



December 16, 2024
2:30 P.M.

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

The PFD will be holding this Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access via Teams is available upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person should submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

BOARD MEETING NOTICE AND AGENDA

- A. Call to Order / Welcome** (Board Chair, Carol K. Nelson)
- B. Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- C. Approval of the Minutes**
 - 1. October 28, 2024 Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
 - 1. Mariners Update (Fred Rivera/Trevor Gooby)
 - 2. Transit-to-Ballpark Pedestrian Improvements (Marc Bloom/Joshua Curtis) – *Materials Sent Separately*
 - 3. State Legislative Report (Jennifer Ziegler) – *Materials Included*
 - 4. City Legislative Report (Sandeep Kaushik) – *Verbal Presentation Only*

5. Treasurer’s Report (Chris Marr/Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. Balance Sheet/Profit and Loss Review
 - b. Proposed Resolution 24-011: Voucher Approval
6. Final 2025 Operating Budget Review (Joshua Curtis) – *Materials Included and Board Action Anticipated*
7. Board Leadership Transition (Carol K. Nelson/Chris Marr) – *Materials Included and Board Action Anticipated*
 - a. Proposed Resolution 24-012: Recognizing Carol Kobuke Nelson’s Service

E. Reports

1. Chair’s Report (Carol K. Nelson)
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 review the 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). Formal Board action is anticipated following the Executive Session.

G. Adjournment

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, October 28, 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 Nelson called the meeting to order at 2:31 pm pursuant to notice. Board Member Chris Marr joined the meeting in person. Board Members Andrea Sato, Brian Surratt, and R. Omar Riojas joined virtually via Teams. Board Member Stacy Graven was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Jennifer Ziegler (Legislative) and Sandeep Kaushik (Legislative). Also joining in person were Fred Rivera (Mariners EVP and General Counsel), and Carmela Ennis (King County). Joining virtually were Bryan Slater (CAA-ICON), Jamie Sullivan (CAA-ICON), Tom Duffy (Thornton Tomasetti), and Ryan Blake (public).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the September 9, 2024, Regular Board Meeting. Member Riojas moved to approve the minutes, seconded by Member Sato. Motion carried 5-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. 2025 Ballpark Management Plan Approval
 - a. CAA-ICON Review (Bryan Slater, Jamie Sullivan)
Mr. Slater and Mr. Sullivan presented the materials included in the Board packet, both commending the Mariners for their outstanding management of the ballpark.
 - b. PFD Board Letter Approval (Joshua Curtis)
Mr. Curtis introduced the letter included in the Board packet. Chair Nelson asked for a motion to approve. Member Marr moved to approve, seconded by Member Surrat. Motion carried 5-0.
2. Reference Ballpark List Modification Review and Approval (Joshua Curtis/Bryan Slater)

Mr. Curtis introduced the Resolution included in the Board packet.

- a. Proposed Resolution 24-008: Approval of Updates to Reference Ballpark List
Member Marr moved to approve, seconded by Member Riojas. Motion carried 5-0.

3. 2024 Ballpark Roof Engineering Update (Tom Duffy)

Mr. Duffy presented the materials appended to the Board packet, noting that the Mariners asked Thornton Tomasetti to increase their scope of review this year to include the roof, the seating bowl, parking garage, and mechanical systems. He reported that the roof does not need painting all at the same time, and that Thornton Tomasetti put together a program for spot cleaning & painting. Chair Nelson asked if Thornton Tomasetti's engagement is exclusively with the Mariners or is it also with the PFD. Mr. Duffy answered that it is exclusively with the Mariners. Member Marr asked how the modification of maintenance protocols, such as spot painting, works. Mr. Duffy answered that they discuss with the Team and give recommendations from a structural standpoint, not an aesthetic one.

4. 2025 Board Meeting Schedule (Carol K. Nelson)

Chair Nelson presented the materials included in the Board packet. Mr. Curtis noted that the February 10 meeting will also include a review of the Updated 2025 Operations Plan. Chair Nelson then asked for a motion to approve. Member Marr moved to approve, seconded by Member Surratt. Motioned carried 5-0.

5. Mariners Updates (Fred Rivera)

Mr. Rivera reported that the Mariners are working on budget and staffing for next year and that Kevin Martinez has been named President of Business Operations. Additionally, he reported on two non-baseball events that the ballpark is preparing for: Enchant in December 2024 and the Savannah Bananas in September 2025. Chair Nelson asked if the Mariners are planning any significant changes for 2025. Mr. Rivera replied that they are not.

6. Treasurer's Report (Chris Marr/Joshua Curtis)

- a. Proposed Resolution 24-009: Amending and Restating Proposed Resolution 24-00

Member Marr introduced Proposed Resolution 24-009 to amend and restate Proposed Resolution 24-008, noting for the Board that previously mis-categorized funds were moved from Legal Fees to Consulting Services. Member Marr then moved to approve, seconded by Member Surratt. Motion carried 5-0.

- b. Balance Sheet/Profit and Loss Review

Mr. Curtis reviewed the materials included in the Board packet.

c. Proposed Resolution 24-010: Voucher Approval

Member Marr introduced Proposed Resolution 24-010 to approve the regular voucher payments, noting that he had reviewed all the financials with Mr. Curtis and did not have any concerns. Member Marr then moved approval, seconded by Member Surrat. Motion carried 5-0.

7. DRAFT 2025 Operating Budget Review (Joshua Curtis)

Mr. Curtis stated he would be presenting a draft budget today for initial feedback and would ask the board for approval at the December 16 board meeting. He then reviewed the materials included in the Board packet.

REPORT

Chair's Report

Chair Nelson reported that she is working with Mr. Curtis on her transition from the Chair position, and she noted that the December 16 Board Meeting will be her final one as she is stepping off the Board.

Executive Director's Report

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

EXECUTIVE SESSION

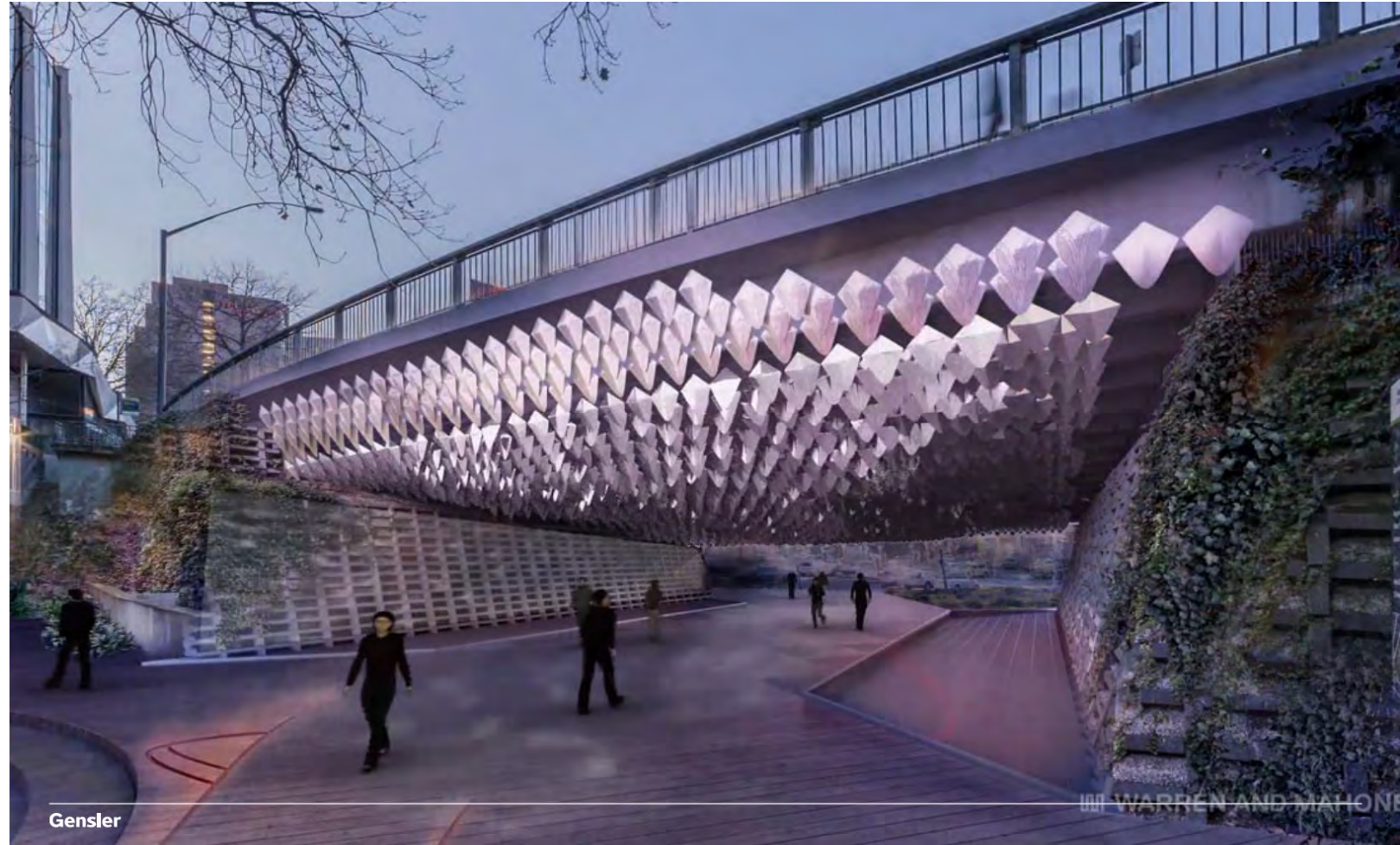
There was no Executive Session.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 3:49 pm.

Annie Thenell,
Recording Clerk

Carol Kobuke Nelson, Chair
Board of Directors, Public Facilities District



PFD

PEDESTRIAN IMPROVEMENTS PROJECT (PIP)

INITIAL RESEARCH REPORT

December 2024



Presented to:

PFD Subcommittee

Submitted by:

Bloom Projects, LLC

For any questions or concerns regarding information contained within the report, please feel free to reach out to Bloom Projects.

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Principal

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CONTENTS

PROJECT OBJECTIVE	Page 3
LOCATIONS MAP	Page 4
LOCATION DESCRIPTIONS	Page 5
PROJECT KICK-OFF & SITE WALK	Page 6
AUTHORITIES HAVING JURISDICTION (AHJ)	Page 7
AHJ INITIAL FEEDBACK	page 8
MILESTONES – PHASE 1	Page 10
MILESTONES – PHASE 2	Page 11
SCOPE SCHEDULE BUDGET	Pages 12 - 16
SUMMARY	Page 17

PROJECT OBJECTIVE

PFD Stated Project Objectives

- **Stakeholders and Broad Scope:** Work with group comprised of PFD staff, PFD board representatives, and the Mariners to identify a subset of three to five projects that would improve the pedestrian experience along the identified routes and have a reasonable likelihood of permitting success.
- **Report:** Develop a comprehensive report outlining the required permits, agency approvals, and other necessary steps to move forward.
- **Early Win:** Present findings to the stakeholder group and assist in the identification of at least one “early win” project for immediate implementation.
- **Scope, Schedule, Budget:** Develop a high-level scope, timeline and rough-order-of-magnitude (ROM) budget for the identified project(s).

Bloom Projects Understanding

Develop a feasibility study report that consolidates all relevant site-specific information. This report will enable PFD stakeholders to select projects for further refinement and design of the scope of work. It will include a proposed project map, insights gathered from discussions and site walks with various Authorities Having Jurisdiction (AHJ), early win opportunities, ROM budget estimates, and a rough timeline. This report is intended to meet the stated project objectives.

Funding

Funding for the proposed projects will come, in part, from the PFD’s Neighborhood Improvement Fund (NIF), which was created to improve the urban design and public safety conditions around the ballpark through capital improvements. The PFD, with input from the Mariners, will identify projects eligible for funding and will seek to identify matching sources from external partners, such as the Mariners. Bloom Projects’ (BP) management fees, as well as any other design/planning/permitting fees, will be separately accounted for through operational expenditure (OpX) funds to ensure transparent cost tracking.

Additional Considerations

Given the upcoming FIFA World Cup in 2026, we conveyed that some selected locations would ideally be implemented prior to this event.

For the sake of efficiency and clarity, this initiative has been named the PFD "Pedestrian Improvement Project" (PIP).

PIP LOCATIONS MAP AND DESCRIPTIONS

Improvement Locations Map

The following map identifies the proposed locations for improvements along the pedestrian pathway from the Stadium Light Rail Station to T-Mobile Park. These locations are conceptual and have been selected based on initial discussions and site walks. Each location would function as its own project, with a distinct scope of improvements.

Recommended locations are outlined in blue. The locations The map serves as a visual baseline for the PFD Board to review and evaluate potential projects and scopes.



PIP LOCATION DESCRIPTIONS

The following provides brief descriptions of each proposed location, outlining potential areas for improvement based on initial discussions and site walks. These descriptions are preliminary and subject to change as the project scope is further refined. They are intended to guide the PFD Board's review and feedback on possible projects to pursue.

1. Light Rail Station

- *No scope recommended*

2. Light Rail Entrance & Intersection

- Improvements: Branding, Signage, Wayfinding, Safety

3. Royal Brougham/Metro Parking

- Improvements: Fencing, Illumination, Art, Landscaping, Bollards, Safety

4. Snail Tunnel

- Improvements: Illumination, Audio, Artwork

5. Snail Entrance

- *No scope recommended initially*

6. Scooter and Bike Parking

- Improvements: Branding, Signage, Wayfinding, Artwork, Illumination, Stadium viewpoint (Instagram Photo Op)

7. Royal Brougham Elevator

- *No scope recommended initially*

8. Ride Share Lot Fence

- Improvements: Branding, Signage, Wayfinding

PROJECT KICK-OFF & SITE WALK - PFD TASK FORCE

The following content summarizes key discussions from the project kick-off meeting with the PFD Subcommittee and the subsequent site walk. The items outlined below focus on proposed improvements aimed at enhancing the pedestrian experience along the pathway. These elements are part of the broader strategy that requires coordination between multiple stakeholders and Authorities Having Jurisdiction (AHJs).

Primary Proposed Improvements Throughout the Pathway:

- **Improved Lighting & Safety:** Installation of upgraded lighting systems to ensure visibility and a sense of security, even during off-peak hours. The potential to integrate lighting with the ballpark's system to ensure continuity on event days is being explored.
- **Signage & Wayfinding:** Clear, consistent signage for wayfinding and branding along the route, including transit information and game-day announcements. This will enhance user navigation and promote the use of the pedestrian corridor.
- **Artistic and Environmental Enhancements:** Incorporating baseball-themed artwork and green spaces to create an inviting and vibrant public space, as well as exploring options for small parks or seating areas.
- **Traffic Calming & Intersection Safety:** Implementing measures to improve intersection safety and manage traffic, especially in the high-traffic zones.
- **Activations & Amenities:** Exploring the potential for game-day activations, such as kiosks, snack stands, and social media-friendly photo opportunities, to enhance engagement.

Given the complexities of working within a public space and the involvement of multiple stakeholders and Authorities Having Jurisdiction (AHJs), the project will require close coordination and potentially phased implementation.



AUTHORITIES HAVING JURISDICTION (AHJ)

The following is a list of Authorities Having Jurisdiction (AHJs) and key stakeholders who have been involved in discussions regarding the project.

Key AHJ's and Stakeholders involved:

- Mayor's Office - Tina Inay
- Seattle Department of Construction and Inspections (SDCI) – Bryan Stevens
- Washington State Department of Transportation (WSDOT) – Ron Judd
- King County Metro Transit – Jonathan Rose
- Sound Transit – Brad Blackburn
- Seattle Department of Transportation (SDOT) – Emily Reardon
- SPU – Frank Coulter
- Seattle City Light (SCL) – Eivind Perander
- T-Mobile Park / Seattle Mariners – Dave Wilke & Trevor Goody
- SODO Business Improvement Area (BIA) – Tyler Blackwell
- Seattle Parks Foundation– Beth Purcell
- MiG Urban Design – Dave Rodgers

These stakeholders are instrumental in the planning, permitting, and execution of the project, each contributing to different aspects such as internal process, facilitation of reviews and approvals, and engineering.

AHJ INITIAL FEEDBACK

Mayor's Office

Tina Inay

A kick-off meeting took place on 9/13, during which Tina introduced the team to relevant Authorities Having Jurisdiction (AHJs) to begin the coordination process.

Next Step: We will keep Tina apprised as the scope and schedule develops.

WSDOT

Brian Nielsen, Duffy McCulloch (Ron Judd)

General Notes:

- Site walk with the WSDOT team on 10/16.
- In favor of improvements and generally supportive of the effort.
- Suggested installing power and water connections at fence line (#3) to support cart vendors.
- Ron Kuntz was suggested as a potential resource for further support.

Key Take-Aways:

- WSDOT verifying land, ownership, and maintenance of the "Snail" and ground.
- Artwork requires separate permit by WSDOT's internal landscape architect, with guidance via design manual.
- Power cannot come from WSDOT power poles. Must come from another source
- If art installation requires a foundation, a lease would be required for the square footage used.
- Engineer will need to review any attachments such as lighting.

Documents Provided: WSDOT to provide site plans, permit applications, public art process, and agreement for services.

Next Steps: The WSDOT RE Team is in the process of confirming ownership of the Snail. Execute service agreement, review scope of work to establish process.

King County Metro

Jonathan Rose

General Notes:

- Projects align with KCM's goals for safety and FIFA goals.
- Safety in the area has been an internal discussion with KCM.
- Checking with Capital Projects for competing projects but does not think so.

Key Take-Aways:

- Fence changes/additions require Real Property team involvement for approval. Gate must remain.
- KCM funding could take a year or longer due to approved budgets. With PFD funding, approval could take six to eight months. There may be ways to introduce new work that requires funding.
- Collaboration with SDOT, WSDOT, Seattle City Light, and King County Metro will be necessary for projects related to this area.

Next Steps: JR is advocating for our scope with the KC team and has engaged his team to assist and provide support. Meet with KC team to elaborate on scope and requirements.

SDOT

Emily Reardon

General Notes:

- Emily reviewing with colleagues, but it help for BP/PFD to confirm who has authority in each location.
- Changes to the right-of-way will affect multiple divisions, including Trevor from Urban Forestry and Ian from Urban Design will participate.

Key Take-Aways:

- Walk along Snail (#5) and Bike Parking (#6) are likely under SDOT's jurisdiction.
- Below Snail location (#4) is complex responsibility, but SDOT Roadway Structures and SCL are likely responsible.

Next Steps: Set second meeting with Emily to clarify plans and locations, after discussions with other AHJ's have occurred.

AHJ INITIAL FEEDBACK (CONTINUED)

SPU

Frank Coulter

General Notes:

- Currently, no conflicting projects related to SPU.
- SPU is involved with all right-of-way projects, but SDOT has primary control.

Key Take-Aways:

- Recommends Office of Arts and Culture (City of Seattle) be contacted, Kelly Davidson (Deputy Director). They may be interested in supporting the project with artistic or cultural elements.
- Frank consulting internally regarding SPU's involvement.

Next Steps: Review projects with Kelly Davidson. Continue to keep SPU updated.

Seattle City Light (SCL)

Eivind Perander

General Notes:

- Potential power source is closest property such as KCM or WSDOT. Requires service application, engineered plans, and SDCI permit. Power directly from SCL likely more expensive due to required gear.
- Lighting under the Snail is likely not owned by SCL.
- Permitting from SDOT and WSDOT will be lengthy. Trenching beyond 100 feet will require a Utility Major Permit (UMP).
- SCL is responsible for making the final power connection; all other installations are by the project team.
- A service request can be made through the SCL website, and Tom Borak from Street Light Engineering is primary contact.

Key Take-Aways:

- Addition of lighting will require higher-level SCL approvals.
- Most cost-effective power source is to work with owner of nearest structure.
- SCL review process likely takes one year from submission of engineered drawings.

Next Steps: Define the project scope and locations. Engage SCL and other property owners early. Engage design team to develop documentation.

Seattle Parks Foundation – Occidental Improvements

Dave Rodgers (MiG Architects) and Beth Purcell (SPF)

General Notes:

- Lightrail signage may soon be updated for the Lynnwood line in the same area.
- Artwork fencing dedicated to Martin Luther King Jr. along the fence at 6th Avenue and Royal Brougham. King County 4Culture is involved.
- The DSA and BIA are currently installing wayfinding screens in the area.
- Many ballpark users commute from the lightrail station, which could be a useful group to consult for feedback. This group may include individuals who are less mobile and may have safety concerns that could be addressed.

TIMELINE MILESTONES – PHASE 1

- 1. Initial Engagement with AHJs – Sept / Oct 2024**
 - a. Completed initial meetings with key AHJs to introduce the project and gather preliminary feedback.
 - b. Outcome: Established of primary contacts and general process.

- 2. AHJ Process – Oct / Nov 2024**
 - a. Obtain AHJ project-specific guidance regarding process and review/permit timing, and conflicting projects.
 - b. Define AHJ project-specific scope limitations - i.e., electrical connections, fence adjustments, artwork installations, maintenance requirements, etc..
 - c. NIF Task Force review and input.
 - d. Outcome: Understanding of process and conflicts from each AHJ.

- 3. Cost Development - Rough Order of Magnitude (ROM) – Nov / Dec 2024**
 - a. Refine process and review costs with each AHJ.
 - b. Develop ROM estimates based on many assumptions for presentation to the PFD Board.
 - c. Outcome: ROM estimate for Board guidance in December.

- 4. PFD Board Scope Development – Dec 2024**
 - a. PFD Board review of final report December 16, 2024.
 - b. PFD Board provides direction for subset of locations and specific projects by End of Year 2024.

- 5. PFD Board Direction – Feb 2025**
 - a. PFD Board review of final subset of projects on February 10, 2025.
 - b. PFD Board provides final approval of 1-3 projects to begin procurement and implementation in 2025.

TIMELINE MILESTONES – PHASE 2

- 1. Design Vendor Procurement Definition – Feb / Mar 2025**
 - a. Based on PFD Board direction, develop location-specific design process and timeline.
 - b. Develop process and vendor list for design RFP's and confirm list of potential vendors with PFD Board for approval.
 - c. Obtain AHJ input on approved vendors for right-of-way design work.
 - d. Outcome: PFD and AHJ approved vendor list and procurement timeline.

- 2. Design Vendor Procurement Apr / Jun 2025**
 - a. Develop RFP's per location and scope.
 - b. Legal review prior to issuance.
 - c. Issue RFP's and receive proposals.
 - d. Analyze proposals and provide recommendations to PFD Board.
 - e. Outcome: PFD award to vendors.

- 3. Design Vendor Contracting Jul - Sep 2025**
 - a. Execute contracts with vendors.

Phase 3 and Beyond

- Design development, review by PFD Board, and finalize designs.
- AHJ review and permitting.
- Construction and material vendor procurement process.
- PFD Board approval of proposals.
- Contracting for implementation.
- Implementation of the work.

Location 2 – Light Rail Entrance & Intersection – Scope | Schedule | Budget

Scope

- Add Stadium Overlay Transition District map to existing signage.
- Lower sign by Sound Transit or Mariners

Schedule

Likely 6 months to 1 year.

Rough Order of Magnitude Cost Range

\$0 to \$14,000

Low = Signage by Sound Transit. High = Design, fabrication, and installation by PFD.

Assumptions and Clarifications

- Sound Transit indicated the addition of the Stadium Overlay may be accomplished at no cost to PFD, however, needs to be confirmed.
- Sound Transit indicated that 75% of transit riders for special events are new to light rail and they liked the idea of adding the blue sign. This may be completed by Sound Transit.



Location 3 – Royal Brougham/Metro Parking - Scope | Schedule | Budget

Scope

- LED illumination attached to WSDOT structure above.
- Artist fencing along King County Metro bus parking lot.
- Landscaping replaced with hearty plantings.
- Sidewalk graphics.

Schedule

Likely 1 to 1.5 years to accomplish KC Metro scope. Additional six months for lighting on WSDOT structure.

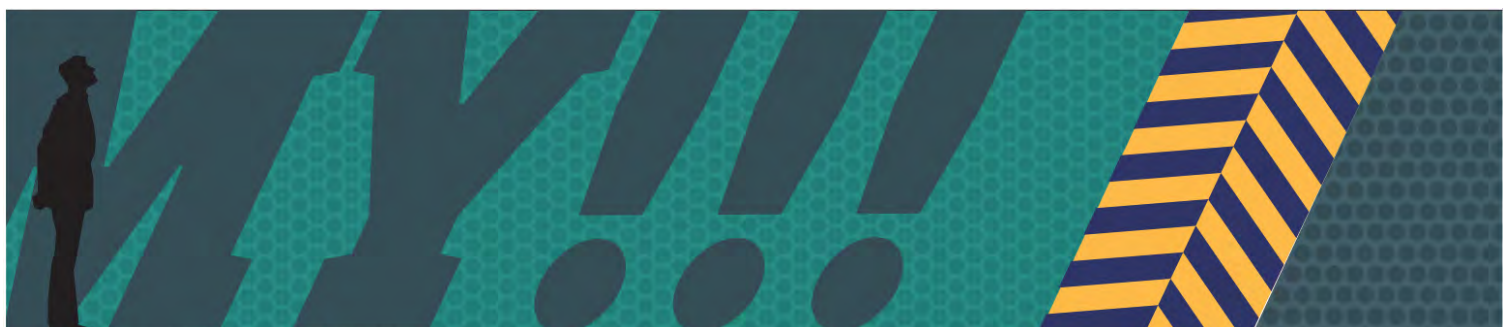
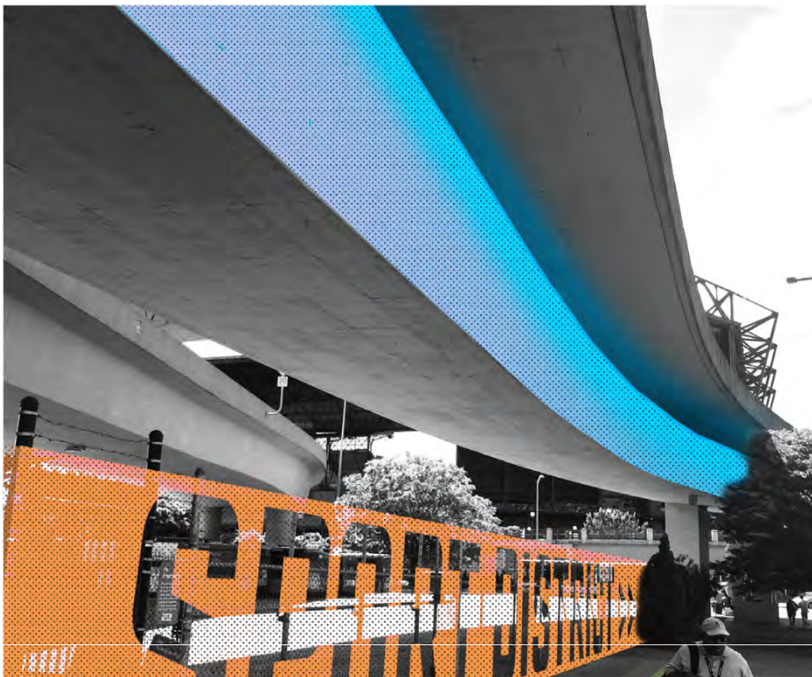
Rough Order of Magnitude Cost Range

\$555,000 to \$1,560,000

Low = fence & graphics. High = fence w/ artist, graphics, lighting and landscaping.

Assumptions and Clarifications

- LED Lighting – Source of electricity from existing KC Metro panels nearby. Should this not be approved, costs would increase significantly. KC Metro evaluating this now.
- Fence – Aesthetic semi-opaque artistic fencing is anticipated. Gate entry must remain active.
- Landscaping – Replace existing soil and plants. Should irrigation be required by the city, viability and costs would increase significantly.
- Sidewalk Graphics – Applied graphics to the sidewalk to enhance experience.



Scope

- a. LED illumination attached to WSDOT structure and connected to existing light fixtures.
- b. Mural on ceiling coordinated with lighting.
- c. “Entering Stadium District” on side of Snail.
- d. Audio from T-Mobile Park.

Schedule

Likely 1 to 1.5 years to accomplish design, AHJ approvals, and installation.

Rough Order of Magnitude Cost Range

\$860,000 to \$1,026,000

Low = Lighting & signage. High = Lighting, signage, mural & audio

Assumptions and Clarifications

- AHJ ownership of the Snail is being evaluated by WSDOT.
- LED Lighting – Source of electricity from existing light fixtures, however not confirmed acceptable.
- Audio – Acceptable to the Mariners for source of content.



Location 6 – Scooter & Bike Parking - Scope | Schedule | Budget

Scope

- LED illumination attached to WSDOT structure and connected to existing light fixtures.
- Artwork and/or Instagram Photo Op.
- Signage and/or graphics.
- Audio from T-Mobile Park.

Schedule

Likely 1 to 1.5 years to accomplish design, AHJ approvals, fabrication and installation.

Rough Order of Magnitude Cost Range

\$460,000 to \$1,030,000

Low = Artwork. High = Artwork, lighting, and audio.

Assumptions and Clarifications

- AHJ ownership of the Snail is being evaluated by WSDOT, which will inform AHJ process.
- LED Lighting – Source of electricity from existing light fixtures, however not confirmed acceptable.
- Audio – If acceptable to the Mariners for source of content.



Location 8 – Ride Share Lot Fence - Scope | Schedule | Budget

Scope

- a. Replace fence along 3rd Ave to Ride Share Lot.
- b. Alternative – Modify existing fence.

Schedule

Likely 1 to 1.5 years to accomplish design, AHJ approvals, fabrication and installation.

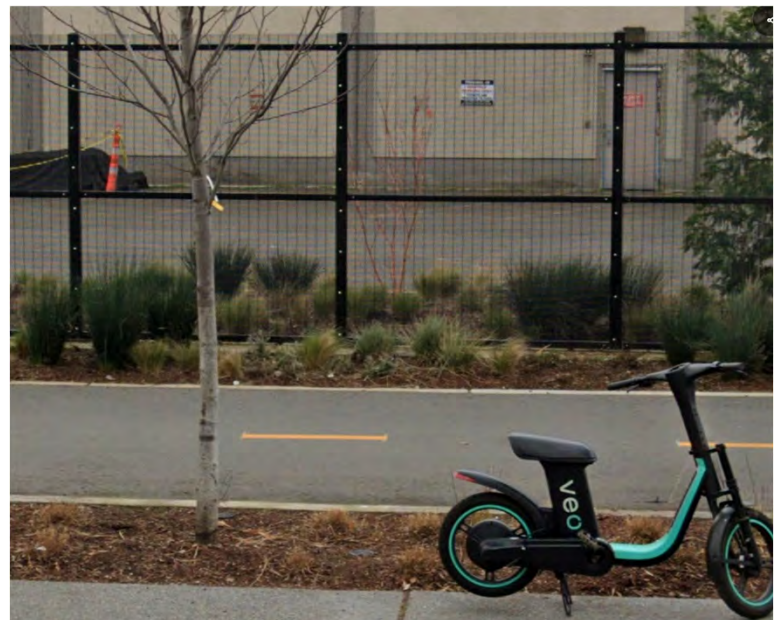
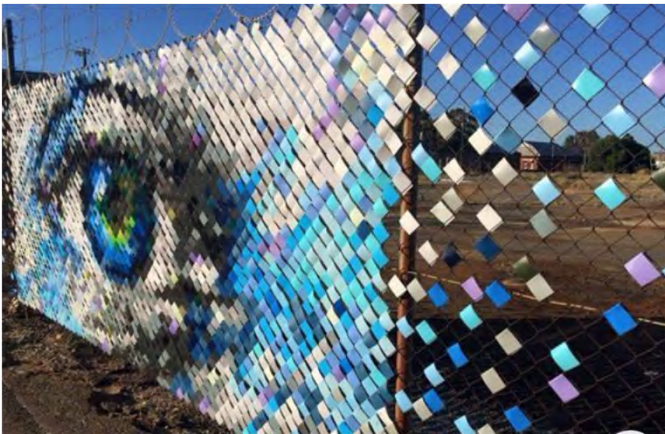
Rough Order of Magnitude Cost Range

\$421,000 to \$565,000

Low = Existing fence artwork. High = Replacement fence and Artwork.

Assumptions and Clarifications

- WSDOT agreement with changes to fencing.
- WSDOT requires gate access be maintained.



Summary

Location 2 – Light Rail Entrance & Intersection

- ROM Cost Range \$0 to \$14,000
- Schedule 6 months to 1 year

Location 3 – Royal Brougham/Metro Parking

- ROM Cost Range \$555,000 to \$1,560,000
- Schedule 1 to 1.5 years

Location 4 – Snail Tunnel

- ROM Cost Range \$860,000 to \$1,026,000
- Schedule 1 to 1.5 years

Location 6 – Scooter & Bike Parking

- ROM Cost Range \$460,000 to \$1,030,000
- Schedule 1 to 1.5 years

Location 8 – Ride Share Lot Fence

- ROM Cost Range \$421,000 to \$565,000
- Schedule 1 to 1.5 years

Total combined low range costs \$2.3M

Total combined high range costs \$4.2M

2025 Legislative Outlook

Public Facilities District Board of Directors

December 16, 2024

Election Background

- 2024 was a major election year in Washington State. Half of the Senate, all of the House of Representatives and all of the Statewide Elected Offices were up for election.
- The Democrats gained one seat in the House and one in the Senate. The Democratic majority in the Senate will be 30-19. The Democratic majority in the House will be 59-39.
- There will be significant legislative turn-over:
 - The Senate will have at least 12 new members.
 - The House will have at least 18 new members.

Gubernatorial Transition

- Gubernatorial Race: Bob Ferguson (D)
 - Released names for Senior Staff Team, the majority are from the Attorney General's Office
 - Released names of 53-member transition team. The first transition team meeting was November 22nd.
 - There are 12 transition subcommittees, including Higher Education & Workforce, Transportation, and Budget Savings & Efficiencies.
 - Subcommittees must report recommendations by January 9th.
 - The process is underway to replace 10 agency directors, including the Department of Commerce and the Washington State Department of Transportation.

Legislative Reorganization

- The Senate Democrats elected Senator Jamie Pedersen from Seattle as their new majority leader.
 - There are eight new committee chairs, including Business, Financial Services and Trade and Labor and Commerce.
 - Senator Noel Frame will serve in a new Ways & Means role, as Vice Chair of Finance.
- House Democrats retained most of their leaders and selected three new Committee Chairs.
- House Republicans retained Rep. Stokesbary as minority leader but elected new members to various other leadership positions.
- Senate Republicans are expected to finalize Leadership and Committee decisions in December.

Ballot Measures

- The following ballot measures failed:
 - [I-2109](#): If passed, would have repealed the state's Capital Gains Tax.
 - [I-2117](#): If passed, would have repealed the state's cap and invest program which was established in 2021 (Climate Commitment Act) and prohibits state agencies from imposing any type of carbon tax credit trading.
 - [I-2124](#): If passed, would have permitted individuals to opt out of the state's Long-Term Care Program at any time.
- The following ballot measure passed:
 - [I-2066](#): Requires utilities to provide natural gas to eligible customers and prevents state approval of incentivizing gas service termination or restricting access to gas service.

General Fund Budget Outlook

- The Office of Financial Management (OFM) recently indicated that the General Fund Operating Budget deficit is between \$10 and \$12 billion over the four-year outlook.
- Governor Inslee directed state agencies to propose budget reductions to OFM, starting with pauses or delays of programs, as well as considering hiring and other freezes.
- The most recent revenue forecast projected an additional decrease of \$269.5 million.
- The Governor is scheduled to release his budget proposal on December 17th.

2025 Legislative Session

Additional Information

- The 2025 legislative session starts on January 13th and is a 105-day session, ending on Sunday, April 27, 2025.
- It is the first year of the biennium. The Legislature must adopt a two-year budget by June 30, 2025, to avoid a shut-down of any part of state government.
- The Legislative majorities are expected to prioritize the following issues in 2025:
 - Rent Stabilization
 - Unemployment Insurance for Striking Workers
 - Revenue sources to address the General Fund Operating Budget Shortfall
 - Transportation Funding

Questions

Ballpark PFD
Balance Sheet 2024
As of October 31, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
Cash - Capital Projects Fund	5,847,629.53
Cash - County Tax Revenues Fund	10,475.47
Cash - Deferred WSST Fund	0.00
Cash - Impaired Investments	23,387.91
Cash - Neighborhood Improvement Fund	3,634,202.16
Cash - Paver Account	0.00
Cash - PFD Operations Fund	2,597,068.88
Cash - PFD Reserve	3,566,485.47
Cash Equivalents	-58,495.30
Cash- Payroll Account	0.00
Total Bank Accounts	\$ 15,620,754.12
Total Accounts Receivable	\$ 31,871,324.14
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Total Current Assets	\$ 47,492,078.26
Total Fixed Assets	\$ 392,684,241.74
Total Other Assets	\$ 21,663.00
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TOTAL ASSETS	\$ 440,197,983.00
LIABILITIES AND EQUITY	
Total Liabilities	\$ 81,921,437.05
Total Equity	\$ 358,276,545.95
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TOTAL LIABILITIES AND EQUITY	\$ 440,197,983.00

Profit and Loss

Oct-24

	Oct-24	YTD	2024 Budget	Delta	% Spent
Expenses					
Salaries / Benefits					
Salaries & Wages	21,737	213,749	248,534	34,785	86%
Employee Benefits - Health	3,483	37,853	45,975	8,122	82%
Retirement Benefits	546	5,977	9,557	3,579	63%
Payroll Taxes	1,014	15,963	20,543	4,580	78%
Total Salaries / Benefits	\$ 26,780	\$ 273,532	\$ 324,609	\$ 51,077	84%
Professional Services					
Accounting/Auditing	660	33,734	59,000	25,266	57%
Consulting Fees - Admin	14,750	161,754	259,600	97,846	62%
Legal & Professional Services	3,915	44,178	108,000	63,822	41%
Website & IT Support	329	6,200	19,200	13,000	32%
Total Professional Services	\$ 19,654	\$ 245,866	\$ 445,800	\$ 199,934	55%
General & Administrative					
Bank, Payroll, & Investment Fees	1,158	6,707	1,302	-5,405	515%
Board Compensation	1,500	3,350	8,000	4,650	42%
Dues & Subscriptions	1,716	6,119	5,055	-1,064	121%
Insurance Expense		8,419	11,381	2,962	74%
Office Equipment Rental	765	7,508	8,520	1,012	88%
Office Supplies	102	10,386	5,890	-4,496	176%
Professional Development	191	241	2,000	1,759	12%
Repairs & Maintenance	542	79,874	76,345	-3,529	105%
Software Expense	546	3,257	3,962	705	82%
Telephone Expense	210	1,800	3,240	1,440	56%
Travel	1,083	14,631	31,500	16,869	46%
Utilities	208	2,074	2,400	326	86%
Total General & Administrative	\$ 8,020	\$ 144,365	\$ 159,595	\$ 15,230	90%
Total Expenses	\$ 54,454	\$ 663,763	\$ 930,004	\$ 266,241	71%

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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 has reviewed and approved ballpark vouchers
15 #20240927095328, #20241004160510, #20241018132544, and #20241024145056, as
16 produced by King County (the District’s treasurer); the credit card statement covering
17 October 2024; and the October payroll expense reports as produced by Gusto (the District’s
18 payroll administrator); as summarized as follows:

19 October 2024

<u>Classification</u>	<u>Amount</u>
22 1. Capital Projects Fund	
23 2. County Tax Fund	
24 3. Operating Reserve Fund	
25 4. Neighborhood Improvement Fund	
26 5. Operating Fund	
27 • Salaries/Benefits	
28 o Salaries	\$21,737
29 o Employee Benefits - Health	\$3,483
30 o Employee Benefits – Retirement	\$546
31 o Payroll Taxes	\$1,014
32 • Professional Services	
33 o Accounting/Auditing	\$660
34 o Consulting Services	\$14,750
35 o Legal Fees	\$3,915
36 o Website & IT Support	\$329
37 • General & Administrative	
38 o Bank, Payroll & Inv. Fees	\$1,158
39 o Board Compensation	\$1,500

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○ Dues & Subscriptions	\$1,716
○ Insurance Expense	
○ Office Equipment Rental	\$765
○ Office Supplies	\$102
○ Professional Development	\$191
○ Repairs and Maintenance	\$542
○ Software Expense	\$546
○ Telephone Expense	\$210
○ Travel	\$1,083
○ Utilities	\$208
<hr/>	
TOTAL FOR THE PERIOD	\$54,454

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

Vouchers #20240927095328, #20241004160510, #20241018132544, and #20241024145056, as produced by King County (the District’s treasurer); the credit card statement covering October 2024; and the October payroll expense reports as produced by Gusto (the District’s payroll administrator); are hereby approved.

PASSED by a vote of ____ to ____ this 16th day of December 2024.

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

Carol Kobuke Nelson, Chair

ATTEST:

Annie Thenell, Clerk

PFD 2025 Operating Budget - FINAL

Presented at the December 16, 2024 Board Meeting

CPI Assumption **3%**

Operating Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 Budget	2024 Budget	Delta	%
Income																
Rent	-	-	993,371	-	-	-	-	993,371	-	-	-	-	1,986,742	1,897,624	89,119	4%
Reimbursement Revenue	113	113	113	113	113	113	113	113	113	113	113	113	1,350	1,350	-	0%
Total Income	113	113	993,484	113	113	113	113	993,484	113	113	113	113	1,988,092	1,898,974	89,119	4%
Expense																
Salaries/Benefits																
Salaries	21,736	21,736	22,282	22,282	22,388	22,388	22,388	22,388	22,388	22,388	22,388	22,388	267,141	256,904	10,237	4%
Employee Benefits - Health	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	3,397	40,767	45,975	(5,208)	-13%
Employee Benefits - Retirement	652	652	668	668	672	672	672	672	672	672	672	672	8,014	9,808	(1,793)	-22%
Payroll Taxes	1,796	1,796	1,842	1,842	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	22,078	21,235	843	4%
Subtotal	27,582	27,582	28,190	28,190	28,307	28,307	28,307	28,307	28,307	28,307	28,307	28,307	338,000	333,922	4,078	1%
Professional Services																
Accounting/Auditing	2,083	2,083	2,083	2,083	2,083	20,623	2,083	2,083	2,083	2,083	3,587	16,503	59,464	59,000	464	1%
Consulting Services	48,355	28,354	23,692	25,229	29,521	48,483	35,896	20,854	51,192	39,604	22,277	21,192	394,648	344,800	49,848	13%
Legal Fees	9,667	8,667	8,667	9,667	8,667	8,667	9,667	8,667	8,667	9,667	8,667	8,667	108,000	108,000	-	0%
Website & IT Support	652	672	672	672	672	672	672	672	672	672	672	672	8,059	19,200	(11,141)	-138%
Subtotal	60,757	39,776	35,113	37,651	40,942	78,445	48,317	32,276	62,613	52,026	35,202	47,033	570,170	531,000	39,170	7%
General & Administrative																
Payroll & Investment Fees	958	958	958	958	958	958	958	958	958	958	958	958	11,495	1,302	10,193	89%
Board Compensation	667	667	667	667	667	667	667	667	667	667	667	667	8,000	8,000	-	0%
Dues & Subscriptions	3,145	20	20	20	20	210	20	20	20	3,020	20	20	6,555	5,055	1,500	23%
Insurance Expense	-	-	-	-	-	-	-	-	-	-	-	10,300	10,300	11,381	(1,081)	-10%
Office Equipment Rental	718	718	718	718	718	718	718	718	718	718	718	718	8,610	8,520	90	1%
Office Supplies	1,223	223	223	223	1,123	723	223	223	603	223	937	223	6,166	15,176	(9,010)	-146%
Professional Development	167	167	167	167	167	167	167	167	167	167	167	167	2,000	2,000	-	0%
Repairs and Maintenance	10,600	600	600	600	600	600	600	600	600	600	600	600	17,200	82,200	(65,000)	-378%
Software Expense	322	322	322	322	322	322	322	322	322	322	322	601	4,138	3,962	176	4%
Telephone Expense	270	270	270	270	270	270	270	270	270	270	270	270	3,240	3,240	-	0%
Travel	125	125	125	125	125	125	22,625	125	125	125	125	125	24,000	31,500	(7,500)	-31%
Utilities	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	-	0%
Subtotal	18,393	4,268	4,268	4,268	5,168	4,958	26,768	4,268	4,648	7,268	4,982	14,847	104,104	174,736	(70,632)	-68%
Total Expense	106,731	71,625	67,571	70,109	74,417	111,710	103,392	64,851	95,568	87,601	68,491	90,188	1,012,274	1,039,658	(27,384)	-3%

Consulting Services Break Out

Government Affairs	64,000	16%
Ballpark CapEx Support	94,000	24%
Neighborhood Improvement: Policy	70,500	18%
Neighborhood Improvement: Design	135,000	34%
General Office	31,148	8%
Total	394,648	100%

Projected Balance

Net Operating Income	975,818
CapEx Contribution	(318,576)
2025 EOY Balance	657,242

1 December 16, 2024

Proposed No.: 24-012

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4 RESOLUTION NO. ____

5 A RESOLUTION of the Board of Directors of the Washington State Major
6 League Baseball Stadium Public Facilities District recognizing and honoring
7 Carol Kobuke Nelson for her exemplary service to the District.

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

11 WHEREAS, Carol Kobuke Nelson served an initial term as a Governor’s
12 appointee between 2004-2007 and for a second term as a King County Executive’s
13 appointee since 2019 for a total of ten years; and

14 WHEREAS, Carol brought to the board unparalleled experience as CEO and
15 President of several banks, Director for the Washington State Department of Revenue,
16 and many leadership roles on Boards of Directors; and

17 WHEREAS, from the beginning of her service on the Board, Carol was a
18 passionate advocate for the District’s organizational and financial integrity, bringing a
19 high standard of professionalism to her role; and

20 WHEREAS, in her first term, Carol led the development of the Brick Paver
21 Program, which raised funds for the construction of the Baseball Hall of Fame Museum
22 in the ballpark; and

23 WHEREAS, in her second term, Carol applied her deep experience as a leader in
24 public and private organizations and boards to her positions as Vice-Chair and Chair of
25 the District; and

26 WHEREAS, as both Vice-Chair and Chair, Carol played a pivotal role in guiding
27 several District initiatives, including the three Reference Ballpark Trips taken by the
28 board to meet its lease-mandated role of ensuring that the ballpark remains a first-class
29 facility and one of the best ballparks in the Major Leagues; and

30 WHEREAS, Carol’s participation in and leadership on the Board will be sorely
31 missed, and the Board wishes to recognize and honor her service.

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

1. That the District extends its grateful appreciation to Carol Kobuke Nelson for her many years of outstanding service to the District.
2. That the District wishes Carol all the best in her retirement from Board service.

PASSED by a vote of ____to ____ this 16th day of December 2024.

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

Chair

ATTEST:

Annie Thenell, Clerk



Executive Director Report November/December 2024

Administrative

- Audit – We are in the midst of our 2023 Audit. The process is going well and I expect we will likely receive the results in early-January.

Board Development

- Board Appointments – Donny Stevenson’s appointment was approved at the King County Government Accountability and Oversight Committee on December 10. The appointment will now go to the next Committee of the Whole (COW) meeting for final approval. The remainder of meetings for the COW have been cancelled this year, so I anticipate it will be finalized in early-January. I’ve invited Donny to join our board meeting on Monday to meet the board. In addition, we continue to work with Dow’s office to fill Carol’s seat.

Neighborhood Improvement Fund

- Transit-to-Ballpark Pedestrian Improvements – Marc Bloom will be presenting to the board his draft due diligence report at Monday’s board meeting. After the NIF group (Stacy, Omar, Fred, Trevor, and Dave Wilke) reviews it tomorrow (Friday), I will send it out to the board for your review.

Policy Tracking/Engagement

- Stadium District – The Stadium District rezoning effort has picked up steam and Council President Nelson will be introducing legislation on Tuesday, December 17, that would amend the zoning code to allow for residential development in the district. This is a big step and largely due to Lizanne’s great work in convening a broad coalition of stakeholders led by the Building Trades. We’ll discuss the process at Monday’s board meeting, but the schedule for the legislation is tentatively set as:
 - **December 17** – Legislation is introduced as part of the Introduction & Referral Calendar and the 30-day notice of public hearing is filed.
 - **January 23** – CP Nelson's Governance, Accountability & Economic Development Committee (GAED) hosts a public hearing.
 - **February 13** – GAED Committee votes on legislation.
 - Legislation referred to Full Council for a vote, tentatively on **February 25**.

- WOSCA – I have asked my WSDOT contact if/when the RFI responses will be shared with stakeholders and am awaiting a response.
- Occidental – With the passage of the transportation levy in November, the Occidental improvement project is moving forward. I attended the final stakeholder workshop this past Monday and was impressed by the turnout and engagement. Of note, several members of SDOT were in attendance. I will share details on the path forward at Monday's board meeting.
- King County Civic Campus Initiative – I will be attending the third and potentially final King County Governance and Financing Steering Committee meeting on December 18. convened by King County Executive's office. I'll include a report out on the committee in my January Executive Director report.

Attachments

- Stadium District Rezoning Coalition Letter
- "Everett City Council considers proposals for new AquaSox stadium", Neetish Basnet, Puget Sound Business Journal, November 5, 2024

December 16, 2024

The Honorable Sara Nelson
Council President, City of Seattle
600 4th Ave., 2nd Floor
Seattle, WA 98104

Subject: Housing in the Stadium District

Dear Council President Nelson,

We are writing to voice our strong support for an amendment to the Seattle Municipal Code that will allow housing as part of the new Urban Industrial zone applied last year to the Stadium District. Housing is the centerpiece of this new zone and every other place in Seattle designated Urban Industrial has been granted housing, except for the Stadium District.

There's an exciting opportunity to create a mixed-use district around the public stadiums, T-Mobile Park and Lumen Field, that prioritizes the development of light industrial "Makers' Spaces" (think breweries and artisans), one that eases the transition between neighborhoods like Pioneer Square and the Chinatown-International District and the industrial areas to the south. These spaces can help to build employment and entrepreneurial opportunity including within communities of color that often face intimidating barriers to entry—the overwhelming number of maker businesses in Seattle now are owned by women and people of color. Other opportunities include small scale retail, entertainment and lodging. To achieve all this, the inclusion of a threshold level of housing is essential, both to help underwrite projects that include these Makers' Spaces and to contribute to the city's critically needed housing supply. Without the housing, expert analysis has clearly demonstrated that this Stadium Makers' District does not pencil and will not be developed.

It is estimated that up to approximately 1000 units of housing could be built, excluding the WOSCA site. Half of this housing would be required to serve people between 60-90% of the Area Median Income and would be built on-site, per the new Urban Industrial Zone.

This area is currently zoned for commercial use (such as offices) and benefits from an expanding transit system. It directly abuts the Pioneer Square, Waterfront and Chinatown International District (CID) neighborhoods. A significant portion of the area south of T-Mobile Park, is characterized now by deteriorating buildings and vacant lots. It is in crucial need of healthy development that can provide 24/7 "eyes on the street" to improve public safety.

The passage of Mayor Harrell's Industrial and Maritime Strategy legislation in 2023 accomplished several significant advances toward our goal of creating a Stadium Makers' District with housing. It is important to note that this legislation followed a multi-year city-sponsored process involving public and private stakeholders, the result of which was a recommendation to include housing in the Stadium District. The legislation created the new Urban Industrial Zone, in direct response to our original proposal for a Stadium Makers' District. It also made the necessary changes to the City's Comprehensive Land Use Plan that must be in place for housing to be allowed in the Stadium District. Importantly, the City completed an EIS and determined that no additional negative impacts to freight mobility would result from allowing housing in the Stadium District. However, while the table has been set to allow housing in the Stadium District, changes to the Seattle Municipal Code are still required to make it an actuality. The Stadium Makers' District vision represents a real opportunity to address our housing crisis and to create a safe and vibrant maker's district in North SoDo. And, it emerged from years of study, collaboration and compromise, which should not be ignored.

We are a broad and diverse coalition in support of housing in the Stadium District, including: the Seattle Building & Construction Trades Council representing 19 affiliates and some 20,000 workers; SEIU, Local 6; UNITE HERE, Local 8; the Western States Regional Council of Carpenters; the Housing Development Consortium; Chief Seattle Club; Plymouth Housing, Real Change; House Our Neighbors; Seattle Made, representing almost 700 manufacturing businesses; Sustainable Seattle; the Seattle Mariners; First & Goal, Inc.; the Public Facilities District; the Public Stadium Authority; the SODO Arena Investment Group; the Alliance for Pioneer Square; the Pioneer Square Residents' Council; Historic South Downtown; Seattle Chinatown/International District PDA; landowners in North SoDo; and more!

Critically, the major landowners in the Stadium District have made specific commitments to have Project Labor Agreements in place for the development of up to 15 acres of land in South Downtown. This is an exciting opportunity to add a substantial number of living wage jobs and apprenticeships in Seattle and to ensure high training and labor standards are adhered to.

We're not alone in thinking that a careful mix of residential, makers/light industrial and retail uses belong in the immediate neighborhood next to the stadiums. In an independent poll commissioned in 2021, 87 percent of registered voters favored the inclusion of some residential uses in this area. That's a strong, positive response!

With the worthy goal of creating thousands of new industrial jobs and housing affordability a top issue, the City should avail itself of the opportunity to create an economically viable, safe, mixed-use area adjacent to the stadiums that both delivers needed housing and restores light industry.

Sincerely,

FOR THE EXCLUSIVE USE OF CURTISJ@BALLPARK.ORG

From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2024/11/05/aquasox-stadium-everett-mariners.html>

SUBSCRIBER CONTENT:

Commercial Real Estate

Everett City Council considers proposals for new AquaSox stadium



Image: City of Everett | 7th Inning Stretch LLC


A new multipurpose facility in downtown Everett is expected to cost approximately \$120 million.

CITY OF EVERETT | 7TH INNING STRETCH LLC



By **Neetish Basnet** – Data reporter, Puget Sound Business Journal

Nov 5, 2024

 Listen to this article 5 min



A public-private partnership in Everett is shaping the future of its Minor League Baseball team, which could simultaneously transform the city's urban core.

Everett officials are considering two plans to keep the AquaSox, a Seattle Mariners affiliate, within city limits after new requirements implemented by [Major League Baseball](#) in 2021 deemed Funko Field outdated and noncompliant with MLB standards.

The potential solutions under consideration include renovating Funko Field at an estimated cost of \$80 million or constructing a new multipurpose facility downtown for approximately \$120 million – an option that has garnered significant interest.

"The growth and development that we can anticipate there is exciting," Everett Mayor Cassie Franklin said during a [Business Journal event](#) on Oct. 29. "In fact, since it's been in the news a little bit, we've already heard a ton of calls from folks interested in locating and buying property and growing with us with that stadium."

The proposed 12.5-acre downtown site sits adjacent to the Angle of the Winds Arena and across from a planned future light rail station, expected to begin construction in 2030.

City planners envision the new stadium would anchor the arts and entertainment district. Economic Development Director Dan Eernisse has called the effort a "big deal."

But until a stadium plan is approved, AquaSox will be subject to fines of up to six figures from the league for every season that they don't meet the facility standards. The ownership group 7th Inning Stretch LLC, is willing to bear the expense as a cost of doing business "up to a point," owner Chad Volpe told the Business Journal.

7th Inning Stretch has pledged to put up to \$10 million toward the construction cost and sign a 30-year lease to occupy the new stadium.

"We invest a lot of time, energy and money in this community in Everett, Snohomish County, and that carries a lot of value," Volpe said. "Any team could go around find some other city to build them a new stadium. And sure, you do well for (a few years). But then after that, you're in a newish facility, but not a great market."

In the 2023 season, AquaSox generated \$18.7 million in business revenue, \$6.4 million in labor income and supported 130 jobs, according to an analysis conducted by the city.

Total game attendance grew 9.1% from 128,840 in 2022 to 140,550 in 2023. Other non-AquaSox events brought an additional 14,700 guests to Funko Field last year.

A switch to a new downtown stadium could boost attendance to nearly 259,000, according to the analysis, as the [fan base grows with the city](#).

Related coverage

- [Homebuyers and builders flock to fast-growing Snohomish County city](#)
- [Snohomish County leads the nation in wage growth](#)

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The city estimates a new downtown stadium could generate up to \$38.9 million in business revenue, \$14.2 million in labor income and employ 190 jobs.

The AquaSox has called Everett home for more than 40 years. 7th Inning Stretch, which also owns an Oakland Athletics affiliate in California and a Baltimore Orioles affiliate in Maryland, [bought the AquaSox in 2008](#).

"It's not a huge growth business," he said. "But if run well, it can be a profitable business."

Volpe said he is hopeful a new stadium will bring more opportunities to the region alongside the AquaSox. The downtown stadium plan could host about 156 total events per year.

"Our investment in the community has paid dividends as what we thought would happen has happened – the North Puget Sound region is growing, Seattle is expanding

to the north. More companies are moving to Everett," Volpe said. "And we've been one of the businesses in the area that have benefited from that."

Washington state and Snohomish County are also chipping in \$7.4 million and \$5 million, respectively, to fund a new stadium.

In October, the city council issued a request for proposals for contractors and architects to send quotes for the stadium project. The council will decide in early December whether to build a new stadium downtown or renovate Funko Field, [owned by the Everett School District](#).

Depending on how the council votes, Everett officials will begin the process of acquiring property and selecting a contractor in January. The AquaSox expect to play the 2026 season either in a new stadium or an updated Funko Field.

"If we don't invest and build a new stadium, they will pull the team," Franklin said. "The AquaSox want to stay in Everett. The Mariners want to stay in Everett. We want them to stay in Everett."