

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, May 12, 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

REGULAR BOARD MEETING MINUTES

The PFD held its Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access was provided via a Microsoft Teams conference system (video or phone) upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person were asked to submit comments to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

CALL TO ORDER / WELCOME

Board Chair Marr called the meeting to order at 2:35 pm pursuant to notice. Board Members Stacy Graven, Omar Riojas, Andrea Sato and Donny Stevenson joined the meeting in person. Board Member Brian Surratt was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Lizanne Lyons (Legislative) Jennifer Ziegler (Legislative), Marc Bloom (Consultant), Maria de Lourdes Alanis (Consultant), Sandeep Kaushik (Legislative) and Darcy Johnson (Bulls-Eye Bookkeeping). Also joining in person were Trevor Gooby (Mariners Executive Vice President & COO), Melissa Robertson (Mariners Senior Vice President & General Counsel) Christian Halliburton (Mariners Senior Director & Deputy General Counsel) and Carmela Ennis (King County). Joining virtually via Teams were Bryan Slater (CAA-ICON), Jamie Sullivan (CAA-ICON), Ryan Blake (public), and Tim Booth (Seattle Times).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Marr asked for a motion to approve minutes from the February 10, 2025, Regular Board Meeting and the March 20, 2025, Special Board Meeting. Member Riojas moved to approve the minutes, seconded by Member Graven. Motion carried 5-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Update (Trevor Gooby)
 - a. 2026 Provisional Cap-Ex Workplan Introduction

Mr. Gooby reported on the materials included in the Board packet, noting that some of the bigger projects include stadium seating, HVAC, elevators, access control cameras, cabling, and replacement of the Mariners vision scoreboard. Member Sato asked about the difference between early funding and regular funding for the escalator replacements. Mr. Gooby answered that early funding is comprised of deposits. Chair Marr asked about the roof membrane. Mr. Gooby answered that the roof membrane was completed two

years ago and therefore in good shape, but that the exposed steel under the roof will need attention soon. Mr. Gooby reminded the Board that this Provisional Cap-Ex Workplan is submitted now, the Club will then identify hard costs and submit the final plan by Sept 1.

2. Initial CapEx Workplan Review (Bryan Slater)

Mr. Slater reported that, after initial review, the submittal is consistent with past submittals and there are no current issues. CAA ICON will continue to evaluate and provide comments at the June Board meeting.

3. Stadium Makers District Report Out (Lizanne Lyons)

Ms. Lyons summarized the materials included in the Board packet.

4. Transit-to-Ballpark Pedestrian Improvements Presentation (Marc Bloom/Joshua Curtis/Stacy Graven/Omar Riojas)

Mr. Bloom summarized the materials included in the Board packet. Chair Marr asked if the price estimates are based on each project option standing independently from the others. Mr. Bloom answered yes, they are and that the overall cost could likely decrease somewhat if all projects were approved to be done at one time. Member Riojas added that these proposals allow for small wins with big impact which will then allow the NIF projects to scale up in the future. Member Graven added that she believes that NIF fund projects should be focused on the immediate neighborhood of the stadiums. Chair Marr asked for a motion to approve moving forward with the design and permitting processing of the projects. Motion carried 5-0.

5. Treasurer's Report (Omar Riojas, Joshua Curtis)

a. Balance Sheet/Profit and Loss Review

Mr. Curtis reviewed the materials included in the Board packet.

b. Proposed Resolution 25-003: Voucher Approval

Member Riojas introduced Proposed Resolution 25-003 to approve the regular voucher payments, noting that he had reviewed all the financials with Mr. Curtis and did not have any concerns. He then moved approval, seconded by Member Sato. Motion carried 5-0.

REPORTS

Chair's Report

Chair Marr reported that he appreciated the board support for the City Council meetings regarding the Stadium Maker's District vote.

Executive Director's Report

Mr. Curtis summarized the Executive Director's report included in the Board packet.

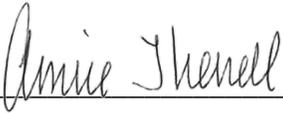
EXECUTIVE SESSION

The Board moved into Executive Session at 4:00 p.m. for the reasons stated in the meeting notice. The Executive Session was expected to last 10 minutes and formal Board action was expected following the session. The Executive Session ended at 4:10 p.m. and the Board returned to regular open session.

Following a brief discussion, the Board asked Chair Marr to request that consultant Jim Reid prepare an updated comparable salary/compensation report for the Executive Director position and report back at the next Board meeting.

ADJOURNMENT

There being no further business before the Board, Board Chair Marr declared the meeting adjourned at 4:12 p.m.



Annie Thenell,
Recording Clerk



Christopher Marr, Chair
Board of Directors, Public Facilities District