Board Action Anticipated*
 - a. Proposed Resolution 23-003

Member Marr introduced Proposed Resolution 23-003 to approve the amending and restating of Resolution 363 and adding to the Board of Directors' regular meeting rules the ability to establish quorum and vote via video conferencing. Following discussion, Member Graven moved to approve Resolution 23-003, seconded by Member Sato. Resolution carried 4-0.

REPORTS

Chair's Report

Chair Nelson shared that she has been working with Mr. Curtis on a 2022 Performance Review and 2023 Annual Work Plan. She asked for any feedback on Mr. Curtis's performance from other board members by February 24.

Executive Director's Report

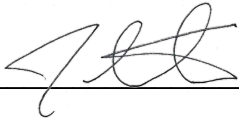
Joshua Curtis summarized the Executive Director's report included in the Board packet.

EXECUTIVE SESSION

The Board of Directors entered into Executive Session at 4:05 p.m. to discuss matters as identified in the meeting notice. The Executive Session was expected to last 30 minutes with no Board action to follow. At 4:32 p.m. the Executive Session concluded.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 4:33 pm.



Joshua Curtis,
Recording Clerk



Carol Nelson, Chair
Board of Directors, Public Facilities District