

Our Board of Directors

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; the Governor appoints three, two of which are recommended by the Washington State Legislature’s House Speaker and Senate Majority Leader. Board members serve four-year terms. At the time of publication, there was one King County-appointed vacancy on the PFD Board.



Chris Marr
 Chair



Stacy Graven
 Vice-Chair



R. Omar Riojas
 Treasurer



Andrea Y. Sato
 Board Member



Donny Stevenson
 Board Member



Brian Surratt
 Board Member

Our Staff

The PFD Board is currently supported by an Executive Director and a Business Operations Manager.



Joshua Curtis
 Executive Director



Annie Thenell
 Business Operations
 Manager



Protecting the Public's Investment in the Ballpark and Beyond

The Washington State Ballpark Public Facilities District (PFD) is proud to share this 2024 Annual Report. We remain focused on protecting the public's investment in one of the best ballparks in the country.

While T-Mobile Park is primarily the home to Major League Baseball in Seattle, it is more than just a sports venue. It's a civic asset, a public resource, a place for community gatherings, a boost to our regional economy, and a positive presence in the neighborhood.

In 2024, we continued working with the Seattle Mariners and our regional partners to ensure the ballpark remains world-class. We focused on long-term sustainability, public accountability, economic impact, and collaboration. Most of all, we strive to ensure the park reflects the values of its owners – the people of Washington state.

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.



About the PFD

The PFD is a municipal corporation that owns T-Mobile Park and oversees public investments in it. We work closely with the Seattle Mariners to ensure it remains one of the nation's top ballparks and meets the evolving needs of fans, athletes, and the community.

What We Do

The Seattle Mariners are responsible for the day-to-day operations of T-Mobile Park, including all maintenance and capital improvements.

The PFD's partnership with the Mariners is established through a lease that entrusts us with the long-term oversight of the ballpark. The PFD plays a central role in safeguarding the public's investment by reviewing, approving, and co-funding infrastructure improvements for the ballpark. We also conduct annual inspections of the facility and review the Mariners' Maintenance and Operations Plans to ensure that T-Mobile Park remains one of the nation's best ballparks and is operated as a first-class facility.

A Brief History



Capital Improvements

Under their lease with the PFD, the Seattle Mariners commit to paying for all ballpark operations and maintenance costs as well as capital improvements. Funding for certain capital improvements also comes from the PFD and King County. The PFD annually reviews and approves all capital improvement projects, and it reviews and reimburses capital costs on a regular basis. In 2024, we approved \$21.8 million in upgrades to keep the ballpark safe, accessible, and up-to-date.

2024 Capital Improvement Highlights: Elevator Replacement: Modernizing Key Entry Points

In 2024, the Mariners completed Phase 1 of a multiyear elevator car replacement project. Two heavily used elevators – Car 1 in the Main Team Store and Car 10 next to The Pen and Center Field entrance – were fully replaced. Upgrades included an all-new hoistway and elevator door equipment, updated fixtures, refreshed interiors, and enhanced emergency, security, and fire systems. Both elevators also received ADA accessibility improvements. These changes help ensure fans can comfortably and safely move through the park for years to come.

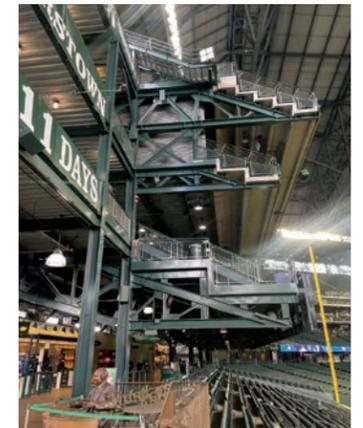


Recabling Project – Building a Faster, Smarter Ballpark

T-Mobile Park's network infrastructure is getting a major upgrade through an eight-year recabling project. In 2024 – the project's second year – contractors removed outdated coaxial and Cat5 cabling and replaced it with faster, more reliable Cat6a cables and upgraded fiber optics. These improvements are critical to supporting stadium-wide technology, enabling current applications to run faster and allowing for future growth.

Structural Steel Painting – Protecting the Ballpark's Frame

Key structural steel components got a protective coating refresh in 2024 to keep T-Mobile Park safe and looking its best. Crews repainted areas, including the suite exterior, exterior canopies, the Press Club exterior, the Hit It Here Café, and Suite H seating bowl, and structural beams and guardrails on the suite level. The paint job will prevent corrosion and help the ballpark shine.



Remembering Charley Royer

On July 26, 2024, Seattle lost a civic icon and legendary mayor with the passing of Charley Royer. Charley's accomplishments are numerous and impressive. As one of our longest-serving board members, Charley was a passionate advocate for the ballpark and the surrounding neighborhood. He worked tirelessly to bring the PFD's mission to life and helped shape a vibrant, welcoming Stadium District.

Charlie will be missed and we will strive to honor his legacy.

Mariners in the Community

The Mariners' contribution to the public goes beyond their lease requirements. The team's nonprofit charitable organization, Mariners Care Foundation, supports equitable access to youth sports so kids can play regardless of their financial situation. The club also supports community efforts related to homelessness, health, and education. Since 1991, they have raised over \$30 million for local causes.



All-Star Legacy

Launched as part of the run-up to the 2023 MLB All-Star Week, the All-Star Legacy initiative supports projects that address equity gaps and expand access to baseball and softball.

For example, the Hometown Nine program provides financial, academic, professional, and social support to nine incoming eighth-graders to encourage success in their athletic careers and educational journeys. The 2024 H9 lineup includes students from Kent, Renton, Seattle, and Tacoma.

Other All-Star Legacy programs include:

- A \$1.5 million+ renovation of Rainier Playfield.
- \$600,000 in emergency aid and scholarships for United Way of King County's Bridge to Finish Hubs, helping to address students' barriers to graduation.
- The renovation of the Shoreline College Bridge to Finish Hub.
- The Access Innovation Fund supporting grants to baseball and softball organizations addressing access issues.
- \$20,000 each in field cleanup and program grant funds to Soundview Little League and Seattle Central Little League through the Community All-Stars program.
- Co-sponsoring the inaugural HBCU Seattle Series, featuring a matchup between Coppin State and Seattle University. Building on the success of the 2023 HBCU Swingman Classic, the series celebrates the legacy of baseball and softball programs at Historically Black Colleges and Universities.



Neighborhood Enhancements on the Horizon

The PFD is committed to enhancing the experience of fans and other ballpark visitors. For many, that experience begins in the neighborhood surrounding the ballpark – whether you arrive by light rail, bus, or car, or on foot. We're working on projects that improve public safety, walkability, neighborhood planning and design, and the overall fan and visitor experience. Neighborhood improvement projects on the horizon include:



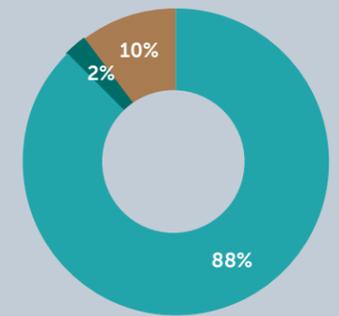
- Improving the pedestrian experience between the Stadium District light rail station and the ballpark through lighting, public art, and other urban design enhancements.
- Supporting the redesign of Occidental Avenue South between King Street and Royal Brougham Way to improve the experience of event attendees.
- In light of the Stadium Makers District rezone, backing the vision of a neighborhood that supports new makers and residential population.

Financials PFD unaudited financials for fiscal year 2024

NET CAPITAL ASSETS

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

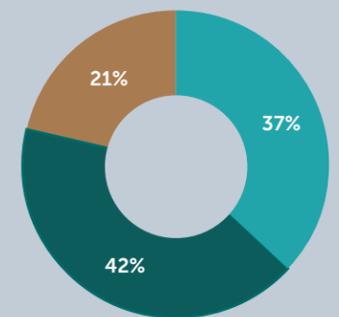
Ballpark	\$335,065,159
Parking Garage	\$9,327,702
FFE*	\$563
Land	\$38,424,405
Total Capital Assets	\$382,817,829



OPERATING EXPENSES

Expenses before depreciation.

Personnel	\$322,515
Professional Services	\$363,304
Other	\$185,500
Total Operating Expenses**	\$871,319



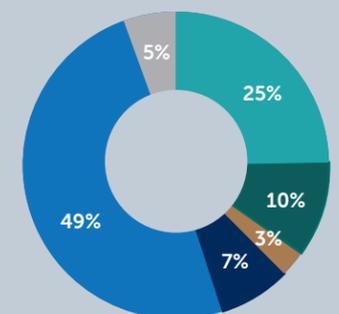
REVENUE

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 Revenue

Admissions Tax	\$8,071,138
County Lodging Tax Share	\$3,325,810
Parking Tax	\$879,894
Mariners Revenue Share	\$2,416,926
Mariners Capital Contribution	\$16,101,230
Other	\$1,787,070

Total Non-Operating Revenue **\$32,582,068**



Operating Revenue

Ballpark Rent	\$1,464,513
---------------	-------------

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

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