



SPECIAL BOARD MEETING MINUTES: THE BOARD'S PLANNING MEETING

Thursday, March 19, 2026, 9:05 a.m. – 1:40 p.m.
T-Mobile Park: Club 1 Conference Room, 5th Floor

SUMMARY

OF THE MEETING'S KEY DISCUSSIONS AND AGREEMENTS

CALL TO ORDER / WELCOME

Board Chair Chris Marr called the special meeting to order at 9:05 a.m. pursuant to notice. Joining the meeting in person were Mr. Marr, Board Vice Chair Stacy Graven, Board Treasurer Omar Riojas, and Board Members Andrea Sato and Donny Stevenson; Executive Director Joshua Curtis; Legal Counsel Tom Backer; Office Manager Annie Thenell; and Facilitator Jim Reid. Also present during the lunch hour were Seattle Mariners executives Trevor Gooby, Executive Vice President; Melissa Robertson, Senior Vice President and General Counsel; and Christian Haliburton, Deputy General Counsel.

PUBLIC COMMENT

No written or oral public comment was received.

FACILITATED BOARD DISCUSSION

BOARD REACHES CONSENSUS ON GOALS FOR 2026

As a result of its discussions about past accomplishments, present conditions, and potential future issues and challenges (see pages 4-6), the **Board of Directors reached consensus that its goals for 2026 and the foreseeable future must continue to advance the Board's mission, including an added interest in sustainability (broadly understood)**. The specific goals that the Board agreed on are advancing the Pedestrian Improvement Project, exploring District Energy, planning for the Washington Oregon Shippers' Cooperative Association (WOSCA) site, and continuing to strengthen the PFD's relationship with the Seattle Mariners.

The first two are project development and implementation opportunities. The PFD is in the drivers' seat to affect change. The PFD will use its resources to either implement or develop on-the-ground projects that enhance neighborhood and fan experience. The third goal will be advanced by the PFD acting as an advocate in the land use policy arena. We will leverage our partnerships and political connections to find ways to use policy as the means for setting the stage for a more robust Stadium District. Goal #4 is vital for fulfilling the PFD's role as the public landlord of T-Mobile Park and advancing the other three goals.

The briefing paper that Joshua Curtis presented to frame the meeting's discussions summarized the current status of the first three goals. Here are excerpts from the paper and synopses of the Board's discussions at the meeting.

1. **Pedestrian Improvement Project.** With the selection of the consultant's concept design imminent, the PFD is on track to finalize the design process, select a contractor, and potentially undertake construction by the end of this year.

The Board's primary interest in advancing this project is enhancing the fans' experience. This goal is intended to improve pedestrian access and safety. Make it easier and safer to get to and from the ballpark so that the fans have a more enjoyable experience. During the lunchtime discussion with the representatives of the Seattle Mariners, Trevor Gooby of the Mariners thanked the PFD for taking the lead on this goal.

2. **District Energy.** If the Board agrees to engage a consultant to assist in issuing a Request For Information (RFI), the PFD will have the opportunity to identify a potential utility partner with whom to study the feasibility of a system in the Stadium District (or, as Stacy Graven recommended, the Stadium Neighborhood).

Board members urged the PDF to market the Energy District's benefits in addressing climate change and affordability. The Board also suggested that the PFD lay the foundation for this goal and then present the findings and proposed approach to the Mariners.

3. **Washington Oregon Shippers' Cooperative Association (WOSCA) site.** During 2023 and 2024, the Washington State Department of Transportation (WSDOT) and the City of Seattle partnered to participate in the C40 Cities program (a climate change initiative) and convened a stakeholder group, including the Port of Seattle, sports teams, the Public Stadium Authority (PSA), and the PDF. WSDOT is apparently creating guidelines for the type of public-private

partnership that would be necessary to develop the WOSCA site. A Request For Qualifications (RFQ) is likely to be issued in late 2027.

The PDF will leverage its relationships with the WSDOT, City of Seattle, and the coalition that was created to champion the Markers' District legislation to advocate that housing not be precluded from consideration as a potential future use on the site.

Regarding the last goal, **4. Strengthen the PFD's relationship with the Seattle Mariners**, the Board reached two conclusions: a) The PFD is fulfilling its obligations as the public landlord of T-Mobile Park. The Board's financial oversight is excellent; the recently instituted process by which the PFD tracks capital projects that maintain the ballpark is very good. b) The PFD's relationship with the Seattle Mariners is as positive and constructive as it has ever been. At lunchtime, the Seattle Mariners representatives agreed.

Going forward, the Board suggested two actions to advance this goal in 2026:

- In recognition of the 25+ years since the opening of the ballpark, the PFD should provide the public with reassurance that the stadium is being effectively maintained. This message should be conveyed in the Annual Report and communicated through The Seattle Times and other news outlets and organizations.
- The annual letter that the PFD sends to the Mariners to summarize the findings of CAA ICON and others regarding the CapEx plan, maintenance issues, and overall compliance with the lease should highlight or reiterate any ongoing issues, such as the operations, maintenance, and quality of restrooms. The PFD's interest is to ensure that maintenance work that is not as visible or has been delayed is not overlooked and forgotten.

The Board also expressed its continuing interest in the Club's development of the vacant lot at the SE corner of First Avenue South and Edgar Martinez Drive South. The Board raised the issue during lunch with the three representatives of the Mariners. They gave no timeline for developing the property, but indicated the team is interested in partnering with a third-party developer.

The Board also discussed lessons from its recent visits to other baseball parks in the Major Leagues, and observations the PFD might share with the Mariners. For example, Board members were impressed by the San Francisco Giants' and San Diego Padres' team shops during the visits to those ballparks in July of last year. The shops seemed more than a means for selling merchandise; they engage and educate fans. Likewise, the Halls of Fame of other ballparks might be models for the Mariners' Hall of Fame. The ballparks in Denver and Atlanta are integrated into surrounding neighborhoods. The Colorado Rockies' stadium is particularly impressive in this regard. Even though its stadium is located in a less densely populated suburban neighborhood, the Atlanta Braves appear to be actively reaching out to the communities that surround it. Finally, the PDF and Mariners might learn lessons from the Minnesota Twins; Target Field is the terminus of light rail. With a second light rail line coming to T-Mobile Park's neighborhood from the Eastside, the Twins' experience may be illuminating.

BOARD SUPPORTS MISSION AND DIRECTS THAT "SUSTAINABILITY" BE INCORPORATED

The Board asserted its support of the Mission Statement, which was most recently revised in 2016. At the same time, the Board suggested that the concept of “sustainability” (broadly defined) be incorporated into the statement. Joshua will bring back some options for the Board’s consideration.

MAJOR ACCOMPLISHMENTS OF 2025

The review of the PFD’s major accomplishments of 2025 and the identification and discussion of current conditions led to the Board’s agreement on the goals for 2026. Joshua opened this year’s planning session by reviewing the major accomplishments of 2025:

- Neighborhood Improvement Fund. In 2025 the PFD gained a greater sense of what the fund could be used for and how it could benefit the surrounding neighborhoods. The selection of Gensler to develop concept designs for the potential Pedestrian Improvement Project was a major step in the PFD’s leadership in improving pedestrian safety and access to the ballpark.
- Relationship-building. The passage of the Makers District legislation by the Seattle City Council was the result of advocacy for housing by a broad coalition of interested and affected parties. The PFD was a key player in building and organizing the coalition. Although the ordinance was later struck down by the Growth Management Hearings Board, it was a victory that the City of Seattle went on record as supporting housing in the neighborhood surrounding T-Mobile Park.

The PFD and the coalition continue to be interested in opportunities to implement the Washington State Legislature’s House Bill (HB) 1401, which streamlines permitting of affordable housing in designated areas. The coalition is beginning to advocate that housing not be precluded as a use on the Washington Oregon Shippers’ Cooperative Association (WOSCA) site.

- Reference Ballpark Trips. Thanks to Annie Thenell, in her role as Operations Manager, last summer’s visits to Oracle Park, the San Francisco Giants’ ballpark, and Petco Park, the San Diego Padres’ stadium, proceeded smoothly and were very educational. Chair Chris Marr observed that the San Francisco visit was particularly eye-opening. The San Francisco and Seattle ballparks face similar challenges and opportunities given that both are downtown ballparks where leveraging neighborhood relationships and economic development are high priorities.

CURRENT CONDITIONS

Board members and staff—Joshua, Tom Backer, and Annie—identified the current circumstances that will influence the PFD’s goals and priorities in 2026. These conditions seem particularly relevant:

- Seattle’s new Mayor, Katie Wilson, has not put housing in the Stadium District in her top five priorities.
- The Makers District ordinance is likely to be repealed and not brought back. While the City of Seattle is appealing the ruling of the Growth Management Hearings Board, that appeal related to the substantive rather than to the procedural findings. The coalition that advocated for the Makers District ordinance is trying to keep the door open for housing by requesting that the City

include in the repeal a resolution that signals Seattle's intent to consider housing in the Stadium District in the future. There have been indications from a couple Seattle officials that they could support such a resolution.

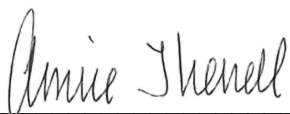
- If time is on our side, the Mayor's potential decision to slow down Seattle's subarea planning under the City's Comprehensive Plan may be beneficial.
- The future of housing—either on WOSCA or in the Stadium District—could be impacted by the Coast Guard's decision regarding Pier 46. Hamberg, Germany offers lessons in how housing and a busy port can co-exist.
- Joshua continues to meet with Port, Seattle, and King County staff, and is working to maintain the coalition of housing advocates.
- The Mariners' development of a hotel on the vacant lot at the corner of First Avenue South and Edgar Martinez Drive South could stimulate demand for housing in the neighborhood. The PFD is staying in contact with the Mariners about the future plans for the property.
- Donny Stevenson pointed out that the Muckleshoot Tribe has interests in the same issues that are of interest to the PFD, including development of the Seattle waterfront and the WOSCA site. This makes the Tribe one of the key partners to coordinate with on climate change, pedestrian safety and access, and housing.
- After the FIFA soccer matches of this coming summer, the leadership of the PFD and Public Stadium Authority (PSA) Boards will meet for lunch to talk about cooperating and coordinating on a number of the issues facing us. A goal for the PFD is to get the PSA and Seattle Seahawks, as well as others who represent organizations in the area, to see the entire community as a whole. We have mutual interests, even when any of us thinks that a certain project or area affects only us.
- As we move forward to engage partners, including the City, we should reframe the conversation about the Stadium District (and the Stadium District Plan of 2012) to include sustainability—access, safety, climate change, housing affordability, and economic expansion.
- The redesign of Occidental Square and the Sound Transit light rail connections to China/International District and SoDo, which includes the new Line 2 from the Eastside, could be transformative for fans of the Seattle Mariners. As part of the Pedestrian Improvement Plan, the PFD may need to lead the effort to publicize these connections so that fans understand how to get from the light rail hubs to the ballpark.
- The PFD is working with the City and Port of Seattle on safety and accessibility issues on South Holgate, a busy railroad crossings and transportation corridor. This project gives the PFD the opportunity to work cooperatively with the Port.
- The future of Chris Hansen's property and new ownership of the Seattle Seahawks are developments to keep an eye on in the future. In addition, new business ventures could mean new neighborhood partners for the PFD.

TAKEAWAYS FROM THE MEETING

Board members said that the day's discussion demonstrated "there's a lot to chew on." Everyone appreciated the lunchtime discussion with Trevor Gooby, Melissa Robertson, and Christian Haliburton, and reaffirmed the intention to continue working to maintain and strengthen the relationship with the Seattle Mariners.

ADJOURNMENT

There being no further business before the Board, Chair Marr declared the meeting adjourned at 1:40 p.m.



Annie Thenell,
Business Operations Manager



Chris Marr, Chair
Board of Directors, Public Facilities District