



May 8, 2023  
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](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time.*

## BOARD MEETING NOTICE AND AGENDA

- A. **Call to Order / Welcome** (Chair, Carol 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. February 13, 2023 Regular Board Meeting Minutes
- D. **Board Briefings and Potential Actions:**
  - 1. Mariners Update (Fred Rivera, Trevor Gooby) – *Materials Presented at Meeting*
    - a. All-Star Game Schedule Update
    - b. Ride-Share Lot Update and Ribbon Cutting

2. Neighborhood Improvement Fund (Ride Share Lot) Resolution Approval (Joshua Curtis) – *Materials Shared Prior to Meeting and Board Action Anticipated*
  - a. NIF Allocation Approval: Proposed Resolution 23-004
3. Stadium District Update (Joshua Curtis/Sandeep Kaushik) – *Verbal Briefing*
4. State Legislative Session Re-Cap (Pat Dunn) – *Verbal Briefing*
5. Treasures Report (Joshua Curtis) – *Materials Included and Board Action Anticipated*
  - a. 2022 EOY Budget to Actuals
  - b. 2023 Balance Sheet Review
  - c. Voucher Review: Proposed Resolution 23-005

**E. Reports**

1. Chair’s Report (Carol 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 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**

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](mailto: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 4<sup>th</sup> Avenue Shallow Option. Mr. Curtis and Mr. Kaushik stated they anticipated a vote to identify a preferred alternative at the February 23<sup>rd</sup> 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 1<sup>st</sup> 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 8<sup>th</sup> 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 Executive Committee 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.

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Joshua Curtis,  
Recording Clerk

Carol Nelson, Chair  
Board of Directors, Public Facilities District

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3 RESOLUTION NO. \_\_\_\_

4 A RESOLUTION approving the allocation of up to \$1.5 million of  
5 Neighborhood Improvement Funds to The Baseball Club of  
6 Seattle, LLLP for the construction of a ride-share lot ancillary to T-  
7 Mobile Park.  
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9 WHEREAS, pursuant to chapter 36.100 RCW, as amended, the Washington State Major  
10 League Baseball Stadium Public Facilities District (the “District” or “PFD”) has been created  
11 and possesses all the powers of a public facilities district; and

12 WHEREAS, in December 2018, the District entered into an Amended and Restated  
13 Ballpark Operations and Lease Agreement (“Lease”) with The Baseball Club of Seattle, LLLP  
14 (the “Club”); and

15 WHEREAS, the Lease provides that the District establish a Neighborhood Improvement  
16 Fund (“NIF”) “to support work consistent with the PFD’s statutory authority and mission  
17 statement”; and

18 WHEREAS, the PFD’s statutory powers authorize the expenditure of funds for public  
19 purposes, including “promoting . . . improving, developing, operating, and maintaining facilities  
20 of the district” (RCW 36.100.160(1)); and

21 WHEREAS, facilities of the District encompass facilities that are part of the “stadium  
22 project” (RCW 36.100.035(2)), which includes but is not limited to the ballpark itself, associated  
23 parking facilities, and ancillary services or facilities; and

24 WHEREAS the District’s stated mission is to “maintain and enhance our iconic baseball  
25 park in order to promote the success of Major League Baseball in the State of Washington,  
26 enhance fan enjoyment, and contribute to an economically successful, safe, desirable, innovative,  
27 and walkable stadium neighborhood;” and

28 WHEREAS, the District established the ballpark Neighborhood Improvement Fund in  
29 2019 consistent with the Lease and its current balance is approximately \$4.5 million; and

30 WHEREAS, at the February 28, 2021 District Regular Board of Directors Meeting, the  
31 Board reviewed a proposed structure and broad goals for the NIF and found them to be an  
32 acceptable framework for the review and approval of proposed projects; and

33 WHEREAS, pursuant to that framework and the Lease, a four-member advisory group  
34 was established—with two Board members from the District and two members from the Club—  
35 to discuss potential projects and expenditures to be funded by the NIF and to seek input and  
36 feedback from other neighborhood stakeholders as appropriate; and

37 WHEREAS, that advisory group reviewed a proposal by the Club to share in the cost of  
38 constructing a ride-share lot ancillary to the ballpark that would serve both event attendees to T-  
39 Mobile Park and residents of and visitors to the neighborhoods surrounding the ballpark; and

40 WHEREAS, the proposed ride-share lot would provide a dedicated location for  
41 Transportation Network Companies (“TNCs”) such as Uber and Lyft to drop off and pick up  
42 passengers for games and other events hosted at the ballpark or nearby facilities; and

43 WHEREAS, this dedicated location plus ‘geofencing’ of main traffic arterials around the  
44 ballpark would improve public safety and reduce traffic impacts currently caused by TNC  
45 drivers using unsafe locations (sometimes stopping mid-traffic) to pick up and drop off  
46 passengers; and

47 WHEREAS, the location proposed for the ride-share lot is proximate to the SE corner of  
48 the ballpark and currently vacant and uncared for, and its development will contribute to the  
49 aesthetic improvement of the neighborhood, and its activation will improve public safety and  
50 contribute to a more desirable and walkable neighborhood; and

51 WHEREAS, the public benefits of assisting with the development of a ride-share facility  
52 ancillary to the ballpark are consistent with the public purpose of the District and its mission; and

53 WHEREAS, at the February 13, 2023 District Board meeting, the Club proposed the  
54 allocation of NIF monies to support the construction of such a ride-share lot; and

55 WHEREAS, the Board found the Club’s proposal is consistent with the Lease terms for  
56 the NIF and with the goals articulated at the February 28, 2021 Board meeting, including  
57 improving the public safety and general pedestrian experience of fans, employees, and the public  
58 around the ballpark, enhancing aesthetic conditions, and improving the immediate ballpark  
59 neighborhood through urban design; and

60 WHEREAS, the proposed project would provide the public benefits of eliminating the  
61 majority of unsafe drop-off locations around T-Mobile Park, contribute to the improvement of  
62 the neighborhood, and improve public safety in the area; and

63 WHEREAS, the Board now desires to approve this first allocation of the NIF, having  
64 determined that such funding is in the best interest of the District and the public it represents.

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

69 Section 1. The use of Neighborhood Improvement Funds to share in the development  
70 costs of a ride-share lot ancillary to ballpark is in the public interest and will provide benefits to  
71 the public, including improved transportation options and safety for ballpark attendees and for  
72 users of other public facilities in the neighborhood surrounding the ballpark.

73 Section 2. The expenditure of these funds is consistent with the District's statutory  
74 authority and in furtherance of the District responsibility to own, maintain, and operate a baseball  
75 stadium and to improve, operate, and maintain the facilities of the District.

76 Section 3. The use of the funds as described is consistent with and promotes the District's  
77 mission to maintain and enhance the ballpark, enhance fan enjoyment, and contribute to an  
78 economically successful, safe, desirable, innovative, and walkable stadium neighborhood.

79 Section 4. The District approves an allocation from the Neighborhood Improvement Fund  
80 of the lower of 50% of project costs or \$1.5 million for the construction of the ride-share lot.

81 Section 5. The Executive Director is hereby authorized to take such administrative or  
82 other actions as necessary to implement the terms and provisions of this resolution.

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PASSED by a vote of \_\_\_\_ to \_\_\_\_ this 8<sup>th</sup> day of May 2023.

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

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Carol Nelson, Chair

ATTEST:

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Annie Thenell, Clerk

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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 Mike Fong has been designated by the Board Chair to  
13 review and approve payments; and

14 WHEREAS, the Auditing Officer and Board member Fong has reviewed and  
15 approved ballpark vouchers #20230117155501, #20230203141309, #20230221091632,  
16 #20230303125424, and #20230317162035, as produced by King County (the District’s  
17 treasurer); credit card statements covering January, February, and March, 2023; the  
18 Electronic Payment Request Form submitted to King County on March 16, 2023; and the  
19 January, February and March payroll expense reports as produced by Gusto (the District’s  
20 payroll administrator); as summarized as follows:

21 January 2023

<u>Classification</u>	<u>Amount</u>
24 1. Capital Projects Fund	
25 2. County Tax Fund	
26 3. Operating Reserve Fund	
27 4. Neighborhood Improvement Fund	
28 5. Operating Fund	
29 • Salaries/Benefits	
30     o Salaries	\$15,029
31     o Employee Benefits - Health	\$-164
32     o Employee Benefits – Retirement	\$451
33     o Payroll Taxes	\$1,157
34 • Professional Services	
35     o Accounting/Auditing	
36     o Consulting Services	\$10,247
37     o Legal Fees	\$5,974
38     o Website & IT Support	\$-4,743

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• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$810
○ Board Compensation	
○ Dues & Subscriptions	\$16
○ Insurance Expense	
○ Office Equipment Rental	\$242
○ Office Supplies	\$803
○ Professional Development	
○ Repairs and Maintenance	-\$1,625
○ Software Expense	\$333
○ Telephone Expense	\$-290
○ Travel	
○ Utilities	\$195
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TOTAL FOR THE PERIOD	\$28,434

February 2023

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$15,029
○ Employee Benefits - Health	\$1,190
○ Employee Benefits – Retirement	\$451
○ Payroll Taxes	\$1,155
• Professional Services	
○ Accounting/Auditing	\$2,250
○ Consulting Services	\$17,169
○ Legal Fees	\$1,737
○ Website & IT Support	\$5,625
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$687
○ Board Compensation	
○ Dues & Subscriptions	\$16
○ Insurance Expense	\$1
○ Office Equipment Rental	\$974
○ Office Supplies	\$149
○ Professional Development	
○ Repairs and Maintenance	\$2,786
○ Software Expense	\$286
○ Telephone Expense	\$810
○ Travel	\$2,179
○ Utilities	\$200
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TOTAL FOR THE PERIOD	\$52,595

March 2023

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<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$3,345,000
2. County Tax Fund	\$2,589,062
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$15,029
○ Employee Benefits - Health	\$1,190
○ Employee Benefits – Retirement	\$451
○ Payroll Taxes	\$1,157
• Professional Services	
○ Accounting/Auditing	\$10,299
○ Consulting Services	\$7,550
○ Legal Fees	\$18,137
○ Website & IT Support	\$350
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$672
○ Board Compensation	
○ Dues & Subscriptions	\$16
○ Insurance Expense	
○ Office Equipment Rental	\$611
○ Office Supplies	\$754
○ Professional Development	
○ Repairs and Maintenance	\$12
○ Software Expense	\$270
○ Telephone Expense	\$210
○ Travel	\$2,847
○ Utilities	\$200
<u>TOTAL FOR THE PERIOD</u>	<u>\$5,993,816</u>

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

Vouchers #20230117155501, #20230203141309, #20230221091632, #20230303125424, and #20230317162035, as produced by King County (the District’s treasurer); credit card statements covering January, February, and March, 2023; the Electronic Payment Request Form submitted to King County on March 16, 2023; and the January, February and March payroll expense reports as produced by Gusto (the District’s

129 payroll administrator); as reviewed by the Auditing Officer and Board designee (on file with  
130 the District) are hereby approved.

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PASSED by a vote of \_\_\_\_to \_\_\_\_ this 8<sup>th</sup> day of May 2023.

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

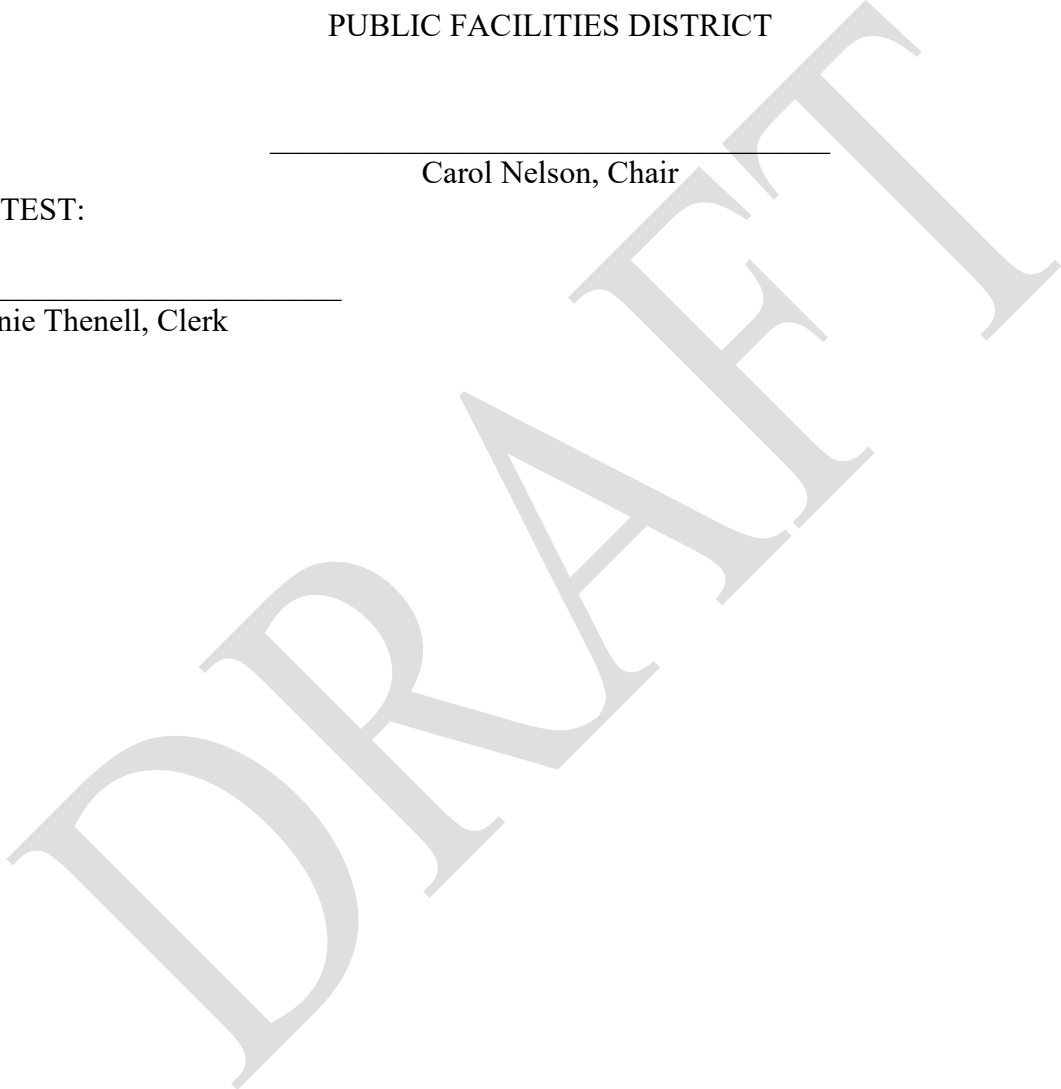
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Carol Nelson, Chair

ATTEST:

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\_\_\_\_\_  
Annie Thenell, Clerk



**Ballpark PFD  
Balance Sheet  
December 2022 - March 2023**

	2022 December	2023 January	2023 February	2023 March
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Bank Accounts</b>				
Cash - Capital Projects Fund	3,103,366	3,443,802	3,448,872	3,020,549
Cash - County Tax Revenues Fund	2,032	2,582,063	2,585,027	-
Cash - Impaired Investments	30,977	30,647	30,647	30,028
Cash - Neighborhood Improvement Fund	4,499,840	4,507,286	4,514,573	4,521,619
Cash - PFD Operations Fund	1,286,773	948,244	787,296	751,284
Cash - PFD Reserve	3,376,187	3,381,773	3,387,240	3,392,527
Cash Equivalents	(336,884)	(336,884)	(336,884)	(336,884)
<b>Total Bank Accounts</b>	<b>11,962,291</b>	<b>14,556,932</b>	<b>14,416,770</b>	<b>11,379,122</b>
<b>Total Accounts Receivable</b>	<b>2,629,020</b>	<b>19,111</b>	<b>18,887</b>	<b>112</b>
<b>Total Other Current Assets</b>	<b>212,782,725</b>	<b>212,781,555</b>	<b>212,781,555</b>	<b>212,781,555</b>
<b>Total Current Assets</b>	<b>227,374,035</b>	<b>227,357,598</b>	<b>227,217,212</b>	<b>224,160,790</b>
<b>Total Fixed Assets</b>	<b>150,562,521</b>	<b>150,562,521</b>	<b>150,562,521</b>	<b>150,562,521</b>
<b>Total Other Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSETS</b>	<b>377,936,556</b>	<b>377,920,119</b>	<b>377,779,733</b>	<b>374,723,311</b>
<b>LIABILITIES AND EQUITY</b>				
<b>Total Liabilities</b>	<b>42,039,512</b>	<b>42,022,536</b>	<b>41,911,272</b>	<b>35,980,400</b>
<b>Total Equity</b>	<b>335,897,044</b>	<b>335,897,584</b>	<b>335,868,461</b>	<b>338,742,911</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>377,936,556</b>	<b>377,920,119</b>	<b>377,779,733</b>	<b>374,723,311</b>

## PFD 2022 Operating Budget - EOY Budget to Actuals

Presented at May 8, 2023 PFD Board Meeting

Operating Budget	2022 Budget	2022 EOY Actuals	Delta
<b>Income</b>			
Rent (Rent + Interest)	1,732,601	1,684,581	(48,020)
Reimbursement Revenue	3,407	1,347	(2,060)
<b>Total Income</b>	<b>1,736,008</b>	<b>1,685,928</b>	<b>(50,080)</b>
<b>Expense</b>			
<b>Salaries/Benefits</b>			
Salaries	217,439	210,936	(6,503)
Benefits (mixed)	26,657	22,819	(3,838)
Payroll Taxes	18,011	12,488	(5,523)
<b>Subtotal</b>	<b>262,107</b>	<b>246,243</b>	<b>(15,864)</b>
<b>Professional Services</b>			
Accounting/Auditing	28,050	49,414	21,364
Consulting Services	485,900	388,657	(97,243)
Legal Fees	105,000	87,977	(17,023)
Website & IT Support	23,400	12,538	(10,862)
<b>Subtotal</b>	<b>642,350</b>	<b>538,587</b>	<b>(103,763)</b>
<b>General &amp; Administrative</b>			
Bank, Payroll, & Investment Fees	2,080	6,202	4,122
Board Compensation	8,000	10,050	2,050
Dues & Subscriptions	2,550	3,127	577
Insurance Expense	10,989	10,605	(384)
Office Equipment Rental	8,148	10,277	2,129
Office Supplies	6,752	7,555	803
Other	-	65	65
Professional Development	2,000	-	(2,000)
Repairs and Maintenance	42,200	39,183	(3,017)
Software Expense	2,420	3,346	926
Telephone Expense	1,800	3,125	1,325
Travel	50,000	24,546	(25,454)
Utilities	1,803	1,930	128
<b>Subtotal</b>	<b>138,742</b>	<b>120,013</b>	<b>(18,729)</b>
<b>Total Expense</b>	<b>1,043,198</b>	<b>904,842</b>	<b>(138,356)</b>
<b>Non-Operating Expenses</b>			
Transfer: Operating to Capital Project Fund*	273,304	296,262	22,958
<b>Total Operating &amp; Non-Operating Expenses</b>	<b>1,316,502</b>	<b>1,201,104</b>	<b>(115,398)</b>
<b>Net Operating income</b>	<b>419,506</b>	<b>484,824</b>	<b>65,318</b>

Consulting Services	Budgeted	Actuals	Delta
Gov't Affairs	74,400	79,000	4,600
Ballpark CapEx	330,000	228,915	(101,085)
Stadium District	63,000	67,160	4,160
General Office	18,500	13,582	(4,918)
<b>Total</b>	<b>485,900</b>	<b>388,657</b>	<b>(97,243)</b>

\* \$250K minimum transfer per lease, escalated annually by Seattle-Tacoma-Bellevue CPI-U

### Primary Budget-to-Actual Drivers

- Maintenance & Conditions Study Delayed +1 year
- Under budget on Reference Ballpark Trips
- Staff departure in July, supplemented with contract bookkeeper



## Executive Director Report April 2023

### Office Administration

- Office Project – I continue to work with our designers and Boots Construction on the conference room upgrade. The team is currently looking into permitting for the project, the result of which will help to guide the timeline for implementation. I'll update the board this timeline has been confirmed.
- Staffing – I am pleased to welcome Annie Thenell to the PFD as our new part-time office manager. Annie started on April 24<sup>th</sup> and is quickly getting up to speed. You'll have a chance to meet Annie at our May 8<sup>th</sup> board meeting. Annie will be assuming many of Liv's responsibilities (including much of the administrative support of the board), with the exception of bookkeeping and payroll, which are now handled by our contract bookkeeper, Darcy Johnson.

### Financial and Lease Compliance

- 2021 State Audit – The State Auditor's Office has notified me that they anticipate sharing the final audit and scheduling an exit interview with the board in June.
- 2022 Financial Statements – Darcy Johnson is working closely with Clark Nuber to compile the 2022 Financial Statements. We expect them to be completed by the end of May, at which point I will share with the board.

### Board Development

- Reference Ballpark Trips – I will be sharing with the board members joining the upcoming reference ballpark trips an updated itinerary in the coming few days. If you have any specific questions about the schedule, I'm happy to discuss details with you.

### Policy Tracking/Engagement

- West Seattle Ballard Link Extension – We are working with the PSA, Mariners, and First and Goal to hire a transportation consultant to assist in identifying construction and operations mitigation strategies for both alternatives. I will provide a verbal update on this process at the May 8 board meeting.

### Communications

- Annual Report – I've continued working with Lund Faucett on the PFD 2022 Annual Report. We will be waiting on the finalization of the 2022 Financial Statements to finalize the financial reporting section, and so I anticipate a final draft to share with the board in late-May/early-June.

### **Relationship Management/Outreach**

- Community Partnership Forum – On April 17, I attended the quarterly Community Partnership Forum convened by the Public Stadium Authority and attended by many neighborhood (Pioneer Square/CID) businesses, residents, and non-profits. At the meeting, Beth Knox and Trevor Gooby shared the All-Star Game schedule with attendees.
- Region Ready – On April 25, the Seattle Sports Commission, Visit Seattle and the Mariners convened a group of city and regional stakeholders for an in-depth review of the All-Star Game planning, logistics, regional impact, and events. Present at the meeting were representatives from the Mayor’s Office, SPD, Fire, and MLB, as well as many downtown and nearby leaders. The discussion was very productive with a lot of positive feedback and excitement for the event.

### **Issue/Project Tracking**

- Occidental Paving – As you may notice if you’re in the area, the SDOT is in the process of repaving Occidental Avenue between King St and Royal Brougham in anticipation of the All-Star Game. This is a short-term fix that will be followed by a process in which SDOT will work on a repaving design prior to World Cup 2026. The PFD- and PSA-led Stadium District Concept Plan, which included repaving designs, will be a resource for this work and we’ll be participating in the community conversations around design this time around. I’ve attached an SDOT flyer describing the current work.

### **Media Attachments**

- “Climate crisis causing more home runs in baseball, study suggests” – The Guardian, April 7, 2023



## Occidental Ave S Paving Project

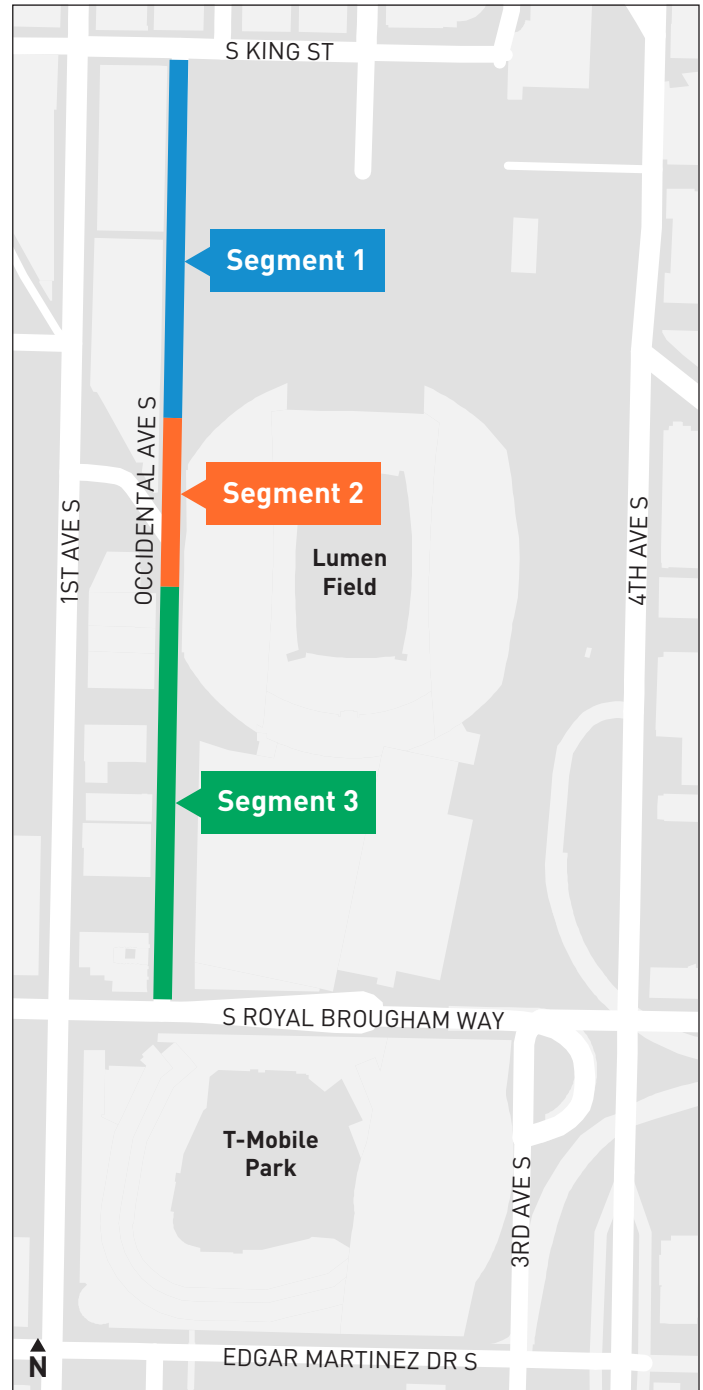
### OVERVIEW

The Seattle Department of Transportation (SDOT) will pave Occidental Ave S, from S King St to S Royal Brougham Way. This work will resurface the road by milling and overlaying the existing asphalt. This work will begin in the northern segment at S King St. We will be coordinating the work with nearby events and vendors in the neighborhood and will complete the work in 3-4 segments. Work will not occur during major stadium events.

- Segment 1 – Scheduled for April 24 – May 5, 2023
- Segment 2 – Schedule TBD
- Segment 3 – Schedule TBD
- Segment 4 (if needed) – Schedule TBD

### WHAT TO EXPECT DURING CONSTRUCTION

- Total construction work along Occidental Ave S expected to last 2-3 months. Each segment will take approximately two weeks.
- Typical work hours between 8 AM and 3 PM, Monday through Friday. Some evening work may be expected.
- All work is subject to schedule changes and weather impacts.
- 24/7 parking restrictions for the duration of each segment will occur.
- Occidental Ave S will be closed to vehicles and pedestrians with road barricade signs.
- Temporary pedestrian and bike detours will be placed around the work zone and staging area. **Sidewalks will remain open and accessible around work zones.**
- Equipment will be staged inside the closure.
- Access to businesses and homes will be maintained at all times.
- Typical construction noise, dust, and vibrations will occur.
- Freshly paved surfaces will be hot to pets and humans, please do not walk on!



### PROJECT INFORMATION & CONTACT

Mia Vinson, Outreach & Communications Lead  
mailto:DOT\_OccidentalPaving@seattle.gov | 206.450.0838





## Climate crisis

# Climate crisis causing more home runs in baseball, study suggests

**Data from 100,000 US Major League games reveals higher temperatures lead to more balls hit out of park**

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**Tom Dart**

🐦 @Tom\_Dart

Fri 7 Apr 2023 08.00 EDT

Steroids once gave many of baseball's sluggers a power boost. Now research suggests that today's home run hitters are seeing their shots turbocharged by the climate crisis.

A study by researchers at Dartmouth College in New Hampshire used data from 100,000 Major League [Baseball](#) games and 220,000 individually hit balls to show that higher temperatures increase the number of balls hit out of the park.

They found that between 2010 and 2019, global heating led on average to an extra 58 home runs a year. Since 6,776 home runs were hit in the record-setting 2019 season, the effect is modest. But each degree Celsius of future warming is associated with

about 95 more home runs a season, they said. If the climate crisis was not mitigated, rising temperatures could be responsible for a 10% increase by the end of the century.

“When you have warmer temperatures you have lower air density, and when you have lower air density you have less drag on a flying object, whether that’s a baseball or an aeroplane,” said Justin Mankin, an assistant professor of geography at Dartmouth and senior author of [the study published by the Bulletin of the American Meteorological Society](#). “On a warm day as opposed to a cool day you should expect more home runs.”

The authors accounted for a number of other influences, including covered stadiums, manufacturing variabilities in bats and balls, use of performance-enhancing drugs and the effect of modern sports analytics. They found the biggest home run surge was liable to take place at Wrigley Field, home of the Chicago Cubs, because it hosts a large number of daytime games, meaning hotter temperatures than at night.

Though the Texas Rangers’ previous ballpark opened as recently as 1994, the summer heat in the Dallas region proved so uncomfortable that the club moved to a climate-controlled \$1.2bn new stadium with a retractable roof in 2020. Among the league’s 30 stadiums, eight have retractable or fixed roofs.

“More roofs on ballparks is going to be unavoidable. That is frustrating,” said Christopher Callahan, the lead author of the study. “One of the joys of baseball is sitting in the open air, sitting under the blue sky and the breeze.” However, he added: “At a certain point over the course of the next couple of decades it’s going to be unsafe to play baseball games in very high temperatures.”

As well as the effect of heat on players, staff and fans, American stadiums near water, including venues in Florida, California and New York, are [vulnerable](#) to risks such as rising sea levels and more intense hurricanes.

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The home run study is “a way of highlighting the pernicious and subtle effects that [warming] has on many parts of our life that go beyond the classic heatwave, hurricane, things like that,” Callahan said. “We hear about those all the time and it can be easy to become somewhat desensitised. I would hope that this drives home the effect of global warming in less severe but perhaps more pervasive ways.”

I hope you appreciated this article. Before you move on, I was hoping you would consider taking the step of supporting the Guardian’s journalism.

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**Betsy Reed**

*Editor, Guardian US*



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