

Meet Our Team



Joshua Curtis
Executive Director



Annie Thenell
Office Manager

2022

Annual Report





PROTECTING THE PUBLIC'S INVESTMENT

Our Mission

To maintain and enhance our iconic baseball park in order to promote the success of Major League Baseball in the State of Washington, enhance fan enjoyment, and contribute to an economically successful, safe, desirable, innovative, and walkable stadium neighborhood.

"The PFD plays a critical role in ensuring the ballpark remains not only a first-class facility, but a good neighbor to the communities surrounding the ballpark. We take seriously the ballpark's role not only as an exceptional venue, but as a major public investment in the region and state."

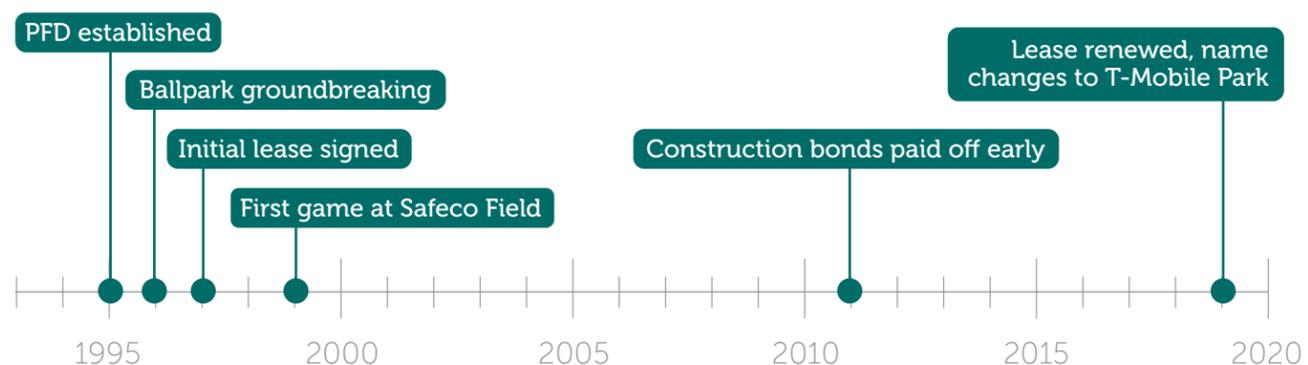
– Carol Nelson, Board Chair

The Washington State Ballpark Public Facilities District (PFD) is a municipal corporation that owns T-Mobile Park and oversees the public's investments in this important regional asset.

The PFD leases the ballpark to the Seattle Mariners and works closely with them toward our common goal of ensuring that T-Mobile Park remains among the top third of ballparks in the country.

The PFD also works to balance the interests of the people of Washington, the users of the ballpark, and the neighborhoods surrounding the ballpark.

History



Roles and Responsibilities

The Mariners are responsible for the day-to-day operations of the park, including all maintenance and capital improvements.

Through its long-term lease with the Mariners, the PFD provides oversight on capital planning, distributes funding for ballpark infrastructure, and conducts annual facility inspections to ensure compliance with best practices.

Our Board

A seven-member Board of Directors governs the PFD. Four directors are appointed by the King County Executive and confirmed by the King County Council; three are appointed by the Governor based on one recommendation each from the Speaker of the House and the Majority Leader of the Senate.



Carol Kobuke Nelson
Chair



Chris Marr
Vice-Chair



Mike Fong
Treasurer



Stacy Graven
Board Member



R. Omar Riojas
Board Member



Andrea Y. Sato
Board Member



Brian Surratt
Board Member

PUBLIC BENEFITS

The PFD works with the Mariners to provide public benefits that enhance the fan experience and improve the neighborhood surrounding the ballpark. These enhanced benefits include requirements for community use of the ballpark, affordable ticket prices, and inclusionary goals and prevailing wage requirements for contractors.

BOOSTING THE ECONOMY

T-Mobile Park generates a significant amount of economic activity. Based on information from a 2018 Populous report, information from B&D Venues, and the Mariners data, T-Mobile Park will generate over \$3.8 billion in economic activity over 25 years, including:

3,300 direct and indirect jobs each year, resulting in **\$2.7 billion in total wages**

\$550M

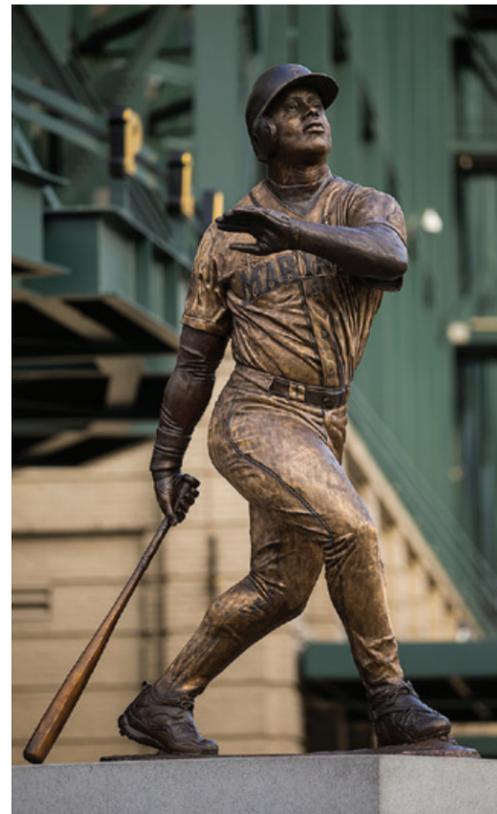
in tax revenue, including:

\$200M in sales tax

\$175M in admissions and parking taxes

\$125M in county and city taxes

\$50M in county lodging tax



Ballpark Art T-Mobile Park has one of the most comprehensive public art programs in sports. When T-Mobile Park was built, the Ballpark PFD board approved a budget of \$1.31 million for public art. Above: Ken Griffey Jr. cast bronze statue created by Lou Cella

CAPITAL IMPROVEMENTS

Under the lease with the PFD, the Mariners commit to pay for all ballpark operations and maintenance costs. Funding for capital improvements primarily comes from the Mariners, with contributions from the PFD and King County. In addition to its annual review and approval of capital improvement projects, the PFD reviews and reimburses capital costs on a monthly basis. In 2022 the Mariners invested nearly \$44 million in the ballpark.

2022 HIGHLIGHTS

Retractable Roof

The last and final phase of the Mariners' Roof Wheel Replacement Project was completed in fall 2022. Replacing bogie wheels ensures the ballpark's retractable roof will continue to operate smoothly and reliably.

Elevators

Several elevators were refurbished and modernized for the first time since construction in 1999. This was the beginning of a comprehensive effort to update all elevators in the ballpark to current standards.

Modern Signage

Digital menu boards were installed at specific concession locations on the main concourse, the 'Pen, and the club level. This is the beginning of a phased project to replace all menus in the ballpark with digital menus.



Making Game Day More Affordable

As part of the lease requirements:

- At least 5 percent of the seats at T-Mobile Park must be available at a price no greater than half of the average price of a ticket sold during the previous baseball season.
- At least 30 percent of seats must be available on a per-game basis and not tied to a season ticket plan.
- "Value game" promotions offer special discounts on certain seats for seniors, military, first responders, and others. Mariners Kids Club members get discounted admission.

Seattle Mariners Care

The Mariners' contribution to the public goes beyond the lease requirements. Through their charity arm, Mariners Care Foundation, the team has raised over \$28 million since 1991 to benefit community service programs. In 2022, the Foundation:

- Granted over \$300,000 to 50 high school baseball and softball programs
- Launched and supported the Hometown Nine fellowship
- Committed \$100,000 to Seattle Foundation's Fund for Inclusive Recovery
- Sponsored the UW Minority Business Executive Program
- Provided a \$2 million grant to support UW Medicine's mobile vaccination efforts

Creating Community Spaces

In August 2022, the Mariners opened Hatback Bar & Grille and Steelheads Alley in the historic Pyramid Brewery building across from T-Mobile Park. The restaurant and taproom are inspired by the rich sports history in the Pacific Northwest and local teams' impact on our community over the decades.



ON THE HORIZON

Major League Baseball All-Star Game

In July 2023, the Seattle Mariners and T-Mobile Park will be home to the 2023 MLB All-Star Week. This marks the third time in franchise history the team will host the event, having previously hosted in 1979 (Kingdome) and 2001 (Safeco Field). The event is an opportunity for the team to showcase T-Mobile Park and the more than \$80 million in improvements made by the team since October 2022.

National Hockey League Winter Classic

In January 2024, the Seattle Kraken will host the 2024 Discover NHL Winter Classic at T-Mobile Park against the Vegas Golden Knights. This will be the first time the NHL outdoor game will be hosted in Seattle.

New Rideshare Lot

In July 2023, the Mariners and PFD will unveil a brand-new rideshare lot between Third Avenue South and Fourth Avenue South, just south of Edgar Martinez Drive. The PFD will contribute \$1.5 million to the project, which is expected to improve fan safety by consolidating ride-share activity in one location.



FINANCIALS

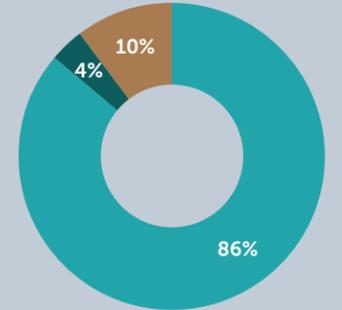
PFD unaudited financials for fiscal year 2022.

NET CAPITAL ASSETS

The PFD owns the ballpark, garage, land, and other assets on behalf of the public.

● Ballpark	\$ 325,201,868
● Parking Garage	\$ 13,708,204
● FFE*	\$ 38,262
● Land	\$ 38,424,405

Total Capital Assets **\$ 377,372,739**

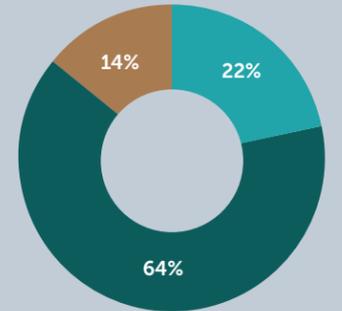


OPERATING EXPENSES

Expenses before depreciation.

● Personnel	\$182,336
● Professional Fees	\$538,586
● General and Administrative	\$117,488

Total Operating Expenses** **\$838,410**



REVENUE

The PFD collects revenue from a number of different sources. Non-operating revenue pays for capital costs; other revenue pays for operating expenses.

Non-Operating Revenues

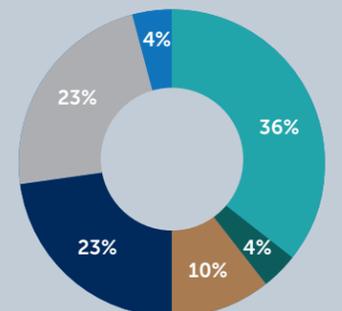
● Admissions Tax	\$ 5,216,016
● Parking Tax	\$ 539,868
● Mariners Revenue Share	\$ 1,564,745
● County Lodging Tax Share	\$ 3,319,187
● Mariners Capital Contribution	\$ 3,368,000
● Miscellaneous Revenue	\$ 582,489

Total Non-Operating Revenue **\$ 14,590,305**

Operating Revenue

● Ballpark Rent	\$ 1,299,320
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Non-Operating Revenues



*furniture, fixtures, equipment (less than 1%)

** Unspent operating funds are used for capital improvements to the facility, operating reserves, or improvements to the neighborhood.