

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, December 8, 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

BOARD MEETING MINUTES

The PFD held a 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 Marr called the meeting to order at 2:32 pm pursuant to notice. Board Members Stacy Graven and Donny Stevenson joined the meeting in person. Board Members Omar Riojas, Brian Surratt, and Andrea Sato joined virtually. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Business Operations Manager), Tom Backer (Legal Counsel), Jennifer Ziegler (Legislative), and Sandeep Kaushik (Legislative). Also joining in person were Dave Wilke (Seattle Mariners Senior Director of Facilities) and Carmela Ennis (King County). Joining virtually via Teams were Christian Halliburton (Mariners Senior Director & Deputy General Counsel), Lizanne Lyons (Consultant), Mike Wooley (Venue Solutions Group), John Christison (BCI + Network) and Jamie Sullivan (CAA-ICON).

Chair Marr noted in his call to order that Board member Surratt had recently been identified by Mayor-elect Katie Wilson as her incoming Deputy Mayor. As a result, Brian announced that he would be leaving the Board to take on his new position in the mayor's office. Brian thanked the Board for the opportunity to serve as a steward of the ballpark, working to ensure that Seattle Mariners were held to account and that the standards identified in the lease with the Club were met. He expressed his hope that the City and the PFD could work together as engaged partners in the ballpark neighborhood.

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Marr asked for a motion to approve minutes from the October 27, 2025, Board Meeting. Member Graven moved to approve the minutes, seconded by Member Stevenson. Motion carried 6-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Update (Dave Wilke)
Mr. Wilke reported that the Club is well underway on implementing the 2026 Capital Plan. Projects include structural steel painting & rust protection, the \$12-million new Mariners Vision Board that will be launched for Fanfest weekend at the end of January, four elevator rebuilds, two escalator replacements, seating upgrades,

security camera work, new plumbing for portable concessions stands, and artwork. Chair Marr asked what changes will be noticeable from the fan perspective when seeing the new Vision Board. Mr. Wilke replied that when it is turned off it will look the same as the old board, but when it is turned on the visual experience will be much improved, with better clarity.

2. 2025 Operations and Maintenance Review (Mike Wooley, John Christison)

Mr. Wooley and Mr. Christison summarized the presentation included in the Board packet. They thanked and commended the Mariners staff for being very helpful and accommodating during their inspection of the ballpark. Chair Marr asked if the concrete cracking on the 300-level concourse is concerning. Mr. Wooley replied that the Mariners have been proactive with grouting and sealing the cracks, which is standard practice, and that there should not be any structural issues.

3. Post-Election Analysis (Sandeep Kaushik)

Mr. Kaushik reported that the city election was a 'change' election, focused on public safety and homelessness. Chair Marr asked if there was a shift on the city Council. Mr. Kaushik answered that there were progressive wins in the election, but now there are three groups of 3 on the Council, with no majority.

4. Current Initiatives Update (Joshua Curtis)

Mr. Curtis summarized the presentation included in the Board packet.

- a. WOSCA
- b. Pedestrian Improvement Project
- c. Light Rail
- d. South Holgate Street Crossing Study

5. 2026 Board of Directors Meeting Schedule (Chris Marr)

Chair Marr presented the materials included in the Board packet and moved approval. Member Graven seconded. Motion carried 6-0.

6. Treasurer's Report (Omar Riojas, Joshua Curtis)

a. Final 2026 Operations Budget Review

Mr. Curtis reviewed the materials included in the Board packet. Member Graven moved approval, seconded by Member Stevenson. Motion carried 6-0.

b. Balance Sheet/Profit and Loss Review

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

c. Proposed Resolution 25-008: Voucher Approval

Member Riojas introduced Proposed Resolution 25-008 to approve the regular voucher payments, noting that he had reviewed all the financials with

Mr. Curtis and did not have any concerns. Member Graven moved approval, seconded by Member Sato. Motion carried 6-0.

REPORTS

Chair's Report

Chair Marr deferred giving a report, due to time constraints.

Executive Director's Report

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

EXECUTIVE SESSION

The Board moved into Executive Session at 3:57 p.m. for the reasons stated in the meeting notice. The Executive Session was expected to last 30 minutes and formal Board action was not expected following the session. The Executive Session ended at 4:21 p.m. and the Board returned to regular open session.

ADJOURNMENT

There being no further business before the Board, Chair Marr declared the meeting adjourned at 4:22 p.m.

Annie Thenell,
Recording Clerk

Christopher Marr, Board Chair
Board of Directors, Public Facilities District