



September 14, 2026
2:30 P.M.

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

The PFD will be holding this Special 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.

REGULAR BOARD MEETING NOTICE AND AGENDA

A. Call to Order / Welcome (Board Chair, Chris Marr)

1. New Board Member Introductions

B. Public Comment (any written public comment received prior to the meeting will be summarized and read aloud)

C. Approval of the Minutes

1. June 29, 2026 Regular Board Meeting Minutes

D. Board Briefings and Potential Actions:

1. Mariners Update (Trevor Gooby)
2. 2027 Final Cap-Ex and 10 Year Rolling Cap Ex Work Plans – Summary of Changes and Next Steps (Trevor Gooby, Joshua Curtis, Bryan Slater) – *Materials Sent Separately*

3. 2026 Reference Ballpark Trip Debrief (Bryan Slater, Joshua Curtis) – *Materials Presented at Meeting*
4. HB 1408 Funding and Next Steps (Kathleen Johnson, Historic South Downtown) – *Materials Presented at Meeting*
5. Treasurer’s Report (Omar Riojas/Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. Balance Sheet/Profit and Loss Review
 - b. Proposed Resolution 26-006: Voucher Approval

E. Reports

1. Chair’s Report (Board Chair, Chris Marr)
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 not anticipated following the Executive Session.

G. Adjournment

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, June 29, 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 Vice-Chair Graven called the meeting to order at 2:32 pm pursuant to notice. Board Chair Marr joined the meeting in person at 2:38pm. Members Omar Riojas and Donny Stevenson joined the meeting in person. Board Member Andrea Sato joined virtually via Teams. Staff and consultants present: Annie Thenell (Business Operations Manager), Tom Backer (Legal Counsel), Sandeep Kaushik (Legislative), Marc Bloom (Consultant), Maria De Lourdes Alanis (Consultant). Also joining in person were Trevor Gooby (Mariners Executive Vice President & COO), Melissa Robertson (Mariners Senior Vice President & General Counsel), Austin Benson (Mariners Senior Manager, Capital Planning), Carmela Ennis (King County), and Juan Cotto (Public). Joining virtually via Teams were Joshua Curtis (Executive Director), Bryan Slater (CAA-ICON), Jamie Sullivan (CAA-ICON), and Ryan Blake (Public),

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Vice-Chair Graven asked for a motion to approve minutes from the March 19, 2026, Board Retreat with several technical corrections. Member Riojas moved to approve the minutes, seconded by Member Stevenson. Motion carried 4-0, with Chair Marr not yet present to vote.
2. Vice-Chair Graven asked for a motion to approve minutes from the May 11, 2026, Board Meeting. Member Riojas moved to approve the minutes, seconded by Member Stevenson. Motion carried 4-0, with Chair Marr not yet present to vote.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Update (Trevor Gooby)

Mr. Gooby reported that the 2026 season is going well thus far. Attendance has been strong, averaging 33,988 fans per home game, and TV ratings are also strong. The Fourth of July game as well as the FIFA watch parties were all well attended. The June 19th Mariners game that was held on the same day as a World Cup game went very well; traffic flowed, and no issues were reported. The Mariners recently announced Legacy

Plaza project - the bats are already sold out and half the baseballs are purchased. The proceeds from the Legacy Project—beyond art installation costs—will go to community baseball and softball fields statewide.

2. 2027 Provisional Cap-Ex and 10 Year Rolling Cap-Ex Work Plans (Joshua Curtis, Bryan Slater, Jamie Sullivan)
 - a. CAA ICON Review of Cap-Ex Work Plans (Bryan Slater, Jamie Sullivan)
Mr. Slater and Mr. Sullivan reviewed the presentation appended to the Board packet.
 - b. PFD Draft Letter of Provisional Approval: Discussion, Board Comment, and Motion (Joshua Curtis)
Following discussion, Member Graven moved for Board approval, seconded by Member Riojas. Motion carried 5-0.
3. Pedestrian Improvement Project – Budget and Design Update (Bloom Projects, Stacy Graven, Omar Riojas, Joshua Curtis)

Marc Bloom and Maria Alanis reviewed the presentation appended to the Board packet.
4. 2026 Reference Ballpark Trip: Preview (Annie Thenell)

Ms. Thenell reported on the trip itinerary included in the Board packet.
5. Treasurer's Report (Omar Riojas, Joshua Curtis)
 - a. 2025 Final Budget-to-Actuals
Mr. Curtis reviewed the materials included in the Board packet.
 - b. 2026 Amended Budget
Mr. Curtis reviewed the materials included in the Board packet and the Board indicated its approval.
 - c. Proposed Resolution 26-004: Ratification of 2026 Contracts

Following discussion, Member Riojas moved for Board approval, seconded by Member Stevenson. Motion carried 5-0.
 - d. Balance Sheet/Profit and Loss Review

Mr. Curtis reviewed the materials included in the Board packet.
 - e. Proposed Resolution 26-005: Voucher Approval

Member Riojas introduced Proposed Resolution 26-005 to approve the regular voucher payments, noting that he had reviewed all the financials with Mr. Curtis

and did not have any concerns. Member Riojas then moved approval, seconded by Member Stevenson. Resolution carried 5-0.

REPORTS

Chair's Report

Chair Marr reported that Joshua is keeping the Executive Task Force in the loop as we have moved through the SEPA appeal process, and that it will be discussed in Executive Session.

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 3:51 p.m. for the reasons stated in the meeting notice and agenda. The Executive Session was expected to last 30 minutes. The Executive Session ended at 4:14 p.m. with no formal action taken by the Board.

ADJOURNMENT

There being no further business before the Board, Chair Marr declared the meeting adjourned at 4:15 p.m.

Annie Thenell,
Recording Clerk

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

T-Mobile Park - Seattle Mariners

Annual Plan 2027 - September 1st Submission



ID No.	Category	Sub-Category	Location Code	Location	Project Description	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue Fund Eligible	SEP - PFD Budget
27	Architectural	Interiors	General	Public Restrooms	Restroom Finishes Replacement - Phase 1 Pre-Con & Design	20	3	2027	Yes	\$ 200,000.00
28	Architectural	Interiors	General	Interior Doors	Replace Door Hardware	1	1	2023	No	\$ 20,000.00
29	Architectural	Seating Bowl & Concourses	General	Concrete Sealer	Concrete Coating Allowance	15	3	2025	Yes	\$ 900,000.00
30	Architectural	Seating Bowl & Concourses	Lower Seating	Stadium Seating	Lower Bowl Seating Replacement: Sections 136-151 & 102-104	15	3	2027	-	\$ 2,028,000.00
41	Architectural	Seating Bowl & Concourses	General	Aisle Steps	Patch/Restripe Steps in Seating Bowl	10	5	2023	Yes	\$ 10,000.00
47	Architectural	Structural / Coatings	General	General	Structural Steel Painting Allowance	1	1	2024	Yes	\$ 150,000.00
48	Architectural	Structural / Coatings	General	General	Concrete General Allowance	1	1	2023	Yes	\$ 50,000.00
49	Building Systems	Electrical	General	Interior Electrical Equipment	Transformer Replacement	20	5	2026	Yes	\$ 300,000.00
54	Building Systems	Electrical	General	Light Fixtures	LED Fixture Replacement	20	5	2025	Yes	\$ 25,000.00
56	Building Systems	Mechanical / HVAC	General	Four Pipe AHUs	Aging Air Handler Replacement	20	5	2025	Yes	\$ 50,000.00
63	Building Systems	Mechanical / HVAC	General	Small Heat Pumps	Heat Pump Replacement	20	3	2025	Yes	\$ 50,000.00
71	Building Systems	Plumbing / Fire Protection	General	Grease Traps	Grease Trap Replacement Allowance	1	1	2023	Yes	\$ 200,000.00
92	Building Systems	Vertical Transportation	Elevator	Elevator 5 & 6	Elevator Replacement (5 & 6)	20	1	2027	Yes	\$ 1,250,000.00
97	FF&E	FF&E	General	General	Operating Equipment Allowance	1	1	2026	No	\$ 100,000.00
147	Team Spaces	Baseball Operations	General	General	Video Coaching Camera Allowance	1	1	2025	No	\$ 60,000.00
148	Spectator Amenities	Premium Spaces	General	General	Suite Hardwood Floor Allowance	20	5	2023	No	\$ 10,000.00
149	FF&E	FF&E	General	General	Annual FFE Allowance	1	1	2025	-	\$ 64,000.00
150	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof Allowance	1	1	2024	Yes	\$ 50,000.00
153	Architectural	Signage and Graphics	General	General	Wayfinding/Code Signage Allowance	15	2	2025	Yes	\$ 70,000.00
154	Technology	Access Control / Security	General	General	Security Camera Replacement (Phase 4/5)	20	3	2025	Yes	\$ 1,950,000.00
161	Building Systems	Electrical	General	General	Electrical General Allowance	1	1	2023	Yes	\$ 110,000.00
162	Building Systems	Mechanical / HVAC	General	General	Mechanical & HVAC General Allowance	1	1	2023	Yes	\$ 100,000.00
163	Building Systems	Plumbing / Fire Protection	General	General	Plumbing General Allowance	1	1	2025	Yes	\$ 100,000.00
165	Technology	Technology Infrastructure	General	General	Technology Equipment General Allowance	1	1	2023	-	\$ 150,000.00
166	Architectural	Interiors	General	General	Ballpark Décor General Allowance	1	1	2023	No	\$ 50,000.00
167	Architectural	Sitework	General	General	Bollards - Home Plate Gate	25	1	2027	Yes	\$ 2,900,000.00
168	Team Spaces	Team Facilities	General	General	Team Facilities General Allowance	1	1	2023	No	\$ 22,000.00
170	Architectural	Sitework	General	General	Exterior Artwork	1	1	2027	No	\$ 350,000.00
172	Building Systems	Vertical Transportation	General	General	Vertical Transportation Allowance (ADA Lifts)	10	5	2024	Yes	\$ 15,000.00
173	Technology	Technology Infrastructure	General	General	Technology Network General Allowance	1	1	2023	Yes	\$ 50,000.00
175	Technology	Technology Infrastructure	General	Cabling	Recabling Project (Phase 4/5)	20	3	2024	Yes	\$ 200,000.00
178	Technology	Technology Infrastructure	General	General	Full Data Storage/Infrastructure Refresh	20	3	2025	Yes	\$ 350,000.00
179	Technology	Audio / Visual	General	General	AV/Broadcast Allowance	1	1	2023	-	\$ 75,000.00
180	Technology	Data Networking	General	POS	POS Allowance	1	1	2023	No	\$ 50,000.00
189	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Roof Control Repowering & Controls: Phase I + Early Procurement & Design	1	1	2028	Yes	\$ 2,000,000.00
192	Building Systems	Plumbing / Fire Protection	General	Hand Sinks	Hand Sinks Project - Phase 2/2	25	2	2026	Yes	\$ 1,000,000.00
198	Building Systems	Electrical	General	Electrical Equipment	Electrical Switchgear Testing	1	1	2027	Yes	\$ 350,000.00
199	Building Systems	Playing Field	Field Level	Field Irrigation	Field Irrigation Valve Reinforcement	1	1	2027	Yes	\$ 50,000.00
200	Technology	Technology Infrastructure	General	General	FMX (Includes Year 1, Asset Documentation)	10	1	2027	No	\$ 150,000.00
201	Building Systems	Mechanical / HVAC	Field Level	General	Compactors / Tipplers	10	1	2027	Yes	\$ 300,000.00
202	Building Systems	Mechanical / HVAC	General	General	Roll-Up Door Replacement	5	1	2027	Yes	\$ 200,000.00
203	Technology	Audio / Visual	General	General	Bowl Mics	10	1	2027	No	\$ 140,000.00
204	Technology	Audio / Visual	General	General	IFB Replacement	10	1	2027	No	\$ 84,000.00
205	Technology	Audio / Visual	General	General	Digital Console Replacement	10	1	2027	No	\$ 70,000.00
206	Building Systems	Mechanical / HVAC	General	General	Gate Additions Sky Bridge Allowance	20	1	2027	Yes	\$ 50,000.00
207	Spectator Amenities	Food Service	General	Concessions	Food and Beverage Equipment Allowance	1	1	2027	No	\$ 500,000.00
208	Technology	Data Networking	General	POS	Replace Concessions POS	10	1	2027	No	\$ 2,000,000.00

Necessary Improvements	
Number of Improvements	47
Subtotal - Necessary Improvements	\$ 18,953,000.00
Contingency @ 10%	\$ 1,895,300.00

ID No.	Category	Sub-Category	Location Code	Location	Project Description	Life Cycle (every "X" years)	Phasing (over "X" years)	Initial Year	County Tax Revenue Fund Eligible	SEP - PFD Budget
197	Premium Spaces	Interiors	General	General	Upgrade Project Pre-Con/Design Allowance	1	1	2027	No	\$ 100,000.00

Upgrade Improvements	
Number of Improvements	1
Subtotal - Necessary Improvements	\$ 100,000.00
Contingency @ 10%	\$ 10,000.00

Total Necessary + Upgrade	
Subtotal - Necessary Improvements	\$ 19,053,000.00
Contingency @ 10%	\$ 1,905,300.00

T-Mobile Park : Seattle Mariners

2027 PFD Capital Plan-Year Changes - September 1st Submission



ID No.	Category	Sub-Category	Location Code	Location	Project Description	May 1st Submission	Sep 1st Submission	Budget Revisions	Reason
27	Architectural	Interiors	General	Public Restrooms	Restroom Finishes Replacement - Phase 1 Pre-Con & Design	\$ 200,000	\$ 200,000	\$ -	
28	Architectural	Interiors	General	Interior Doors	Replace Door Hardware	\$ 10,000	\$ 20,000	\$ 10,000	Needed to replace visiting clubhouse kitchen door.
29	Architectural	Seating Bowl & Concourses	General	Concrete Sealer	Concrete Coating Allowance	\$ 200,000	\$ 900,000	\$ 700,000	Adding concrete coating to Lower Seating Bowl sections 136-151. The seating bowl concrete is exposed to significant environmental and operational conditions, including moisture, weather, foot traffic, cleaning activities, and general wear and tear. Over time, these conditions can contribute to surface deterioration, staining, cracking, spalling, and increased maintenance requirements.
30	Architectural	Seating Bowl & Concourses	Lower Seating	Stadium Seating	Lower Bowl Seating Replacement: Sections 136-151 & 102-104	\$ 2,050,000	\$ 2,028,000	\$ (22,000)	Seating replacement scope reduced to eliminate sections 102-104.
41	Architectural	Seating Bowl & Concourses	General	Aisle Steps	Patch/Restripe Steps in Seating Bowl	\$ 10,000	\$ 10,000	\$ -	
47	Architectural	Structural / Coatings	General	General	Structural Steel Painting Allowance	\$ 50,000	\$ 150,000	\$ 100,000	Increased allowance to address painting of gates on 1st Avenue, Left Field Gate, Ramps, and 300 level ADA rails.
48	Architectural	Structural / Coatings	General	General	Concrete General Allowance	\$ 50,000	\$ 50,000	\$ -	
49	Building Systems	Electrical	General	Interior Electrical Equipment	Transformer Replacement	\$ 300,000	\$ 300,000	\$ -	
54	Building Systems	Electrical	General	Light Fixtures	LED Fixture Replacement	\$ 25,000	\$ 25,000	\$ -	
56	Building Systems	Mechanical / HVAC	General	Four Pipe AHUs	Aching Air Handler Replacement	\$ 50,000	\$ 50,000	\$ -	
63	Building Systems	Mechanical / HVAC	General	Small Heat Pumps	Heat Pump Replacement	\$ 50,000	\$ 50,000	\$ -	
71	Building Systems	Plumbing / Fire Protection	General	Grease Traps	Grease Trap Replacement Allowance	\$ 25,000	\$ 200,000	\$ 175,000	Increased to address failing grease traps on 300 Level Kidd Valley, Team Store, and other areas.
92	Building Systems	Vertical Transportation	Elevator	Elevator 5 & 6	Elevator Replacement (5 & 6)	\$ 1,100,000	\$ 1,250,000	\$ 150,000	Original vendor-provided proposal did not include tax.
97	FF&E	FF&E	General	General	Operating Equipment Allowance	\$ 50,000	\$ 100,000	\$ 50,000	Increased to accommodate necessary vehicle purchases for Grounds Crew.
147	Team Spaces	Baseball Operations	General	General	Video Coaching Camera Allowance	\$ 15,000	\$ 60,000	\$ 45,000	Increased to address Phase 2 implementation of Gigapitch camera upgrade.
148	Spectator Amenities	Premium Spaces	General	General	Suite Hardwood Floor Allowance	\$ 10,000	\$ 10,000	\$ -	
149	FF&E	FF&E	General	General	Annual FFE Allowance	\$ 20,000	\$ 64,000	\$ 44,000	Increased to address office shades needed within front office and OPTO fixtures in Team Store.
150	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof Allowance	\$ 50,000	\$ 50,000	\$ -	
153	Architectural	Signage and Graphics	General	General	Wayfinding/Code Signage Allowance	\$ 20,000	\$ 70,000	\$ 50,000	Increased in order to fully fund the replacement of old "Safecon" directional signage in the 100 level seating bowl.
154	Technology	Access Control / Security	General	General	Security Camera Replacement (Phase 4/5)	\$ 1,950,000	\$ 1,950,000	\$ -	
161	Building Systems	Electrical	General	General	Electrical General Allowance	\$ 50,000	\$ 110,000	\$ 60,000	Increased to create capacity to purchase 200 LEDs for Lighting Ring lighting add and Interview Room lighting modification.
162	Building Systems	Mechanical / HVAC	General	General	Mechanical & HVAC General Allowance	\$ 50,000	\$ 100,000	\$ 50,000	Rebuilding of VAVs and upgrading of devices on all HVAC equipment.
163	Building Systems	Plumbing / Fire Protection	General	General	Plumbing General Allowance	\$ 50,000	\$ 100,000	\$ 50,000	Replacement of rotten P-Traps on 300 level and additional urinal repairs.
165	Technology	Technology Infrastructure	General	General	Technology Equipment General Allowance	\$ 50,000	\$ 150,000	\$ 100,000	Additional funds required for purchase of 15 ticket scanners used throughout the ballpark.
166	Architectural	Interiors	General	General	Ballpark Décor General Allowance	\$ 40,000	\$ 50,000	\$ 10,000	Marketing allowance for additional décor to commemorate Mariners history.
167	Architectural	Sitework	General	General	Bollards - Home Plate Gate	\$ 2,900,000	\$ 2,900,000	\$ -	
168	Team Spaces	Team Facilities	General	General	Team Facilities General Allowance	\$ 10,000	\$ 22,000	\$ 12,000	Necessary to move A/V equipment in Visitor's Clubhouse (per MLB requirement)
170	Architectural	Sitework	General	General	Exterior Artwork	\$ 350,000	\$ 350,000	\$ -	
172	Building Systems	Vertical Transportation	General	General	Vertical Transportation Allowance (ADA Lifts)	\$ 15,000	\$ 15,000	\$ -	
173	Technology	Technology Infrastructure	General	General	Technology Network General Allowance	\$ 50,000	\$ 50,000	\$ -	
175	Technology	Technology Infrastructure	General	Cabling	Recabling Project (Phase 4/5)	\$ 200,000	\$ 200,000	\$ -	
178	Technology	Technology Infrastructure	General	General	Full Data Storage/Infrastructure Refresh	\$ 350,000	\$ 350,000	\$ -	
179	Technology	Audio / Visual	General	General	AV/Broadcast Allowance	\$ 50,000	\$ 75,000	\$ 25,000	Added with the intent to address several TV needs across the ballpark: Team Store, Merch, Sales. Goal is increased visibility to live action and consistent messaging throughout the stadium.
180	Technology	Data Networking	General	POS	POS Allowance	\$ 50,000	\$ 50,000	\$ -	
189	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Roof Control Repowering & Controls: Phase I + Early Procurement & Design	\$ 2,000,000	\$ 2,000,000	\$ -	
192	Building Systems	Plumbing / Fire Protection	General	Hand Sinks	Hand Sinks Project - Phase 2/2	\$ 1,000,000	\$ 1,000,000	\$ -	
198	Building Systems	Electrical	General	Electrical Equipment	Electrical Switchgear Testing	\$ 350,000	\$ 350,000	\$ -	
199	Building Systems	Playing Field	Field Level	Field Irrigation	Field Irrigation Valve Reinforcement	\$ 50,000	\$ 50,000	\$ -	
200	Technology	Technology Infrastructure	General	General	FMX (Includes Year 1, Asset Documentation)	\$ -	\$ 150,000	\$ 150,000	Current facilities CMMS software license has expired. New software will allow for more accurate asset tracking, E&M work orders, vendor management, and overall facilities management.
201	Building Systems	Mechanical / HVAC	Field Level	General	Compactors / Tipplers	\$ -	\$ 300,000	\$ 300,000	Current compactors/tippers are 20 years old and need to be replaced.
202	Building Systems	Mechanical / HVAC	General	General	Roll-up Door	\$ -	\$ 200,000	\$ 200,000	Roll-Door 6 has been damaged and needs a full replacement in order to be operational for 2027.
203	Technology	Audio / Visual	General	General	Bowl Mics	\$ -	\$ 140,000	\$ 140,000	Replace aging mics and antenna system in seating bowl.
204	Technology	Audio / Visual	General	General	IFB Replacement	\$ -	\$ 84,000	\$ 84,000	Replacing aging IFBS and antenna system. Degradation in 2026 system.
205	Technology	Audio / Visual	General	General	Digital Console Replacement	\$ -	\$ 70,000	\$ 70,000	Replace aging mixing console. Current system is no longer supported due to upgrade in technology from Control Room project.
206	Building Systems	Mechanical / HVAC	General	General	Gate Additions Sky Bridge Allowance	\$ -	\$ 50,000	\$ 50,000	Enhancing perimeter security.
207	Spectator Amenities	Food Service	General	Concessions	Food and Beverage Equipment Allowance	\$ -	\$ 500,000	\$ 500,000	Annual allowance for Food and Beverage Equipment.
208	Technology	Data Networking	General	POS	Replace Concessions POS	\$ -	\$ 2,000,000	\$ 2,000,000	Current POS platform is outdated and causes increased risk of system downtime, hardware failures, functionality, and compatibility issues with newer payment technologies.

Necessary Improvements	
Number of Improvements	47
Subtotal - Necessary Improvements	\$ 18,953,000.00
Contingency @ 10%	\$ 1,895,300.00

ID No.	Category	Sub-Category	Location Code	Location	Project Description	Original LTCNA	SEP - PFD Budget	Budget Adds	Reason
197	Premium Spaces	Interiors	General	General	Upgrade Project Pre-Con/Design Allowance	\$ -	\$ 100,000.00	\$ 100,000.00	

Upgrade Improvements	
Number of Improvements	1
Subtotal - Necessary Improvements	\$ 100,000.00
Contingency @ 10%	\$ 10,000.00

Total Necessary + Upgrade	
Subtotal - Necessary Improvements	\$ 19,053,000.00
Contingency @ 10%	\$ 1,905,300.00

PFD Capital 10-Year Plan

FY 2027 – FY 2036 Systems Summary

Note: Annual columns show baseline costs.

3% Inflation compounded annually and 10% contingency are calculated globally.



PFD Capital 10-Year Plan	Forecast Year										
Category	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Totals 10-Year Plan (2027-2036)
Architectural	\$ 7,078,000.00	\$ 9,160,000.00	\$ 18,400,000.00	\$ 9,890,000.00	\$ 950,000.00	\$ 2,515,000.00	\$ 1,025,000.00	\$ 3,170,000.00	\$ 1,460,000.00	\$ 985,000.00	\$ 54,633,000.00
Building Envelope	\$ 250,000.00		\$ 1,540,000.00	\$ 5,030,000.00	\$ 90,000.00	\$ 215,000.00	\$ 165,000.00	\$ 90,000.00	\$ 500,000.00		\$ 7,880,000.00
Interiors	\$ 270,000.00	\$ 1,860,000.00	\$ 3,560,000.00	\$ 3,000,000.00	\$ 60,000.00	\$ 1,460,000.00	\$ 60,000.00	\$ 2,280,000.00	\$ 60,000.00	\$ 60,000.00	\$ 12,670,000.00
Seating Bowl & Concourses	\$ 2,938,000.00	\$ 3,750,000.00	\$ 1,750,000.00	\$ 1,250,000.00	\$ 250,000.00	\$ 290,000.00	\$ 250,000.00	\$ 250,000.00	\$ 350,000.00	\$ 375,000.00	\$ 11,453,000.00
Signage and Graphics	\$ 70,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 520,000.00
Site Work	\$ 3,350,000.00	\$ 3,000,000.00	\$ 11,000,000.00								\$ 17,350,000.00
Structural / Coatings	\$ 200,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 4,700,000.00
Architectural				\$ 60,000.00							\$ 60,000.00
Building Systems	\$ 2,600,000.00	\$ 15,804,750.00	\$ 4,764,841.00	\$ 3,260,150.00	\$ 490,150.00	\$ 1,106,650.00	\$ 956,650.00	\$ 385,000.00	\$ 435,000.00	\$ 605,000.00	\$ 30,408,191.00
Access Control / Security				\$ 2,500,000.00							\$ 2,500,000.00
Building Automation System		\$ 34,750.00	\$ 34,750.00	\$ 34,750.00	\$ 34,750.00	\$ 34,750.00	\$ 34,750.00				\$ 208,500.00
Electrical	\$ 785,000.00	\$ 445,000.00	\$ 450,000.00	\$ 400,000.00	\$ 100,000.00	\$ 100,000.00	\$ 450,000.00	\$ 110,000.00	\$ 100,000.00	\$ 100,000.00	\$ 3,040,000.00
Mechanical / HVAC	\$ 200,000.00	\$ 1,090,000.00	\$ 1,140,400.00	\$ 125,400.00	\$ 125,400.00	\$ 262,900.00	\$ 262,900.00	\$ 75,000.00	\$ 135,000.00	\$ 75,000.00	\$ 3,492,000.00
Playing Field		\$ 5,000,000.00			\$ 30,000.00	\$ 500,000.00				\$ 230,000.00	\$ 5,760,000.00
Plumbing / Fire Protection	\$ 300,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 209,000.00	\$ 209,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 2,118,000.00
Site Work	\$ 50,000.00										\$ 50,000.00
Vertical Transportation	\$ 1,265,000.00	\$ 9,035,000.00	\$ 2,939,691.00								\$ 13,239,691.00
FF&E	\$ 464,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 2,264,000.00
Furnishings, Fixtures & Equipment	\$ 464,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 2,264,000.00
Garage		\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 147,500.00	\$ 287,500.00				\$ 50,000.00	\$ 725,000.00
Miscellaneous		\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 147,500.00	\$ 287,500.00				\$ 50,000.00	\$ 725,000.00
Retractable Roof	\$ 2,050,000.00	\$ 10,100,000.00	\$ 300,000.00	\$ 300,000.00	\$ 2,550,000.00	\$ 2,550,000.00	\$ 2,550,000.00	\$ 2,550,000.00	\$ 300,000.00	\$ 300,000.00	\$ 23,550,000.00
Mechanical	\$ 2,000,000.00	\$ 10,000,000.00									\$ 12,000,000.00
Miscellaneous	\$ 50,000.00	\$ 100,000.00	\$ 300,000.00	\$ 300,000.00	\$ 2,550,000.00	\$ 2,550,000.00	\$ 2,550,000.00	\$ 2,550,000.00	\$ 300,000.00	\$ 300,000.00	\$ 11,550,000.00
Spectator Amenities	\$ 1,510,000.00	\$ 2,800,000.00	\$ 8,867,000.00	\$ 2,800,000.00	\$ 7,200,000.00	\$ 2,800,000.00	\$ 2,800,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 29,677,000.00
Food Service	\$ 1,500,000.00	\$ 2,800,000.00	\$ 2,800,000.00	\$ 2,800,000.00	\$ 2,800,000.00	\$ 2,800,000.00	\$ 2,800,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 19,200,000.00
Premium Spaces	\$ 10,000.00		\$ 6,067,000.00		\$ 4,400,000.00						\$ 10,477,000.00
Team Spaces	\$ 82,000.00	\$ 265,000.00	\$ 415,000.00	\$ 3,765,000.00	\$ 3,265,000.00	\$ 265,000.00	\$ 2,265,000.00	\$ 340,000.00	\$ 485,000.00	\$ 265,000.00	\$ 11,412,000.00
Baseball Operations	\$ 60,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 125,000.00	\$ 120,000.00	\$ 50,000.00	\$ 655,000.00
Team Areas		\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 1,800,000.00
Team Facilities	\$ 22,000.00	\$ 15,000.00	\$ 165,000.00	\$ 3,515,000.00	\$ 3,015,000.00	\$ 15,000.00	\$ 2,015,000.00	\$ 15,000.00	\$ 165,000.00	\$ 15,000.00	\$ 8,957,000.00
Technology	\$ 5,269,000.00	\$ 3,725,000.00	\$ 2,125,000.00	\$ 1,425,000.00	\$ 7,145,000.00	\$ 600,000.00	\$ 975,000.00	\$ 835,000.00	\$ 5,851,000.00	\$ 275,000.00	\$ 28,225,000.00
Access Control / Security	\$ 1,950,000.00					\$ 300,000.00		\$ 500,000.00			\$ 2,750,000.00
Audio / Visual	\$ 369,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 135,000.00	\$ 5,385,000.00	\$ 75,000.00	\$ 6,414,000.00
Broadcast					\$ 2,210,000.00	\$ 25,000.00			\$ 266,000.00		\$ 2,501,000.00
Data Networking	\$ 50,000.00	\$ 50,000.00	\$ 1,550,000.00	\$ 300,000.00	\$ 4,160,000.00	\$ 50,000.00	\$ 750,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 7,060,000.00
Point of Sale / Ticketing	\$ 2,000,000.00			\$ 550,000.00	\$ 550,000.00						\$ 3,100,000.00
Technology Infrastructure	\$ 750,000.00	\$ 3,600,000.00	\$ 500,000.00	\$ 500,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 6,250,000.00
Software	\$ 150,000.00										\$ 150,000.00
Totals 10-Year Plan (2027-2036)	\$ 19,053,000.00	\$ 42,134,750.00	\$ 35,151,841.00	\$ 21,720,150.00	\$ 21,947,650.00	\$ 10,324,150.00	\$ 10,771,650.00	\$ 7,780,000.00	\$ 9,031,000.00	\$ 2,980,000.00	\$ 180,894,191.00
Sum of Contingency	\$ 1,905,300.00	\$ 4,213,475.00	\$ 3,515,184.10	\$ 2,172,015.00	\$ 2,194,765.00	\$ 1,032,415.00	\$ 1,077,165.00	\$ 778,000.00	\$ 903,100.00	\$ 298,000.00	\$ 18,089,419.10
Sum of Inflation	\$ -	\$ 1,264,042.50	\$ 2,140,747.12	\$ 2,014,044.35	\$ 2,754,623.43	\$ 1,644,369.43	\$ 2,090,263.42	\$ 1,788,418.67	\$ 2,409,200.61	\$ 908,224.09	\$ 17,013,933.62
Number of Improvements	48	40	43	41	37	40	35	31	30	25	370

Balance Sheet

As of September 1, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
Cash - Capital Projects Fund	5,541,619.58
Cash - County Tax Revenues Fund	9,301.66
Cash - Neighborhood Improvement Fund	3,754,877.78
Cash - PFD Operations Fund	3,960,599.09
Cash - PFD Reserve	3,846,816.65
Cash Equivalents	128,946.70
Total Bank Accounts	\$ 17,257,181.50
Total Accounts Receivable	\$ 30,810,736.05
Total Current Assets	\$ 48,067,917.55
Total Fixed Assets	\$ 405,410,486.13
Total Other Assets	\$ 0.00
TOTAL ASSETS	\$ 453,478,403.68
LIABILITIES AND EQUITY	
Total Liabilities	\$ 80,967,384.65
Total Equity	\$ 372,511,019.03
TOTAL LIABILITIES AND EQUITY	\$ 453,478,403.68

Profit and Loss

June, July

	Jun-26	Jul-26	YTD	2026 Budget	Delta	% Spent
Expenses						
Salaries / Benefits						
Salaries & Wages	27,617	27,617	190,893	302,684	111,791	63%
Employee Benefits - Health	6,172	6,119	35,397	53,407	18,010	66%
Retirement Benefits	829	829	5,727	9,081	3,354	63%
Payroll Taxes	2,141	2,146	14,853	24,795	9,942	60%
Total Salaries / Benefits	\$ 36,759	\$ 36,710	\$ 246,870	\$ 389,967	\$ 143,097	63%
Professional Services						
Accounting/Auditing	6,364	908	29,249	59,464	30,215	49%
Consulting Fees - Admin	47,371	33,867	154,664	473,318	318,654	33%
Legal & Professional Services	53,867	17,734	99,832	108,000	8,168	92%
Website & IT Support	1,483	1,760	8,186	8,059	-128	102%
Total Professional Services	\$ 109,085	\$ 54,268	\$ 291,931	\$ 648,841	\$ 356,909	45%
General & Administrative						
Bank, Payroll, & Investment Fees	1,195	1,233	8,128	11,495	3,367	71%
Board Support	1,555	270	2,897	12,147	9,249	24%
Dues & Subscriptions	16	16	3,662	6,555	2,893	56%
Insurance Expense			8,976	10,300	1,324	87%
Office Equipment Rental	817	817	5,693	8,610	2,917	66%
Office Supplies	-126	92	957	4,120	3,163	23%
Professional Development			0	2,000	2,000	0%
Repairs & Maintenance	628	691	4,052	17,200	13,148	24%
Software Expense	395	395	2,930	4,138	1,208	71%
Telephone Expense	210	210	1,320	3,240	1,920	41%
Travel		3,392	10,611	26,500	15,889	40%
Utilities	224	224	1,567	2,400	833	65%
Total General & Administrative	\$ 4,913	\$ 7,339	\$ 50,791	\$ 108,704	\$ 57,913	47%
Total Expenses	\$ 150,757	\$ 98,317	\$ 589,593	\$ 1,012,274	\$ 422,682	58%
Non-Operating Transaction	Jun-26	Jul-26	YTD	Balance		
NIF Reimbursement	77,960	61,200	371,595	3,754,878		

September 14, 2026

Proposed No.: 26-006

RESOLUTION NO. ____

A RESOLUTION to approve payments made by the District.

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

WHEREAS, Resolution No. 478 [Proposed No. 20-002] appointed the District Executive Director, Joshua Curtis, as Auditing Officer; and

WHEREAS, the Board Chair or the Chair's designee has been designated to review and approve payments, subject to final review and approval by the Board; and

WHEREAS, Board member R. Omar Riojas has been designated by the Board Chair to review and approve payments; and

WHEREAS, the Auditing Officer has reviewed and approved ballpark vouchers #20260606173433, #20260626165646, #20260712213845, and #20260724132026, as produced by King County (the District's treasurer); credit card statements covering June 2026 and July 2026; Electronic Payment Request Form dated June 15, 2026; and the June and July payroll expense reports as produced by Gusto (the District's payroll administrator); as summarized as follows:

June 2026

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$1,789,784
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	\$77,960
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$27,617
○ Employee Benefits - Health	\$6,172
○ Employee Benefits – Retirement	\$829
○ Payroll Taxes	\$2,141
• Professional Services	
○ Accounting/Auditing	\$6,934
○ Consulting Services	\$47,371
○ Legal Fees	\$53,867
○ Website & IT Support	\$1,483

• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$1,195
○ Board Support	\$1,555
○ Dues & Subscriptions	\$16
○ Insurance Expense	\$0
○ Office Equipment Rental	\$817
○ Office Supplies	-\$126
○ Professional Development	\$0
○ Repairs and Maintenance	\$628
○ Software Expense	\$395
○ Telephone Expense	\$210
○ Travel	\$0
○ Utilities	\$224
TOTAL FOR THE PERIOD	\$2,018,501

July 2026

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	\$61,200
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$27,617
○ Employee Benefits - Health	\$6,119
○ Employee Benefits – Retirement	\$829
○ Payroll Taxes	\$2,146
• Professional Services	
○ Accounting/Auditing	\$908
○ Consulting Services	\$33,867
○ Legal Fees	\$17,734
○ Website & IT Support	\$1,760
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$1,233
○ Board Support	\$270
○ Dues & Subscriptions	\$16
○ Insurance Expense	\$0
○ Office Equipment Rental	\$817
○ Office Supplies	\$92
○ Professional Development	\$0
○ Repairs and Maintenance	\$691
○ Software Expense	\$395
○ Telephone Expense	\$210
○ Travel	\$3,392
○ Utilities	\$224
TOTAL FOR THE PERIOD	\$159,517

88
89 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
90 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
91 FACILITIES DISTRICT AS FOLLOWS:
92

93 Vouchers #20260606173433, #20260626165646, #20260712213845, and
94 #20260724132026, as produced by King County (the District's treasurer); credit card
95 statements covering June 2026 and July 2026; Electronic Payment Request Form dated June
96 15, 2026; and the June and July payroll expense reports as produced by Gusto (the
97 District's payroll administrator); are hereby approved.

98
99 PASSED by a vote of ____ to ____ this 14th day of September, 2026.
100

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

104 _____
Christopher Marr, Chair

105 ATTEST:
106

107 _____
Annie Thenell, Clerk



Executive Director Report August 2026

Board Development

- Board Appointments – We will be joined at Monday's board meeting by our new board members, Juan Cotto and Susan Loosmore. We're excited to finally have a full board cohort and look forward to working with both Juan and Susan.

Policy Tracking/Engagement

- District Energy – We have now circulated the draft RFI with the Mariners, Port of Seattle, and First and Goal. As I've mentioned to a few of you, the Port has expressed interest as a possible future customer and/or source of waste heat (from their facilities). We are still awaiting feedback from both FGI and the Port and are hoping to release the RFI later this month.
- SEPA Appeal – City Council recently passed Ordinance 127477, which divested the City Hearing Examiner to consider general SEPA appeals to the Comprehensive Plan (such as the one that we have filed). As a result, we have agreed with both the City and the Port to dismiss the appeal (the Hearing Examiner's order is attached). We are still able to appeal the Comp Plan once it has been passed at the Growth Management Hearings Board or Supreme Court. We also just heard yesterday that the GMHB, deciding on an appeal of the City's Comp Plan SEPA brought by a coalition of Orca whale advocates, remanded the SEPA back to the City and gave them a year to complete an environmental review process that considers a greater amount of housing density. Our land use attorney, Ian Morrison of McCullough Hill, is reviewing how this may impact the City's ability to move forward with the Duwamish MIC Subarea Plan.
- CCTV Cameras – The Mayor's Office has not made any movement to reconsider the use of CCTV cameras after the letter recently sent by a coalition that we had joined. Recently, Chamber President and CEO Joe Nguyen and Challenge Seattle CEO, Gov. Christine Gregoire, sent a letter to both the Mayor and City Council that made several demands, including the reactivation of the CCTV cameras. The letter is attached.

Neighborhood Improvement Fund

- PIP Update – We recently interview two teams that had responded to the art mural RFQ released earlier this summer. We are in the process of making a decision and will notify board members when the team has been selected. I have also attached here a project status report prepared by Maria at Bloom Projects. Omar and I will provide a verbal update at Monday's board meeting (Stacy will be traveling).

Community Engagement

- Association of Washington State Public Facilities Districts – Annie and I recently attended the annual AWSPFD in Bremerton. The association has been around since 2000 and includes the majority of the 23 state PFDs as members (this is our first year as a member). While the majority of PFDs are distinct from us in that they directly manage and operate venues (convention centers, performance halls, aquatic complexes, etc), the conference was a good opportunity to meet our sister organizations and learn about the greater state PFD ecosystem.

PFD PIP Project Update

Sep 2026 Board Meeting Report



Project Status

Construction Documents (CD) in progress.

- Design intent is being finalized, and Construction Documents are underway: civil, landscape, and lighting design coordination is progressing.
- Public art will be coordinated and integrated into the final design package.

Public Art Selection in progress

- Four Statements of Qualifications (SOQs) were received.
- Two artist teams were interviewed by the selection committee.
- Final evaluations are being completed to support artist selection.

AHJ Coordination in progress.

- Coordination with permitting and utility agencies continues. WSDOT and SDOT as-builts have been reviewed, with no major constraints identified to date..
- Power and audio opportunities continue to be evaluated with KCM and Mariners.

GC RFQ under development

- General Contractor RFQ package is under development.
- RFQ issuance is planned for late-September / early-October.

High-Level Project Timeline

September 2026

- Public Artist Selection
- Construction Documents
- GC RFQ issuance

October 2026

- Artist concept development
- Art and design-team coordination
- GC bidding

November 2026

- Art integration and approvals
- GC evaluation and interviews
- Permit review

December 2026

- GC selection and Notice to Proceed
- Preconstruction
- Permit issuance

Next Steps (Now to December)

- Complete public artist selection and contracting.
- Continue AHJ coordination and permit review.
- Advance Construction Documents and integrate public art.
- Complete GC procurement and selection.
- Initiate preconstruction.

**BEFORE THE HEARING EXAMINER
CITY OF SEATTLE**

In the Matter of the Appeal of:

Hearing Examiner File:
W-26-001

**WASHINGTON STATE MAJOR LEAGUE
BASEBALL STADIUM PUBLIC
FACILITIES BASEBALL DISTRICT; and,
SEATTLE BUILDING & CONSTRUCTION
TRADES COUNCIL,**

from a decision by the Director, Seattle
Department of Construction and Inspections.

**ORDER OF
DISMISSAL**

The parties stipulated to dismissal based on lack of jurisdiction and presented an order on same (Stipulation and Proposed Order on Motions to Dismiss), which the Hearing Examiner signed. That Order specified that once Ordinance 127477 went into effect, the Office of Hearing Examiner would lack jurisdiction. The parties have since stipulated that this condition has occurred and requested dismissal. Per this request, the appeal is **DISMISSED**.

Entered September 8, 2026

/s/ Susan Drummond
Susan Drummond, Deputy Hearing Examiner

CERTIFICATE OF SERVICE

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent this **ORDER OF DISMISSAL** to each person below in **WA STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT** Hearing Examiner File: **W-26-001** in the manner and on the date indicated.

Party	Method of Service
Appellants Bryan Telegin, Telegin Law bryan@teleginlaw.com	☐ U.S. First Class Mail ☐ Inter-office Mail ☒ E-mail ☐ Hand Delivery ☐ Legal Messenger
Department Elizabeth Anderson, Assistant City Attorney liza.anderson@seattle.gov	☐ U.S. First Class Mail ☐ Inter-office Mail ☒ E-mail ☐ Hand Delivery ☐ Legal Messenger
Intervenor Port of Seattle Davis Wright Tremaine LLP • Megan Raymand, MeganRaymond@dwt.com • Clayton Graham, claytongraham@dwt.com • Kenneth Nelson, KenNelson@dwt.com	☐ U.S. First Class Mail ☐ Inter-office Mail ☒ E-mail ☐ Hand Delivery ☐ Legal Messenger

Dated: September 8, 2026

/s/ Angela Oberhansly
Angela Oberhansly, Legal Assistant

September 10, 2026

The Honorable Mayor Katie Wilson

Mayor, City of Seattle
600 Fourth Avenue, 7th Floor
Seattle, WA 98104

Council President Joy Hollingsworth

Councilmember Robert Kettle, Chair, Public Safety Committee

Seattle City Council
600 Fourth Avenue, 2nd Floor
Seattle, WA 98104

Dear Mayor Wilson, Council President Hollingsworth, Chair Kettle, and Members of the Seattle City Council:

The clearest message from our August 17 joint public-opinion poll of registered Seattle voters is this: residents expect the City to act with urgency, fund the actions needed to improve safety, and provide a clear plan for measuring progress.

The poll found overwhelming support for a concrete set of public safety actions and, at the same time, real skepticism that City Hall has an adequate plan in place. Only 34% of voters said they were confident the City has an effective plan to address these issues. Voters are asking for action, on a timeline, with results they can measure.

Every proposal tested drew support from at least three in four voters, across every part of the city and every demographic group. This is not a narrow or partisan agenda, it is a shared baseline that Seattle residents and the business community are asking their elected leaders to deliver both now and as a sustained priority.

As the City works through its current budget process, we also urge the Mayor and Council to protect and increase the public safety investments these proposals depend on. As of mid-2026, Seattle has approximately 1.31 sworn officers per 1,000 residents about 40% fewer than Denver, 43% fewer than San Francisco, and 58% fewer than Boston.

As such, we're requesting your partnership and a concrete set of actions around the following key public safety items that have overwhelming support by the public and businesses. In the near term, voters have clearly called for activating CCTV cameras in Pioneer Square, the Stadium District, and other high-event areas to deter crime and help identify and hold offenders accountable.

Also, in the short-term, the City should produce a public safety action plan within 100 days, with measurable goals and monthly progress reports. More than 86% of the public supports an action plan that will help ensure the budget aligns with stated public safety actions.

The plan, at minimum, should then include:

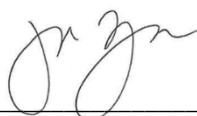
- Providing a path forward for regular foot and bicycle police patrols in areas with persistent public safety problems, such as Little Saigon. (90% support)

- Recommitting to the current standard priority 7-minute 911 response times. Data from Nordstrom's flagship store downtown shows that only 29% of their 911 calls yield a police officer response to their store. Conversely, calls at their Southcenter and Bellevue locations receive a 100% response to 911 calls. It's clear the public wants to know when and if this is not being met, support for a transparent reporting when that standard is not met and redirect spending and resources to meet it. (90% support)
- Offering clear policy direction that City diversion specialists, organized by the CARE Department, should offer illegal drug users treatment and shelter first, and for those who repeatedly refuse help, the offenders should be arrested and prosecuted. It is our understanding that care is received within the jail system and that the Jail Re-entry Pilot Program is showing early success. (82% support)
- Directing the Seattle Police Department and the City Attorney to articulate a clear, prioritized policy pathway for shutting down open-air drug markets. (81% support)
- Providing policy that bans camping in City parks and within 250 feet of a playground or school, and requiring the City to clear encampments in these areas within 72 hours. Our community parks and public play spaces are not safe – and they should be. From Jose Rizal Park in North Beacon Hill to Matthews Beach and beyond, Seattle residents deserve safe parks and school playgrounds. (79% support)

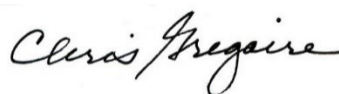
A credible public-safety plan and a budget that protects the investments behind it are inseparable. Seattle voters have made clear that they expect both. We are ready to be partners. We welcome the opportunity to meet with you and your staff to discuss how the City can move from planning to action on these priorities.

Thank you for your attention to this urgent, shared priority for our city.

Sincerely,



Joe Nguyễn
President & CEO
Seattle Metropolitan Chamber of Commerce



Gov. Chris Gregoire
CEO
Challenge Seattle

Rachel Smith
President
Washington Roundtable



Media Report August 2026

Attachments & Summary

- “Seattle’s big event organizers ask mayor to turn on police cameras” Nicholas Deshais, The Seattle Times, August 3, 2026
 - Eleven operators and organizers of some of Seattle’s biggest events asked Mayor Katie Wilson to reactivate police surveillance cameras stationed in the stadium district, especially considering recent violence elsewhere in the city. The cameras were in use during World Cup but have since been paused. The mayor has commissioned an audit to examine the cameras potential risk to privacy and civil rights.
- “See Inside T-Mobile Park’s retractable roof, the city block that moves” Caroline JiaYing Grygiel, The Seattle Times, August 3, 2026
 - T-Mobile Park’s retractable roof is the only such roof in the MLB that is open on the ends. Spanning 300 feet across and covering nearly 9 acres, it’s essentially an entire city block that moves. Opening and closing the roof is a three-person operation, all communicating via walkie-talkie. The roof sidles along 96 wheels, and at full speed moves 50 feet per minute.
- “Route to T-Mobile Park readies for its glow-up” Shawna Gamache, Daily Journal of Commerce, August 4, 2026
 - The Ballpark PFD is currently on the hunt for an artist to create murals and graphics as part of its plan to improve the pedestrian experience between the ballpark and Sound Transit’s Link light rail Stadium Station in SoDo.
- “Four finalists Vie for \$165M electrification of Metro SoDo bases” Shawna Gamache Daily Journal of Commerce, August 6, 2026
 - King County Metro’s \$165 million central campus electrification project will add infrastructure and upgrade facilities to support charging and maintaining Metro’s battery-operated buses. Metro expects to select one of the four announced low bidder design build teams in December. The transit agency set a past goal of operating a net-zero emissions fleet by 2035.

- “Heating Up: Could Datacenter Heat be an Asset?” Aaron Wnag, Post Alley, August 17, 2026
 - o If data center servers produce heat, why not put that heat to work rather than simply treating it as waste? This question is worth exploring as there are currently more than 100 data center facilities in Washington state. Heat is difficult and expensive to move over long distances, but the value created from that heat can travel. Overseas projects have shown that waste heat reuse is feasible.
- “Everett considers more funding for \$120 million stadium as deadline tightens” Neetish Basnet, Puget Sound Business Journal, August 24, 2026
 - o Everett City Council will meet to evaluate an additional \$3.5 million loan to fund property acquisitions for its planned \$120 million downtown stadium project. Dubbed the Everett Outdoor Event Center, the stadium will be the future home of the Everett AquaSox, the Mariners’ minor league affiliate, and a new United Soccer league team.

Local Politics

The Seattle Times

Seattle's big event organizers ask mayor to turn on police cameras

Aug. 3, 2026 at 4:51 pm

Listen to article



cameras on Aurora Avenue,
wn International District. (Karen

er

f shootings, 11 operators and
of Seattle's biggest public
ayor Katie Wilson to
reactivate police surveillance cameras stationed
in the stadium district and expand their use to
Seattle Center, according to a letter they sent her
Monday.

The organizations — Seafair, Climate Pledge
Arena, Capitol Hill Block Party, Seattle Storm,
Downtown Seattle Association, Visit Seattle,
Washington State Ballpark, Seattle Convention
Center, Space Needle, Seattle Sports Commission
and Chihuly Garden and Glass — said Seattle's
World Cup events went successfully, but recent
shootings “should serve as a stark reminder that
any large-scale event is vulnerable to public
safety threats that may endanger human lives.”

Wilson has [questioned the expansion of police cameras](#) — and the privacy and civil rights issues
they raise — citing concerns of overreach by the
federal government to use the footage for other purposes, most recently in its
immigration crackdown.

Still, since taking office Wilson has tried to deal with the issue without alienating either
her supporters who demanded action on cameras and the concerns they pose or those
in the business community and police who support their use.

In a statement, Wilson spokesperson Dawn Schellenberg said the mayor appreciated the
business community's engagement on the issue but that Wilson's efforts to scrutinize
the use of cameras would continue.

“It's important to ground our actions in a thorough understanding of how the cameras
are being used, of the public benefits they are providing, and of any harm they are
causing or could cause,” Schellenberg said, adding that the Seattle Police Department
will have an increased and visible presence at upcoming summer events.

In news conferences following the recent shootings, Wilson has been reluctant to talk about cameras beyond noting that police cameras are not approved for use in Seattle Center, but privately operated camera footage was being reviewed by authorities since the [July 26 shooting there](#) that left three people dead, at least four injured and police still searching for suspects.

[After taking office, she paused the installation of new cameras in the central part of the city](#) while allowing them to be put near the stadiums, saying they would be turned on only in the event of a “credible threat” to the World Cup, which did occur.

The city has about 60 existing police cameras on Aurora Avenue, downtown and in the Chinatown International District. Wilson [ordered the stadium district cameras turned off](#) after the World Cup ended, as promised.

Following the Seattle Center shooting and a [shooting in Capitol Hill two days earlier](#), the city’s large event organizations argue the cameras should be turned back on and their use expanded.

“These recent tragic events should serve as a warning that gun violence and gun availability pose a clear and present threat in our city,” Monday’s letter said, urging Wilson to “reactivate the 22 CCTV cameras in the Stadium District and Pioneer Square that were connected to the Seattle Police Department’s Real-Time Crime Center.”

The letter asked the mayor to expand the use of police cameras even as she continues to study the issue. Wilson has [commissioned an audit](#) from New York University to examine the cameras’ potential risks to privacy and civil rights, particularly when it comes to immigration enforcement and reproductive and gender-related healthcare.

The audit — which will look at current policies and practices and whether they pose a risk to civil rights and liberties — is being done at the same time as a University of Pennsylvania evaluation overseen by the city’s Office of Inspector General for Public Safety, focused on evaluating crimes, outcomes of investigations, how police operate and community perceptions of the police camera program.

Results of both audits are expected in September.

Joshua Curtis, executive director of the Washington State Ballpark Public Facilities District that owns and manages T-Mobile Park, said his organization signed the letter because Mariners fans expect the area around the stadium to be “lively, interesting and safe.”

“The feeling and reality of public safety are really paramount,” Curtis said, adding that he thought Wilson “really had the right instincts in June” when she turned the cameras on in the stadium district.

The dangers that led to her decision were “present then, but continue to be ones we face year-round. They didn’t go away with the World Cup,” he said.

Curtis, echoing the letter, said he understood concerns around cameras but believed city rules governing the use and storage of footage will keep whatever they capture from being inappropriately used or shared.

“There are justifiable concerns,” he said. “Doing the audit is exactly the right thing to do. Let’s go through the audit but let’s not just stop everything and wait.”

The cameras came about in then-Mayor Bruce Harrell’s 2024 budget. The Seattle City Council approved their use later that year.

Late last year, before Wilson’s election, the council voted to expand the cameras’ use to parts of Capitol Hill, near the sports stadiums and around Garfield High School. The vote was 7-2, with Harrell’s support.

According to the city web page on cameras, the purpose of the cameras is to “prevent crime, collect evidence related to serious and/or violent criminal activity, and hold offenders accountable.”

Former police Chief Shon Barnes, who resigned last week at Wilson’s request, supported the use of cameras, calling them “invaluable,” and wanted to expand their use, putting him at odds with Wilson.

It’s unclear how interim Chief Andre Sayles will navigate the issue.

Nicholas Deshais: 206-464-2932 or ndeshais@seattletimes.com. Nicholas Deshais is the interim city hall reporter at The Seattle Times.

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Dave Wilke, Mariners senior director of facilities, stands on the north runway of T-Mobile Park's retractable roof. The roof's two runways are off-limits to the public. (Ken Lambert / The Seattle Times)

See inside T-Mobile Park's retractable roof, the city block that moves

Aug. 3, 2026 at 6:00 am | Updated Aug. 3, 2026 at 6:00 am

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By [Caroline JiaYing Grygiel](#)

Special to The Seattle Times

SUMMER EVENINGS IN SEATTLE are ideal for kicking back in the nosebleed seats at T-Mobile Park, hot dog in hand, rooting for the Mariners as the sun sets over the downtown Seattle skyline.

Games on either end of the season, however, are a different story altogether. Major League Baseball's regular season runs from March to September, with 81 home games a year. Go to a game in April and you may well shiver like it's November. But at least you'll be dry.

T-Mobile Park's retractable roof arches like a big umbrella over the stadium, the only retractable roof in the MLB that's open on the ends. The home ballparks for the Houston Astros, the Arizona Diamondbacks and the Milwaukee Brewers also have retractable roofs, but theirs are fully enclosed, allowing for climate control inside. In temperate Seattle, that isn't an issue.



Two stop buttons for T-Mobile Park's retractable roof, including the larger red "emergency" one, are in the control room overlooking the baseball field and seats. (Ken Lambert / The Seattle Times)

T-Mobile Park's roof spans 300 feet across and covers nearly 9 acres. It's essentially an entire city block that moves. Peregrine falcons and red-tailed hawks have been known to nest in the roof structure where the steel comes down in a cradle. After Mariners' wins, the roof trusses illuminate with a giant "W" like a bat signal.

"Outdoor baseball would be impossible without it in Seattle," says Adam Gresch, senior manager of communications for the Mariners. "It's the secret ingredient that makes all of the magic happen at T-Mobile Park."

We're walking along one of the two concrete runways that bookend the stadium, along which the machines that move the roof slide. There's a north runway and a south runway; these are the only places where the clear span structure touches down.

Source: Esri (Map by Mark Nowlin / The Seattle Times)

T-Mobile Park: 1250 First Ave. S. Seattle; mlb.com/mariners/ballpark

From up here, the runway functions like a wide sidewalk scattered with bits of detritus (blackened fireworks debris, a desiccated bird wing) and offering dazzling views of the ballpark's playing field and downtown. The runway is off-limits to the public, although an occasional TikToker has slipped in chasing dreams of virality.

Every few feet, circular holes perforate the concrete; not big enough to fall through, but the right size to twist an ankle if you're not paying attention. These are spud holes, used to pin the roof in position. Think about the ballpark's roof on a windy day. "It has the ability to act as a giant sail or parachute," says Dave Wilke, senior director of facilities. The hydraulic pins keep it in place.

The Mariners also use this runway to launch fireworks after home runs, wins and on fireworks nights during the season. From here, the Mariners raise the team flags that are always arranged in order of division standings.

Next time you're in the stands, look toward the bottom left corner of the big FireTV screen for a gray, unmarked room — that's the control room for the roof.

You might think the controls for moving this massive structure would be a wall of knobs and switches, like an airplane cockpit. Nope. There's a big green button marked "Go," and a big red button marked "Normal Stop." The emergency stop button, the equivalent of slamming on the brakes, is tucked under a plastic hood. "Once you get 12,000 tons moving, it wants to keep going," Wilke says.

Opening and closing the roof is a three-person operation: one person on each runway and one in the control room, all communicating via walkie talkie. They make sure the rail is clear and nothing's in the chains. From the control room, security cameras provide four views of each runway.

To move, the roof sidles along on 96 wheels, 48 on each side. "It's a giant machine, so it pops and creaks as it moves," Wilke says. At full speed, the roof moves at 50 feet per minute. It takes 15 minutes to open completely, and once retracted, the three panels nest together over the BNSF Railway tracks. (Fun fact: the roof can't open during a game, only close.)

Wilke speculates that T-Mobile Park's roof might be the largest moving structure west of the Mississippi. How much power does it take to move this 12,000-ton beast? Ninety-six 10-horsepower electric motors and 2,500 amps — that's roughly 150 houses' worth of power. The power and control cables that run along the roof track are like giant extension cords, the thickness of a wrist. And just like your house has downspouts from the roof, T-Mobile Park's has downspouts, too, only its are 8-inch diameter pipes.

A repaint job, done in 2021 and 2022, cost just under \$1 million. Reroofing the stadium would cost close to \$4 million. "It is the single most expensive asset in the building, without a doubt," Wilke says.

BY THE NUMBERS

81: Home games per year

300 feet: Roof span

96: 10-horsepower motors

12,000 tons: Weight of roof

\$1 million: Cost of repainting the roof

50 feet per minute: Top speed of roof

15 minutes: Time it takes to completely open the roof



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August 4, 2026

Route to T-Mobile Park readies for its glow-up

■ *The district is looking for artists to create murals and “Instagram-worthy graphics.”*

By **SHAWNA GAMACHE**
Associate Editor

Pedestrian selfies and safety are about to get a big boost around T-Mobile Park.

The municipal corporation that owns the ballpark is getting ready to “vastly improve” the pedestrian experience between the stadium and Sound Transit's Link light rail Stadium Station in SoDo.

The Washington State Major League Baseball Stadium Public Facilities District (PFD) is currently on the hunt for an artist to create murals and “Instagram-worthy graphics” along the route. The PFD plans to go out to bid for a general contractor in the fall for the larger upgrade that also includes lighting, signage, fencing and landscaping improvements.

Gensler and Kimley-Horn are project designers, and Bloom Projects is the PFD's project management consultant.

A [notice of the district's request for qualifications](#) for artists to create the murals ran in the DJC last week. A required site walk is scheduled for Wednesday at 11 a.m., with questions due by Aug. 10 and statements of qualifications due by 5 p.m. Aug. 21.

The district plans to have design fully complete this fall, with implementation and construction start set for early 2027 and project completion targeting the summer of 2027.

The PFD is focused in on the fan experience of T-Mobile, says Joshua Curtis, executive director of the PFD. They're aware that experience starts before fans walk through the ballpark's gate — and it isn't always a good one.

“Making your way from the Stadium Light Rail Station



Photo by Alex Grummer [\[enlarge\]](#)

In an unrelated pre-pandemic project for the Seattle Mariners, Gensler designed these graphics to activate Royal Brougham Way. More art is wanted around the stadium.

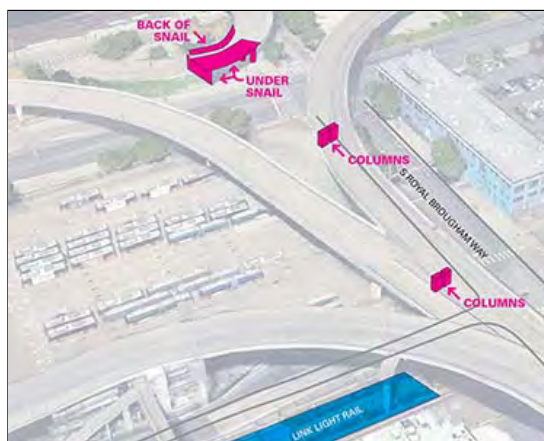


Image courtesy of PFD [\[enlarge\]](#)



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to watch a game — or see a concert, attend a graduation, or any of the other many events held here — has always been unpleasant at best,” Curtis said. “This project aims to vastly improve that experience through lighting, signage and public art.”

The larger project centers around four key locations around the ballpark. It includes upgrading LED lighting, fencing, landscaping and sidewalk graphics around Royal Brougham Way/King County Metro parking; integrated lighting, a ceiling mural, and signage, audio and landscaping for the “Snail Tunnel” pedestrians use to get from the southwest corner of Fourth Avenue South and South Royal Brougham Way up to the flyover portion of South Royal Brougham and down to the stadium’s third base entrance. It also calls for artistic lighting, “Instagram-worthy graphics,” audio and landscaping at scooter and bike parking areas; and enhanced fencing around the ride share lot.

Curtis said the project's next step is finding “an artist who can best represent the history of the area, of baseball, and of the city itself through a series of murals that tell a story as fans make their way to a game.”

The artist will create a series of public murals and graphics, including a “strong focal artwork” beneath the snail underpass with the potential to extend across multiple surfaces including walls, columns and ceilings. Another art piece will focus on the four columns along Royal Brougham Way between Fourth and Fifth avenues. That artwork will need to be coordinated around wayfinding elements and other art installations.

Overall, the artist will need to ensure a cohesive, connected feel in the corridor.

The district had hoped to get some smaller projects completed ahead of FIFA, but Curtis said they weren't able to meet that timeline. A cost estimate is not yet available for the project, Curtis said.

The PFD was created in 1995 by the Washington State Legislature and the King County Council.

A series of painted public murals and graphics will be created, along with lighting, fencing and landscaping improvements.



Photo courtesy of PFD [\[enlarge\]](#)

The larger project includes new lighting, a mural, signage, audio, and landscaping for the “Snail Tunnel” walk from the southwest corner of Fourth Avenue South and South Royal Brougham Way to the stadium’s third base entrance.

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August 6, 2026

Four finalists vie for \$165M electrification of Metro SoDo basesBy **SHAWNA GAMACHE**
Associate Editor

The shortlist is in for King County Metro's \$165 million central campus electrification.

The progressive design-build project will add infrastructure and upgrade facilities to support charging and maintaining battery-operated buses at Metro's existing Central, Atlantic and Ryerson bus bases in SoDo.

Metro estimates substantial completion of the work by the end of 2031, according to the RFQ.

The apparent low bidder teams were **reported in the DJC** on July 28: BNBuilders; Hoffman Construction; a joint venture of Stacy & Witbeck and Clark Construction; and a joint venture of Swinerton, Shimmick and SAL.

The agency said in the RFQ that it expects to make its selection and begin negotiations in December and execute the design-build agreement in March.

The project is slated for a 4-6 month validation period and a 20-24 month preconstruction period, with an estimated \$14 million design and preconstruction budget and a \$165 million construction estimate.

The work centers around electrifying infrastructure to charge and maintain zero-emissions vehicle (ZEV) battery buses at the agency's three Seattle bus bases, all in SoDo: Central and Atlantic bases at 1270 Sixth Ave. S., and Ryerson just across Sixth Avenue South at 1220 Fourth Ave. S.

The selected design-builder will construct new electrical infrastructure including connections, along with bus chargers and associated superstructures. Additional features will also need to be added to support bus charging and maintenance in the space, including bridge cranes and working platforms in the bays.

Photos from King County Metro [\[enlarge\]](#)

The work includes adding charging infrastructure to Metro's existing 24-acre Central/Atlantic bases and 8.5-acre Ryerson base, all in SoDo.

[\[enlarge\]](#)

King County's new all-electric Tukwila Base is serving as prototype for future projects.

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The work includes renovating or replacing the bases' maintenance building and yard areas.

MOVING TOWARD ZERO EMISSIONS

The transit agency set a past goal of operating a net-zero emissions fleet by 2035. But next-generation buses need next-generation charging and maintenance facilities.

After retiring its last diesel bus in 2020, Metro launched its South Base Test Facility in 2022 to kick off battery-electric bus operations.

The agency has begun transitioning its fleet to next-generation battery-powered buses, including 40 from New Flyer that joined the fleet in 2021 and 89 that started arriving this February from California-based Gillig and are now serving south King County routes from its new all-electric Tukwila Base.

NEW TUKWILA BASE SERVES AS MODEL

Construction wrapped last year on Tukwila Base. The \$115 million project, initially called Interim Base, was designed to serve as a prototype for future base electrifications and as a training ground for Metro employees.

Bus charging began this spring at the new base built about 200 yards south of Metro's South Base, at 12100 E. Marginal Way S. It can serve up to 120 ZEV buses.

Ground was broken on the 54,000-square-foot Tukwila Base two years before. McKinstry designed and built its electrical power infrastructure. That project team also included Stantec, electrical engineer; Lund Opshal, structural engineer; Rolluda Architects, site and architecture; LPD Engineering, civil engineer; and HBB, landscape architect.

NEW SOUTH ANNEX TIMELINE UNCLEAR

In addition to the SoDo electrification project now shortlisted, Metro has been planning a new South Annex Base also in Tukwila, northwest of its South Base and new Tukwila base.

Plans for the annex base include infrastructure to support 250 battery-electric buses and a sustainable maintenance building.

Metro most recently reported a goal to open that new base in 2028, but it is now unclear when the agency will move the project into construction.

The agency has eight bases in all: one in Shoreline and two in Bellevue, along with South Base, Tukwila Base, and the three in SoDo.

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Post Alley | Seattle



Heating Up: Could Datacenter Heat be an Asset?



By **Aaron Wang** August 17, 2026  1

Tom Corddry's recent two-part series in Post Alley, "[Datacenters over America](#)," described the impacts that come up most often in the argument over data centers: electricity demand, water, noise, and land. On cooling, it described radiators, liquid cooling, and the possibility of moving heat into a large cold body of water such as Puget Sound.

Those are all ways to get rid of heat. I have spent the past several months looking at what else could be done with it.

I have long been fascinated by AI and what it could make possible. As AI has advanced, I have also noticed growing attention to the environmental and economic impacts of the data centers that power it, including here in Washington.

Lawmakers have focused on electricity rates, grid capacity, water, clean energy, Tribal resources, and community impacts. [House Bill 2515](#), a major data center proposal, passed the House but did not receive final Senate passage before this year's session ended.

As I learned more, one question kept coming back: if data center servers produce heat, why not put that heat to work rather than simply treating it as waste? That question is



Post Alley | Seattle

not print
appear in the [Data Center Workgroup's preliminary report](#).

The answer is not simple, but it is worth exploring because data centers are already part of Washington. One industry directory currently identifies [more than 100 facilities](#) in the state, while another reports [five under construction in Quincy alone](#). Whatever Washington decides, many will keep operating around the clock.

Projects overseas have shown waste heat reuse is feasible. In [Odense, Denmark](#), Meta and the local utility recover data center heat for district heating. Washington does not have the same network of heating pipes, so we need approaches designed for our own communities and industries.

Heat is difficult and expensive to move over long distances, but the value created from that heat can travel. A greenhouse, food processor, aquaculture operation, or drying facility near a data center could use recovered heat to make products. The nearby business could support permanent jobs.

In Central Washington, [Grant County](#) and [City of Quincy](#) planning records show [33 parcels within about six-tenths of a mile of four mapped data center locations](#) around Quincy's M Street cluster.

That number looked promising, but proximity alone says little. Some land may already be committed to buildings, substations, stormwater systems, or expansion. Public data do not show heat temperature, infrastructure cost, or partner interest. [Among the existing businesses I could verify as possible heat users, none was within about 1.2 miles; the closest was roughly 2.6 to 2.8 miles away](#). That shifted my focus from piping heat to a distant user toward locating a compatible business near the heat source.

Seattle already has working examples. Since 2016, the Westin Building has sent data center heat across Sixth Avenue to Amazon's campus. An [engineering case study](#) says the system can transfer up to five megawatts. It calls the project a "win-win" because Amazon uses less energy for heating, while the Westin earns revenue and lowers cooling costs. [Seattle Resolution 31544](#) gave conceptual approval for pipes beneath public streets.

The University of Washington offers another path. Its [UW Tower Energy Improvement Project](#) included design, permitting, and equipment to move data center heat into the office tower. Heat-recovery chillers would replace inefficient electric boilers, with new controls and possible heat storage. Together, Westin and UW show that urban heat



reuse **Post Alley | Seattle** line up.

Quincy and Seattle point to the same lesson: no one model fits every site. Rural clusters may suit agriculture or industry; urban facilities may connect with nearby buildings. New facilities can preserve reuse options in their designs, while existing facilities may offer opportunities during equipment up-grades or nearby development. The goal is to find places where the heat, a nearby user and the economics align.

The Westin project also shows the limits. Data center heat is usually between 77 and 104 degrees Fahrenheit, although some systems produce hotter water. Heat pumps can raise the temperature, but they add cost and complexity. The Westin has a short route and a large customer. Even so, it cost more at the beginning and [still rejects heat when Amazon does not need it, especially in summer](#). Full cooling capacity is still necessary.

Other businesses and public facilities may need heat throughout the year. The [U.S. Department of Energy identifies drying and lower-temperature food processing](#) as possible uses. Wastewater plants may be another option. An [EPA case study describes a digester kept at 95 to 105 degrees](#). A [2026 study examined using data center heat to keep treatment tanks warm and dry the solids left after treatment](#). Whether another project works will depend on temperature, distance, year-round demand, ownership, permits, and cost.

These examples support a practical, site-by-site approach. Utilities and economic-development groups can bring operators, communities, and potential heat users together around existing facilities. For proposed facilities, that review could become part of utility planning, development review, or an application for a tax preference. In findings accompanying Washington's [data center tax-preference law](#), the Legislature encouraged environmental stewardship through practices including redirecting waste heat and industrial symbiosis.

There is no general answer to the main obstacle: How much will reuse cost, and who will pay? A site review should compare possible energy savings, productive output, and local jobs with construction and operating costs. Where the public benefits are strong but a financing gap remains, a targeted tax incentive tied to actual investment and measurable results could bring operators and heat users together.

Data centers are rightly under scrutiny. Waste heat reuse can add something practical to that debate: useful energy, local work, and more value from infrastructure



Post Alley | Seattle

Washington retrofits at facilities already running, would be a constructive place to start.

Aaron Wang is a rising junior at Skyline High School in Sammamish researching how data center waste heat could create practical local economic and environmental value in Washington. His sources and analysis are posted at aaronw6489.github.io/washington-data-center-heat.

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Everett considers more funding for \$120 million stadium as timeline tightens



The proposed outdoor multipurpose event center in Everett is expected to be completed by late next year.

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By [Neetish Basnet](#) – Reporter, Puget Sound Business Journal
Aug 24, 2026 **Updated** Aug 24, 2026 3:10pm PDT

Story Highlights

- Everett needs an additional \$3.5 million to acquire a Pacific Avenue property for the stadium.
- The design-build team will submit a finalized maximum price commitment to the mayor's office on Aug. 31.
- The Everett Outdoor Event Center will host the AquaSox and a new United Soccer League team.

As Everett nears a construction cost milestone, city officials are racing to line up property acquisitions for its planned \$120 million downtown stadium project.

The City Council will meet Sept. 2 to evaluate an additional \$3.5 million loan to fund the purchase of a 31,362-square-foot lot at 2303 Pacific Ave. The amendment would increase the city's total spending authorization to \$20.8 million.

Terms of the acquisition have already been negotiated, Scott Pattison, special projects manager for Everett, said during a city council meeting Wednesday.

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"Contingent to a quick closing," he said. "We asked this property owner if we could extend and he said, 'If you want the price to go up.'"

A limited liability company affiliated with Motion Industries Inc. currently owns the property. The industrial product supplier occupies a 1999-built warehouse at the site. The property has an assessed value of \$2.47 million.

The proposed 5,000-seat, 544,000-square-foot stadium project spans 26 lots, encompassing 17 existing buildings between Hewitt and Pacific avenues. The [12.5-acre development sits](#) just east of the Angel of the Winds Arena.

The design-build team of Bayley Construction and DLR Group has sent out work packages and is coordinating bids from subcontractors. A finalized maximum

price commitment for the construction is due to the mayor's office on Aug. 31.

City officials will then prepare a project pro forma and financing package, which could be brought before the City Council in late September.

Dubbed the Everett Outdoor Event Center, [the stadium will be the future home](#) of the AquaSox, the Mariners' minor league affiliate, and a new United Soccer League team.

A potential ownership group to take over the soccer team has not yet been identified, but Pattison said the city has hired a consultant with ties to the Seattle sports and business community.

"We're real close to announcing the two partners that we've been flirting with and talking about that are coming to the table with some money to support this project," Pattison said. "And we anticipate that too will happen probably around the time of the GMP (guaranteed maximum price)."

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- [Everett inks agreement with tenants for downtown stadium](#)
- [Everett stadium project faces tight timeline as design remains in early stages](#)

The stadium development is advancing under [a tight timeline](#). Construction on the stadium is slated to begin by early winter with a projected completion date of late 2027.

Several parcels are still outstanding, and negotiations with other property owners are ongoing. In June, the City Council authorized the use of eminent domain as a backstop for property acquisition.

The city has set aside approximately \$35 million in total land acquisition and business relocation costs. The [first land acquisition agreement](#) was approved in July.

About 38% of the projected cost to develop the stadium will be funded by municipal bonds. The latest \$3.5 million loan proposal would be sourced as an interfund loan from the general fund.

To keep costs in check, planners have refined several elements of the venue, including reducing the size of the administrative building and adjusting the

venue design.

The Outdoor Event Center is projected to generate about \$84.9 million in annual revenue and support 660 jobs, according to an economic analysis released in March. The city expects to host more than 100 events every year at the center.

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