



September 8, 2025
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.

BOARD MEETING NOTICE AND AGENDA

- A. Call to Order / Welcome** (Board Vice Chair, Stacy Graven)
- 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 30, 2025 Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
 - 1. Mariners Update (Trevor Gooby)
 - 2. 2026 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. Stadium Trends: How Stadia Building Trends are Evolving (Bret McCormick, Sports Business Journal) – *Materials Presented at Meeting*

4. S. Holgate Street Crossing Study Update (Joshua Curtis) – *Materials Included*
5. Noise Ordinance Legislation Preview (Christian Halliburton) – *Materials Sent Separately and Board Action Anticipated*
6. Treasurer’s Report (Omar Riojas/Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. Balance Sheet/Profit and Loss Review
 - b. Proposed Resolution 25-005: Voucher Approval

E. Reports

1. Chair’s Report (Board Vice Chair, Stacy Graven)
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 anticipated following the Executive Session.

G. Adjournment

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

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

SPECIAL BOARD MEETING MINUTES

The PFD held a Special 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 2:33 pm pursuant to notice. Board Members Stacy Graven, Omar Riojas, Andrea Sato and Donny Stevenson joined the meeting in person. Board Member Brian Surratt joined remotely via Teams. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Jennifer Ziegler (Legislative), and Sandeep Kaushik (Legislative). 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), Carmela Ennis (King County) and Sophie Walters (King County intern). Joining virtually via Teams were Bryan Slater (CAA-ICON), Jamie Sullivan (CAA-ICON).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Marr asked for a motion to approve minutes from the May 12, 2025, Regular Board Meeting. Member Sato moved to approve the minutes, seconded by Member Graven. Motion carried 6-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Update (Trevor Gooby)
Mr. Gooby reported that attendance has been good at the halfway point of the season, that there have been two concerts so far in the season with three more to go, and that the Club is looking forward to Ichiro's July 27 MLB Hall of Fame induction, and a busy weekend at the ballpark in August for Ichiro's Number Retirement. The Club welcomed the chance to learn from the recent Club World Cup that was held at Lumen Field and looks forward to applying that knowledge to the 2026 FIFA World Cup, especially in terms of the traffic management plan. Mr. Gooby also reported on a small fire that the ballpark experienced during a game, which was an electrical fire in an elevator motor. Chair Marr asked who is in charge during a fire at the ballpark. Mr. Gooby replied that there is an emergency response plan in place, and that once a game starts, he and the MLB umpires jointly are in charge.

2. 2026 Provisional Cap-Ex and 10 Year Rolling Cap-Ex Work Plans

- a. CAA ICON Review of Cap-Ex Work Plans (Bryan Slater, Jamie Sullivan)
Mr. Slater and Mr. Sullivan reviewed the materials included in the Board packet. Chair Marr noted that there has been a big shift in the architectural category. Mr. Sullivan answered that the main difference is the stadium seating replacement that was postponed, and that CAA-ICON monitors all projects that get postponed.
- b. PFD Draft Letter of Provisional Approval: Discussion, Board Comment, and Motion (Joshua Curtis)
Following discussion, Member Graven motioned for Board approval, seconded by Member Sato. Motioned carried 6-0.

3. 2025 State Legislative Session Report Out (Jennifer Ziegler)

Ms. Ziegler reported that the legislative session has concluded, with a 78B budget, including a new tax package. The bill revising the Historic Landmarking process was passed by the legislature and the large venue assessment was taken out of the budget package at the last minute and directed back to the transportation committee.

4. Chamber of Commerce/Greater Seattle Partners Germany Trip Report Out (Joshua Curtis)

Mr. Curtis reviewed the presentation appended to the Board packet. In addition to the slides, he noted that the trip was a very good opportunity to network and develop relationships with Chamber members, including some elected officials at the State, County and Port levels.

5. Transit-to-Ballpark Pedestrian Improvements Update (Stacy Graven, Omar Riojas, Joshua Curtis)

Mr. Curtis reported that Bloom Projects has drafted an RFQ that will go out soon. The committee decided to narrow focus to 4 of 8 original possible areas. They are also looking into possible partnering with the Mariners, The Seahawks and the Public Stadium Authority. Following discussion, Member Graven motioned for approval, seconded by Member Riojas. Motion carried 6-0.

6. Reference Ballpark Trip Preview (Annie Thenell)

Ms. Thenell reported on the materials included in the Board packet.

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

- a. 2024 Final Budget-to-Actuals
Mr. Curtis reviewed the materials included in the Board packet.
- b. 2025 Amended Budget
Mr. Curtis reviewed the materials included in the Board packet. Chair Marr asked for a motion for Board approval of the Amended Budget. Member Stevenson motioned for approval, seconded by Member Riojas. Motion carried 6-0.
- c. Balance Sheet/Profit and Loss Review
Mr. Curtis reviewed the materials included in the Board packet.
- d. Proposed Resolution 25-004: Voucher Approval
Member Riojas introduced Proposed Resolution 25-004 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 6-0.

REPORTS

Chair's Report

Chair Marr yielded his time for a report during this meeting.

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 3:44 p.m. for the reasons stated in the meeting notice. The Executive Session was expected to last 20 minutes and formal Board action was expected following the session. The Executive Session ended at 4:04 p.m. and the Board returned to regular open session.

ADJOURNMENT

There being no further business before the Board, Board Chair Marr declared the meeting adjourned at 4:05 p.m.

Annie Thenell,
Recording Clerk

Christopher Marr, Chair
Board of Directors, Public Facilities District

T-Mobile Park
2026 PFD Capital September Submission: 10-Year Plan



ID Code	Category	Forecast Year										Totals 10-Year Plan (2026-2035)
		4	5	6	7	8	9	10	11	12	13	
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Necessary Improvements												
1	Architectural	\$2,735,000	\$1,950,000	\$5,500,000	\$2,540,001	\$1,840,001	\$1,923,334	\$3,488,333	\$2,008,333	\$3,820,001	\$2,135,000	\$27,940,003
	Building Envelope	\$0	\$0	\$1,500,000	\$40,000	\$90,000	\$90,000	\$215,000	\$165,000	\$90,000	\$500,000	\$2,690,000
	Interiors	\$60,000	\$500,000	\$2,560,000	\$1,060,000	\$310,000	\$393,333	\$1,793,333	\$393,333	\$2,280,000	\$60,000	\$9,409,999
	Seating Bowl & Concourses	\$1,025,000	\$900,000	\$890,000	\$890,001	\$890,001	\$890,001	\$930,000	\$900,000	\$900,001	\$1,025,000	\$9,240,004
	Signage and Graphics	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$500,000
	Sitework	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100,000
	Structural / Coatings	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$5,000,000
2	Spectator Amenities	\$1,110,000	\$3,810,000	\$5,013,400	\$5,013,400	\$9,413,400	\$5,013,400	\$5,013,400	\$3,800,000	\$1,300,000	\$1,300,000	\$40,787,000
	Food Service	\$1,000,000	\$3,800,000	\$3,800,000	\$3,800,000	\$3,800,000	\$3,800,000	\$3,800,000	\$3,800,000	\$1,300,000	\$1,300,000	\$30,200,000
	Premium Spaces	\$110,000	\$10,000	\$1,213,400	\$1,213,400	\$5,613,400	\$1,213,400	\$1,213,400	\$0	\$0	\$0	\$10,587,000
3	Building Systems	\$6,730,000	\$19,164,750	\$5,359,364	\$1,490,150	\$770,150	\$460,150	\$1,106,650	\$571,900	\$470,000	\$630,000	\$36,753,114
	Building Automation System	\$50,000	\$34,750	\$34,750	\$34,750	\$34,750	\$34,750	\$34,750	\$0	\$0	\$0	\$258,500
	Electrical	\$420,000	\$420,000	\$420,000	\$420,000	\$380,000	\$100,000	\$100,000	\$100,000	\$110,000	\$100,000	\$2,570,000
	Mechanical / HVAC	\$785,000	\$785,000	\$805,000	\$835,400	\$125,400	\$125,400	\$262,900	\$262,900	\$135,000	\$75,000	\$4,197,000
	Playing Field	\$0	\$6,000,000	\$0	\$0	\$30,000	\$0	\$500,000	\$0	\$0	\$230,000	\$6,760,000
	Plumbing / Fire Protection	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$209,000	\$209,000	\$200,000	\$200,000	\$2,018,000
	Vertical Transportation	\$5,275,000	\$11,725,000	\$3,899,614	\$0	\$0	\$0	\$0	\$0	\$25,000	\$25,000	\$20,949,614
4	FF&E	\$200,000	\$200,000	\$200,000	\$2,000,000							
	Furnishings, Fixtures & Equipment	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$2,000,000
5	Garage	\$0	\$0	\$80,000	\$330,000	\$80,000	\$147,500	\$37,500	\$0	\$250,000	\$50,000	\$975,000
	Miscellaneous	\$0	\$0	\$80,000	\$330,000	\$80,000	\$147,500	\$37,500	\$0	\$250,000	\$50,000	\$975,000
6	Retractable Roof	\$300,000	\$300,000	\$5,300,001	\$5,300,000	\$300,000	\$2,550,000	\$2,550,000	\$2,550,000	\$2,550,000	\$300,000	\$22,000,001
	Mechanical	\$0	\$0	\$5,000,001	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,001
	Miscellaneous	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$2,550,000	\$2,550,000	\$2,550,000	\$2,550,000	\$300,000	\$12,000,000
7	Team Spaces	\$265,000	\$265,000	\$765,000	\$7,415,000	\$265,000	\$3,265,000	\$265,000	\$3,765,000	\$560,000	\$265,000	\$17,095,000
	Baseball Operations	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$195,000	\$50,000	\$645,000
	Team Areas	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$2,000,000
	Team Facilities	\$15,000	\$15,000	\$515,000	\$7,165,000	\$15,000	\$3,015,000	\$15,000	\$3,515,000	\$165,000	\$15,000	\$14,450,000
8	Technology	\$16,699,478	\$5,025,000	\$2,525,000	\$725,000	\$6,795,000	\$3,925,000	\$1,150,000	\$935,000	\$651,000	\$415,000	\$38,845,478
	Access Control / Security	\$2,800,000	\$2,700,000	\$100,000	\$100,000	\$2,600,000	\$100,000	\$100,000	\$600,000	\$100,000	\$100,000	\$9,300,000
	Audio / Visual	\$11,529,478	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$125,000	\$135,000	\$85,000	\$115,000	\$12,364,478
	Broadcast	\$120,000	\$0	\$0	\$0	\$2,210,000	\$0	\$25,000	\$0	\$266,000	\$0	\$2,621,000
	Data Networking	\$750,000	\$50,000	\$1,550,000	\$50,000	\$1,410,000	\$3,050,000	\$750,000	\$50,000	\$50,000	\$50,000	\$7,760,000
	Point of Sale / Ticketing	\$0	\$0	\$0	\$0	\$0	\$550,000	\$0	\$0	\$0	\$0	\$550,000
	Technology Infrastructure	\$1,500,000	\$2,200,000	\$800,000	\$500,000	\$500,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$6,250,000
		1	2	3	4	5	6	7	8	9	10	
Number of Improvements (Necessary + Upgrades)		45	41	47	45	44	40	45	40	40	32	419
Subtotal		\$28,039,478	\$30,714,750	\$24,742,765	\$23,013,551	\$22,213,551	\$17,484,384	\$13,810,883	\$13,830,233	\$9,801,001	\$5,295,000	\$188,945,596
Contingency (15%)		\$4,152,312	\$4,607,213	\$3,711,415	\$3,452,033	\$3,332,033	\$2,622,658	\$2,071,633	\$2,074,535	\$1,470,150	\$794,250	\$28,288,232
Inflation (3% Compounded Starting in 2026)		N/A	\$1,815,242	\$2,160,711	\$2,639,820	\$3,138,019	\$2,920,382	\$2,651,926	\$2,990,880	\$2,349,976	\$1,390,339	\$22,057,295

T-Mobile Park - Seattle Mariners
Annual Plan 2026 - Sep 1st Submission



Annual Plan Year:	2026
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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	PFD Budget
Necessary Improvements										
28	Architectural	Interiors	General	Interior Doors	Replace Door Hardware	1	1	2023	Yes	\$20,000
29	Architectural	Seating Bowl & Concourses	Lower Seating	Concrete Sealer	Concrete Coating / Sealer Allowance	15	3	2025	Yes	\$250,000
30	Architectural	Seating Bowl & Concourses	Lower Seating	Stadium Seating	Replace Stadium Seating	15	3	2025	-	\$640,000
40	Architectural	Seating Bowl & Concourses	General	Sealant Joints / Expansion Joints	Sealant / Expansion Joint Replacement Allowance	10	1	2025	Yes	\$125,000
41	Architectural	Seating Bowl & Concourses	General	Aisle Steps	Patch / Restripe Steps in Seating Bowl	10	5	2023	Yes	\$10,000
47	Architectural	Structural / Coatings	General	General	Structural Steel Painting	1	1	2024	Yes	\$400,000
48	Architectural	Structural / Coatings	General	General	General Concrete Allowance	1	1	2023	Yes	\$100,000
49	Building Systems	Electrical	General	Interior Electrical Equipment	Transformer Replacement - Phase 1	20	10	2026	Yes	\$280,000
54	Building Systems	Electrical	General	Light Fixtures	LED Lighting Replacement	20	5	2025	Yes	\$40,000
56	Building Systems	Mechanical / HVAC	General	Four Pipe AHUs	Air Handler Replacement	20	5	2025	Yes	\$360,000
63	Building Systems	Mechanical / HVAC	General	Small Heat Pumps	Heat Pump Replacement	20	3	2025	Yes	\$350,000
71	Building Systems	Plumbing / Fire Protection	General	Grease Traps	Grease Trap Replacement Allowance	1	1	2023	Yes	\$100,000
84	Building Systems	Vertical Transportation	Escalator	Escalator	2027 Early Funding: (Escalators 13-18 + Elevators 5 & 6)	1	1	2027	Yes	\$1,000,000
91	Building Systems	Vertical Transportation	Escalator	Escalator 19	Escalator 11 & 12 Replacement	20	1	2025	Yes	\$1,850,000
92	Building Systems	Vertical Transportation	Escalator	Escalator 20	Elevator 3, 4, 7 & 8 Replacement	20	1	2025	Yes	\$2,400,000
97	FF&E	FF&E	General	General	Renewal of Operating Equipment	1	1	2026	No	\$100,000
119	Team Spaces	Team Facilities	Field Level	Home Clubhouse	Team Facilities Allowance	1	1	2023	No	\$15,000
128	Technology	Audio / Visual	Scoreboard	Main LED	Phase 2: Replace Main LED (Mariners Vision)	12	1	2025	No	\$11,364,478
132	Technology	Audio / Visual	General	IDFs	Audio Network Infrastructure	7	2	2025	Yes	\$50,000
133	Technology	Audio / Visual	General	Outdoor Entrances	Replace Level 1, 2, 3, Outdoor Gates, Seating Bowl & Entrance Speakers	10	2	2025	Yes	\$40,000
137	Technology	Broadcast	General	JBTs and SMPTE Fiber	Update JBT SMPTE Fiber	10	3	2024	Yes	\$120,000
147	Team Spaces	Baseball Operations	General	General	Video Coaching Cameras	1	1	2025	No	\$50,000
148	Spectator Amenities	Premium Spaces	General	General	Suite Hardwood Floor Allowance	20	5	2023	No	\$10,000
149	FF&E	FF&E	General	General	Annual FFE Allowance	1	1	2025	-	\$100,000
150	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof allowance	1	1	2024	Yes	\$300,000
153	Architectural	Signage and Graphics	General	General	Wayfinding & ADA Compliance Signage	15	2	2025	Yes	\$50,000
154	Technology	Access Control / Security	General	General	Security Cameras & Network	20	3	2025	Yes	\$2,800,000
161	Building Systems	Electrical	General	General	Electrical General Allowance	1	1	2023	Yes	\$100,000
162	Building Systems	Mechanical / HVAC	General	General	Mechanical and HVAC General Allowance	1	1	2023	Yes	\$75,000
163	Building Systems	Plumbing / Fire Protection	General	General	Plumbing General Allowance	1	1	2025	Yes	\$100,000
165	Technology	Technology Infrastructure	General	General	Technology Equipment General Allowance	1	1	2023	-	\$75,000
166	Architectural	Interiors	General	General	Ballpark Décor General Allowance	1	1	2023	No	\$40,000
167	Architectural	Sitework	General	General	Bollards Pre-Construction/Design	25	1	2026	Yes	\$250,000
169	Spectator Amenities	Food Service	General	Concessions	Master Concessions Replacement	25	1	2025	-	\$1,000,000
170	Architectural	Sitework	General	General	Exterior Artwork	1	1	2026	No	\$850,000
172	Building Systems	Vertical Transportation	General	General	Vertical Transportation Allowance (ADA Lifts)	10	5	2024	Yes	\$25,000
173	Technology	Technology Infrastructure	General	General	Technology Network General Allowance	1	1	2023	Yes	\$75,000

T-Mobile Park - Seattle Mariners
Annual Plan 2026 - Sep 1st Submission



Annual Plan Year:	2026
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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	PFD Budget
Necessary Improvements										
175	Technology	Technology Infrastructure	General	Cabling	Cabling Project (Year 3)	20	3	2024	Yes	\$1,000,000
177	Technology	Technology Infrastructure	General	General	Full Core Network Infrastructure Refresh	6	1	2026	Yes	\$700,000
178	Technology	Technology Infrastructure	General	General	Full Data Infrastructure/Storage Expansion	20	3	2025	Yes	\$350,000
179	Technology	Audio / Visual	General	General	AV/ Broadcast allowance	1	1	2023	-	\$75,000
180	Technology	Data Networking	General	POS	POS Allowance	1	1	2023	No	\$50,000
182	Building Systems	Mechanical / HVAC	General	HVAC	ADX Server Replacement	20	1	2026	Yes	\$50,000
196	Team Spaces	Team Facilities	Field Level	Home Clubhouse	Home Clubhouse Allowance	1	1	2023	No	\$200,000

Necessary Improvements	
Number of Improvements	44
Budget - Necessary	\$27,939,478

UPGRADES										
197	Premium Spaces	Interiors	General	General	Upgrade Projects Pre-Con & Design Allowance	1	1	2026	No	\$100,000

Upgrade Improvements	
Number of Improvements	1
Budget - Upgrades	\$100,000

TOTAL: NECESSARY + UPGRADES	
2026 PFD Budget	\$28,039,478
Contingency @ 15%	\$4,205,922

**Contingency amount is listed in addition to total budget*

T-Mobile Park - Seattle Mariners
Annual Plan 2026 - Plan Year Changes (May-Sep)



T-MOBILE PARK
 HOME OF THE SEATTLE MARINERS

Year **2026**

Budget Decrease
 Budget Increase

Necessary Improvements																																																									
ID No.	Category	Sub-Category	Location Code	Location	Project Description	PFD Budget - 1st May	PFD Budget - September 1st	Variance	NOTES																																																
30	Architectural	Seating Bowl & Concourses	Lower Seating	Stadium Seating	Replace stadium seating, cupholders, and trip guards	\$500,000	\$640,000	\$140,000	We are planning to complete phase 2 (300 level left field) of our stadium-wide seating replacement in 2026, but we've also identified the urgent need to address seating in our Premium Areas as soon as possible, specifically the Diamond Club. The additional \$140k will allow us to make significant progress in this area.																																																
56	Building Systems	Mechanical / HVAC	General	Four Pipe AHUs	Air Handler Replacement	\$300,000	\$360,000	\$60,000	The current plan has this project scheduled to be phased over 5 years, beginning in 2025. The team has worked to identify the total budget amount required to complete the replacement of critical air handler units throughout the building is \$1.8M, or \$360k per year.																																																
63	Building Systems	Mechanical / HVAC	General	Small Heat Pumps	Heat Pump Replacement	\$300,000	\$350,000	\$50,000	The current plan has this project scheduled to be phased over 3 years, beginning in 2025. The team has worked to identify the total budget amount required to complete the replacement of critical heat pump units throughout the building is \$1.05M, or \$350k per year.																																																
84	Building Systems	Vertical Transportation	Escalators/Elevators	General	2027 Early Funding: (Escalators 13-28 + Elevators 5&6)	\$2,000,000	\$1,000,000	(\$1,000,000)	Mariners were able to successfully negotiate with vendor to lower down payment for 2027 from 25% to 12.5%.																																																
91	Building Systems	Vertical Transportation	Escalator	Escalator 11 & 12	Replace Complete Escalator -- Escalators 11 & 12	\$1,500,000	\$1,850,000	\$350,000	Budget number provided on May 1st was a reflection of ROM pricing from our contractor. More specific plan development and scope verification was completed between May-September for this project, and the additional funds have been identified as necessary to complete the totality of the both escalator replacements.																																																
92	Building Systems	Vertical Transportation	Elevator	Elevators 3, 4, 7 & 8	Replace Complete Elevators -- 3, 4, 7, & 8	\$2,000,000	\$2,400,000	\$400,000	Budget number provided on May 1st was a reflection of ROM pricing from our contractor. More specific plan development and scope verification was completed between May-September for this project, and the additional funds have been identified as necessary to complete the totality of the four elevator replacements.																																																
128	Technology	Audio / Visual	Scoreboard	Main LED	Phase 2: Replace Main LED (Mariners Vision)	\$9,000,000	\$11,364,478	\$2,364,478	<p>Despite recent substantial increases in tariffs and volatility in supply chains, the Mariners were able to successfully execute a contract with AECOM Hunt and Daktronics for the procurement and installation of the scoreboard, which resulted in a GMP that came in right at our original budget. With the goal of maintaining the new board in top condition for the next 12-15 years, we identified an additional opportunity to capitalize the Year 3-10 Warranty Service/Labor, Parts, & Ross Content related to the scoreboard in Year 1. The addition of this will not only ensure the durability & longevity of the board going forward, but also minimizes the financial risk of inflated on-going costs for both the Mariners and PFD over the next decade plus.</p> <p>BREAKDOWN OF ADDITIONAL COSTS LISTED BELOW:</p> <table border="1"> <tr> <td>AECOM Hunt - GMP (includes tax)</td> <td>\$</td> <td>11,896,497</td> </tr> <tr> <td colspan="3">Daktronics Add Alternates</td> </tr> <tr> <td>Warranty Parts & Labor</td> <td>\$</td> <td>374,600</td> </tr> <tr> <td>Support/Service/Warranty (Year 3-10)</td> <td>\$</td> <td>592,861</td> </tr> <tr> <td>Ross Hardware + Software</td> <td>\$</td> <td>631,927</td> </tr> <tr> <td>SUBTOTAL</td> <td>\$</td> <td>1,599,388</td> </tr> <tr> <td>Annual Pre-Season "Health Check" Years 3-10</td> <td>\$</td> <td>72,400</td> </tr> <tr> <td>EVO Storage System - 2 Ross EVO - 8 Bay 32TB Storage</td> <td>Included in Dak base contract</td> <td></td> </tr> <tr> <td>RMP System</td> <td>\$</td> <td>25,885</td> </tr> <tr> <td>Added Warranty Years 3-10: Due to added EVO Storage & RPM gear</td> <td>\$</td> <td>54,968</td> </tr> <tr> <td>Year 6 Server/Hardware Refresh</td> <td>\$</td> <td>232,198</td> </tr> <tr> <td>WSST (10.45%)</td> <td>\$</td> <td>183,151</td> </tr> <tr> <td>TOTAL ADDS</td> <td>\$</td> <td>2,167,990</td> </tr> <tr> <td>TOTAL - GMP + Adds</td> <td>\$</td> <td>14,064,487</td> </tr> <tr> <td>2026 Budget Amount</td> <td>\$</td> <td>11,364,487</td> </tr> <tr> <td>2025 Budget Amount</td> <td>\$</td> <td>2,700,000</td> </tr> </table>	AECOM Hunt - GMP (includes tax)	\$	11,896,497	Daktronics Add Alternates			Warranty Parts & Labor	\$	374,600	Support/Service/Warranty (Year 3-10)	\$	592,861	Ross Hardware + Software	\$	631,927	SUBTOTAL	\$	1,599,388	Annual Pre-Season "Health Check" Years 3-10	\$	72,400	EVO Storage System - 2 Ross EVO - 8 Bay 32TB Storage	Included in Dak base contract		RMP System	\$	25,885	Added Warranty Years 3-10: Due to added EVO Storage & RPM gear	\$	54,968	Year 6 Server/Hardware Refresh	\$	232,198	WSST (10.45%)	\$	183,151	TOTAL ADDS	\$	2,167,990	TOTAL - GMP + Adds	\$	14,064,487	2026 Budget Amount	\$	11,364,487	2025 Budget Amount	\$	2,700,000
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T-Mobile Park - Seattle Mariners
Annual Plan 2026 - Plan Year Changes (May-Sep)



T-MOBILE PARK
 HOME OF THE SEATTLE MARINERS

Year	2026
------	------

Budget Decrease
Budget Increase

Necessary Improvements									
ID No.	Category	Sub-Category	Location Code	Location	Project Description	PFD Budget - May 1st	PFD Budget - September 1st	Variance	NOTES
137	Technology	Broadcast	General	JBTs and SMPTE Fiber	Update JBTs with SMPTE fiber to replace triax	\$60,000	\$120,000	\$60,000	The majority of this project was completed in Phase I (2024). Phase II (2025) foresaw a significantly lower budget which was used for additional fiber runs between the building and truck dock. The Control Room Upgrade project and other technology improvements over the past year have enhanced the need for connectivity in several locations, therefore an additional \$60k in 2026 is requested to complete the final phase of this project.
150	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof	Retractable Roof allowance	\$250,000	\$300,000	\$50,000	The Mariners 5-Year Plan includes a complete replacement of the roof control system, as well as a full repowering of related critical infrastructure. The increase in this allowance allows the Mariners to begin work with Thornton Tomasetti and the chosen GC & Electrical Subcontractors to develop a sufficient plan.
163	Building Systems	Plumbing / Fire Protection	General	General	Plumbing General Allowance	\$50,000	\$100,000	\$50,000	The building continues to experience increased wear and tear on critical plumbing systems. Several sump pumps will be looked at for replacement in 2026, and the additional \$50k within this allowance will allow for significant improvements.
167	Architectural	Sitework	General	General	Bollards Pre-Construction / Design	\$0	\$250,000	\$250,000	The Mariners plan to begin construction of bollards around the perimeter of the building in November of 2026. This budget provides capacity to complete all pre-construction and design efforts prior to implementation.
172	Building Systems	Vertical Transportation	General	General	Vertical Transportation Allowance (ADA Lifts)	\$50,000	\$25,000	(\$25,000)	The Mariners will not be installing a brand new lift this season. \$25k has been identified as a sufficient amount for replacement parts, repairs, & labor for current units.
170	Architectural	Sitework	General	General	Exterior Artwork	\$200,000	\$850,000	\$650,000	The Mariners have decided to move forward with two statues in 2026. The Ichiro Statue will be installed on the sidewalk along Edgar Martinez Drive. The additional statue is in the planning phase and the scope is yet to be determined.
196	Team Spaces	Team Facilities	Field Level	Home Clubhouse	Home Clubhouse Allowance	\$0	\$200,000	\$200,000	This budget is requested to complete the interior refresh portion of the home clubhouse. This project will primarily focus on updating finishes for coaches locker rooms and conference rooms. After this, the two remaining large projects in the clubhouse will be the remodel of the kitchen, and remodel of the hydrotherapy room. These projects currently have placeholders in the 10-year plan.

Total Budget Increase
\$3,599,478



Public Facilities District Board Briefing

Noise Nuisances at T-Mobile Park



THE PROBLEM



- Extreme noise pressures
- Extreme messages
- Extremely unpleasant fan experience
- First Amendment implications





Potential Solutions

Asking nicely

Criminal harassment and assault

Enforcing existing code provisions

Adopt new legislation

PURSUING A NEW LEGISLATIVE APPROACH

Pushing for protection

Lobbying initiated at beginning of year

Analysis and drafting throughout spring

Direct collaboration began in May

Consultation and refinement into June

SEATTLE CITY ATTORNEY'S NOISE NUISANCE ORDINANCE

Amends SMC
Sections 15 and
25

Adds four new
provisions

Focuses on
health, event
safety, public
peace

Uses time, place,
and manner
framework



ANTICIPATED ELEMENTS

- Public facilities and event venues
- High-use rights-of-way
- Protecting captive audiences
- Sound amplification prohibition zones



SAPZs
Defined by
SDOT Director

Time-based
application

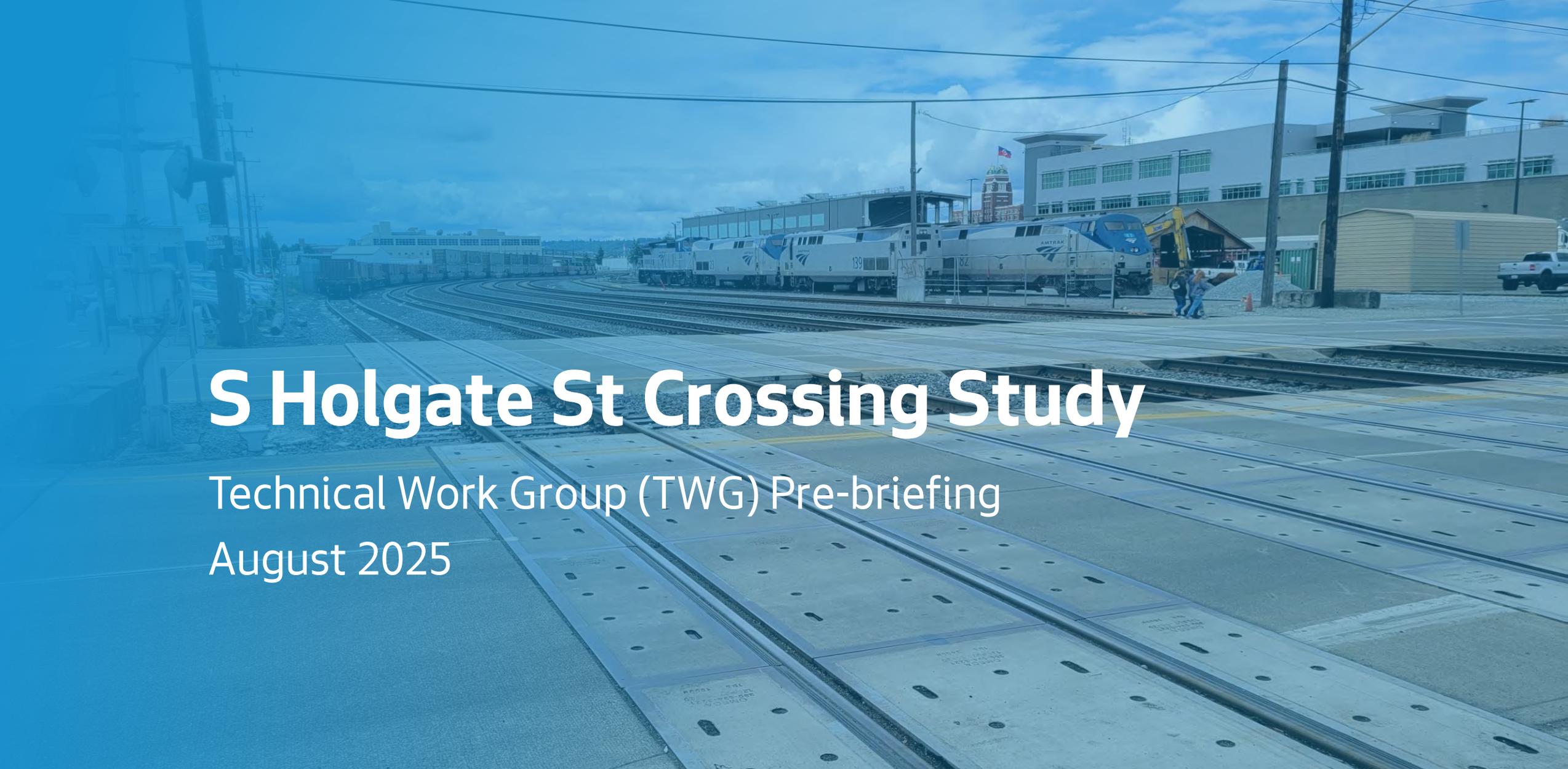
Enforced by
SDOT and SPD

Exemptions
for Public
Safety

Citations,
penalties, and
forfeiture



Questions?



S Holgate St Crossing Study

Technical Work Group (TWG) Pre-briefing
August 2025



Seattle
Department of
Transportation

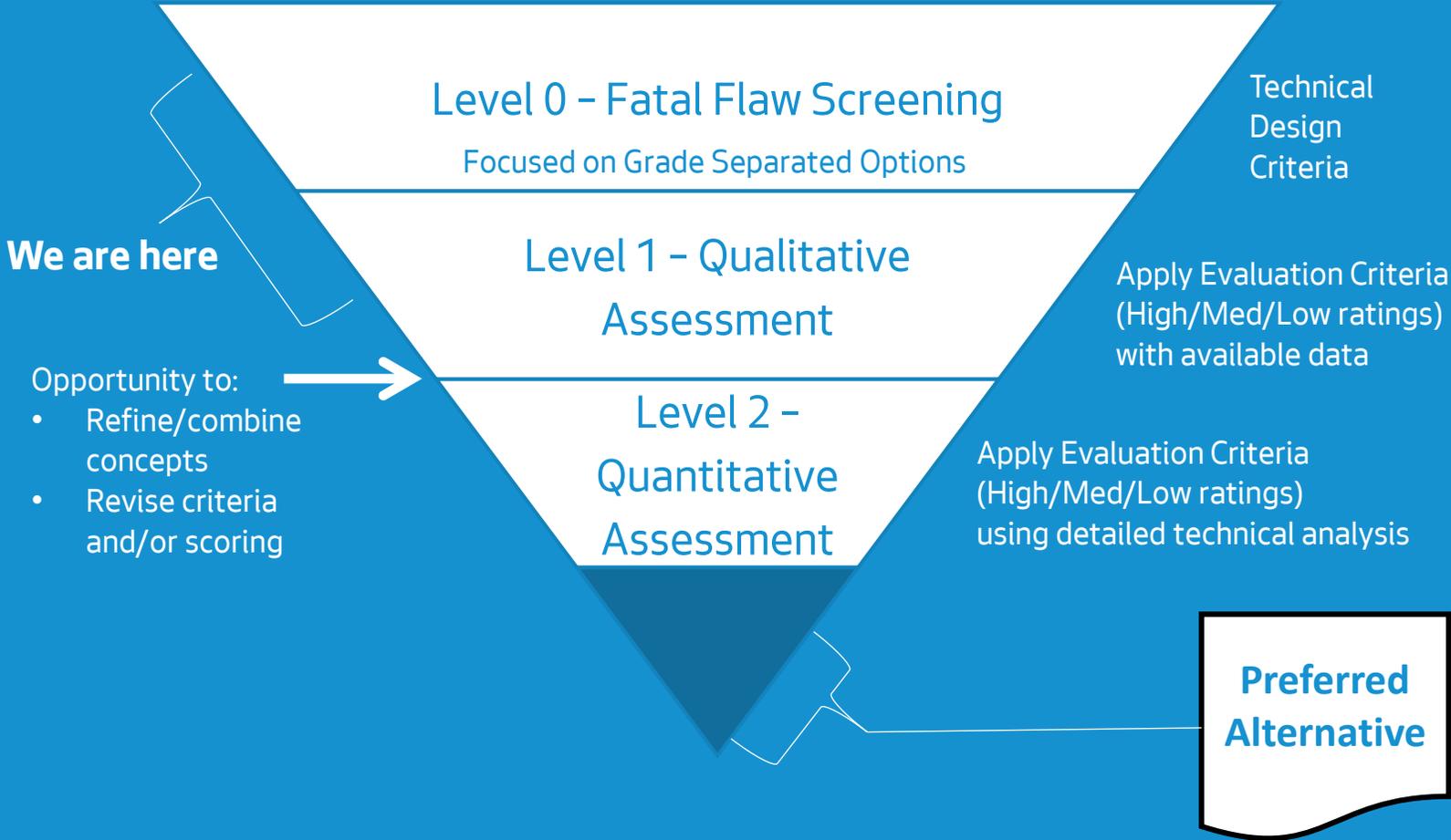
Pre-briefing Purpose

To preview TWG #2 main topics and continue to gather input to inform discussion at the meeting.

- Introduce Evaluation Process
- Introduce Evaluation Criteria
- Revisit Goal Statements
- Introduce Preliminary Ideas for Level 1 Concepts



Evaluation Process

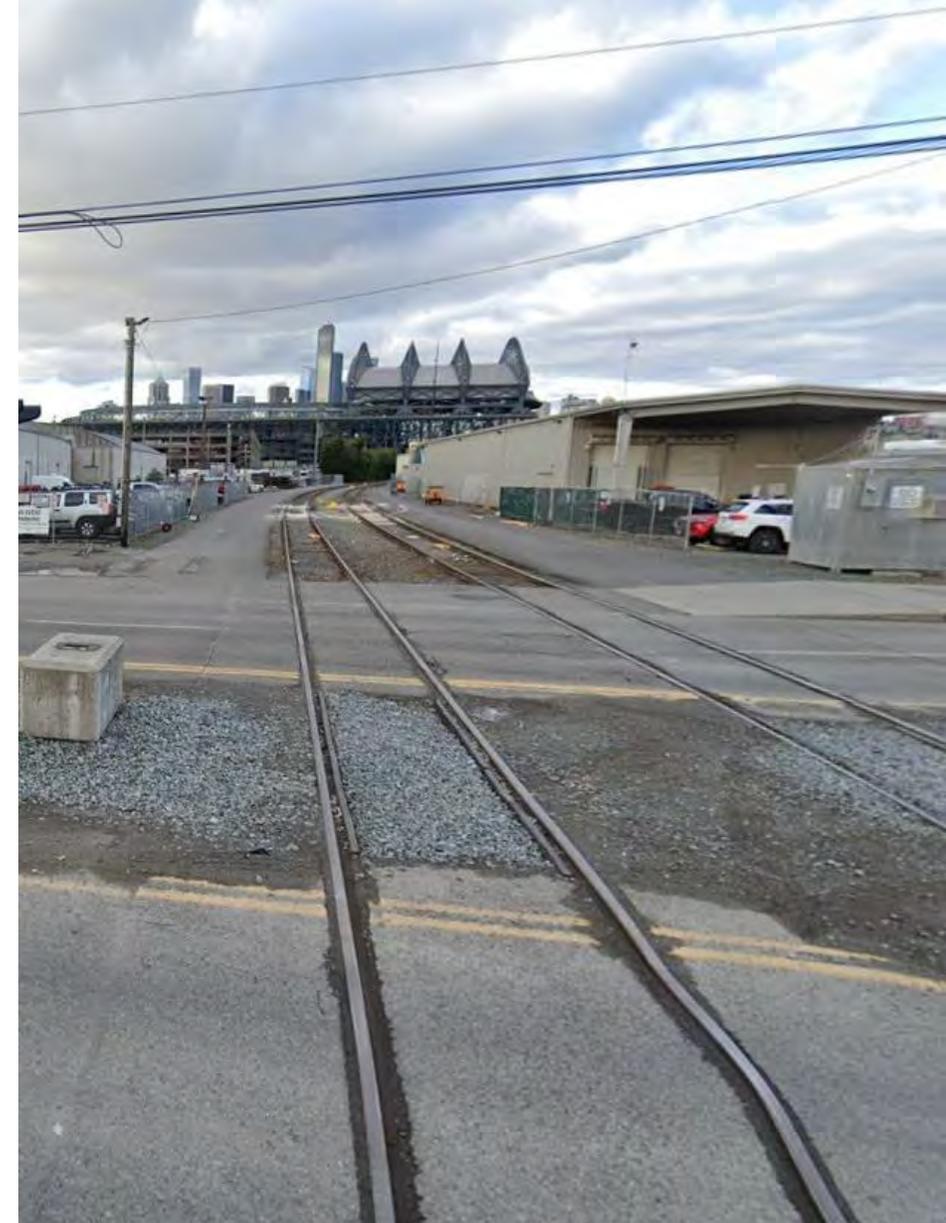


Level 0 - Design Criteria

Applied to **Initial Grade-Separated Options**

Goal: Fatal Flaw Screening

Design Criteria	Threshold
Vertical Clearance - BNSF Railway	23.5' Minimum
Vertical Clearance - Sound Transit LRT	16.5' Minimum
Vertical Clearance - Roadway and Intersection	16.5' Minimum
Grade	7% Maximum Desired
ADA Slopes	5% Maximum Desired 8.33% Maximum with landings/handrails
Utility Clearances	Must avoid conflict with Major Utilities



Goal Statements

- A. **Improve safety** at the S Holgate St rail crossings between and for all modes – trains, trucks, pedestrians, bicyclists, Amtrak employees, and drivers.
- B. Maintain **freight mobility** within the Duwamish Manufacturing Industrial Center.
- C. Maintain **multimodal traffic operations** in the street network and to adjacent neighborhoods for businesses, visitors, events, and the traveling public.
- D. Ensure compatibility with adjacent **major capital projects** to meet shared objectives and maximize investments.
- E. Balance **cost effectiveness, constructability, and temporary and permanent community impacts**



Goal Statement Comments - Stadiums

- A. **Improve safety** at the S Holgate St rail crossings between and for all modes – trains, trucks, pedestrians, bicyclists, Amtrak employees, and drivers.
- B. Maintain **freight mobility** within the Duwamish Manufacturing Industrial Center.
- C. **Maintain access to, egress from, and ability to scale operations at the public stadium facilities** located within the SoDo and Pioneer Square Business Improvement Areas.
- D. Maintain **multimodal traffic operations access in throughout** the street network and **into** adjacent neighborhoods for businesses, visitors, events, and the traveling public.
- E. Ensure compatibility with adjacent **major capital projects** to meet shared objectives and maximize investments.
- F. Balance **cost effectiveness, constructability, and temporary and permanent community impacts**



Preliminary Ideas for Level 1 Concepts

Improve at-grade crossing

- Holgate remains open: Railroad barrier gate improvements, increased preemption time
- Holgate remains open: Narrow Holgate to one lane each direction and provide larger sidewalks/bike facility

Permanent street closure

- Close Holgate to all users between Occidental Ave S and 3rd Ave S
- Close Holgate to vehicles; provide pedestrian/bike bridge

Grade-separated options, vehicles (Apply Level 0 Fatal Flaw Screening)

- Tunnel
- Overpass options:
 - Occidental Ave S to 4th Ave S
 - 1st Ave S, integrated with ST Project as a viaduct:
 - To 6th Ave S, closing 6th Ave Access OR
 - Beyond 6th Ave S, raised connections at 4th Ave S and 6th Ave S



Next Steps

- Confirm Goals & Evaluation Criteria
- Confirm Concepts for Evaluation
- Conduct Level 0 - Fatal Flaw Screening
- Conduct Level 1 Evaluation

Balance Sheet

As of July 31, 2025

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
Cash - Capital Projects Fund	5,888,960.21
Cash - County Tax Revenues Fund	7,935.31
Cash - Impaired Investments	21,815.60
Cash - Neighborhood Improvement Fund	3,755,121.07
Cash - PFD Operations Fund	2,567,893.20
Cash - PFD Reserve	3,685,151.25
Cash Equivalents	2,728.70
Total Bank Accounts	\$ 15,929,605.34
Total Accounts Receivable	\$ 31,370,499.96
Total Current Assets	\$ 47,300,105.30
Total Fixed Assets	\$ 395,419,446.56
Total Other Assets	\$ 0.00
TOTAL ASSETS	\$ 442,719,551.86
LIABILITIES AND EQUITY	
Total Liabilities	\$ 80,450,570.18
Total Equity	\$ 362,268,981.68
TOTAL LIABILITIES AND EQUITY	\$ 442,719,551.86

Profit and Loss

June-July 2025

	Jun-25	Jul-25	YTD	2025 Budget	Delta	% Spent
Expenses						
Salaries / Benefits						
Salaries & Wages	26,660	26,662	170,563	267,141	96,578	64%
Employee Benefits - Health	3,948	3,948	34,612	40,767	6,155	85%
Retirement Benefits	800	800	5,117	8,014	2,897	64%
Payroll Taxes	2,071	2,071	13,257	22,078	8,821	60%
Total Salaries / Benefits	\$ 33,479	\$ 33,482	\$ 223,549	\$ 338,000	\$ 114,451	66%
Professional Services						
Accounting/Auditing	1,568	9,593	28,136	59,464	31,328	47%
Consulting Fees - Admin	20,252	42,408	214,758	394,648	179,890	54%
Legal & Professional Services	4,437	10,748	34,175	108,000	73,826	32%
Website & IT Support	335	1,273	5,672	8,059	2,387	70%
Total Professional Services	\$ 26,591	\$ 64,021	\$ 282,740	\$ 570,170	\$ 287,430	50%
General & Administrative						
Bank, Payroll, & Investment Fees	1,140	1,195	7,848	11,495	3,647	68%
Board Support	4,333	-328	6,648	8,000	1,352	83%
Dues & Subscriptions	3,566	488	4,133	6,555	2,422	63%
Insurance Expense			7,394	10,300	2,906	72%
Office Equipment Rental	293	293	2,051	8,610	6,559	24%
Office Supplies	681	1,198	4,809	6,166	1,358	78%
Professional Development	270		325	2,000	1,675	16%
Repairs & Maintenance	563	563	9,681	17,200	7,519	56%
Software Expense	327	371	2,397	4,138	1,741	58%
Telephone Expense	210	210	1,020	3,240	2,220	31%
Travel	1,030	8,083	26,751	24,000	-2,751	111%
Utilities	215	215	1,501	2,400	899	63%
Total General & Administrative	\$ 12,629	\$ 12,289	\$ 74,559	\$ 104,104	\$ 29,545	72%
Total Expenses	\$ 72,699	\$ 109,792	\$ 580,848	\$1,012,274	\$ 431,427	57%

2
3 RESOLUTION NO. ____

4 A RESOLUTION to approve payments made by the District.

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

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

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

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

14 WHEREAS, the Auditing Officer has reviewed and approved ballpark vouchers
15 #20241107120653, #20250529141424, #20250605101913, #20250612115943,
16 #20250620112240, #20250627143709, #20250703131013, #20250711144037,
17 #20250714154819, and #20250725101532 as produced by King County (the District’s
18 treasurer); Electronic Payment Request Form dated June 13, 2025; credit card statements
19 covering June and July, 2025; and the June and July payroll expense reports as produced by
20 Gusto (the District’s payroll administrator); as summarized as follows:

21 June 2025

<u>Classification</u>	<u>Amount</u>
24 1. Capital Projects Fund	\$1,100,000
25 2. County Tax Fund	
26 3. Operating Reserve Fund	
27 4. Neighborhood Improvement Fund	
28 5. Operating Fund	
29 • Salaries/Benefits	
30 o Salaries	\$26,660
31 o Employee Benefits - Health	\$3,948
32 o Employee Benefits – Retirement	\$800
33 o Payroll Taxes	\$2,071
34 • Professional Services	
35 o Accounting/Auditing	\$1,568
36 o Consulting Services	\$20,252
37 o Legal Fees	\$4,437
38 o Website & IT Support	\$335

39	• General & Administrative	
40	○ Bank, Payroll & Inv. Fees	\$1,140
41	○ Board Support	\$4,333
42	○ Dues & Subscriptions	\$3,566
43	○ Insurance Expense	
44	○ Office Equipment Rental	\$293
45	○ Office Supplies	\$681
46	○ Professional Development	\$270
47	○ Repairs and Maintenance	\$563
48	○ Software Expense	\$327
49	○ Telephone Expense	\$210
50	○ Travel	\$1,030
51	○ Utilities	\$215
52	TOTAL FOR THE PERIOD	\$1,172,699

53
54 July 2025

55		
56	<u>Classification</u>	<u>Amount</u>
57	1. Capital Projects Fund	
58	2. County Tax Fund	
59	3. Operating Reserve Fund	
60	4. Neighborhood Improvement Fund	
61	5. Operating Fund	
62	• Salaries/Benefits	
63	○ Salaries	\$26,662
64	○ Employee Benefits - Health	\$3,948
65	○ Employee Benefits – Retirement	\$800
66	○ Payroll Taxes	\$2,071
67	• Professional Services	
68	○ Accounting/Auditing	\$9,593
69	○ Consulting Services	\$42,408
70	○ Legal Fees	\$10,748
71	○ Website & IT Support	\$1,273
72	• General & Administrative	
73	○ Bank, Payroll & Inv. Fees	\$1,195
74	○ Board Support	-\$328
75	○ Dues & Subscriptions	\$488
76	○ Insurance Expense	
77	○ Office Equipment Rental	\$293
78	○ Office Supplies	\$1,198
79	○ Professional Development	
80	○ Repairs and Maintenance	\$563
81	○ Software Expense	\$371
82	○ Telephone Expense	\$210
83	○ Travel	\$8,083
84	○ Utilities	\$215
85	TOTAL FOR THE PERIOD	\$109,792
86		

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

90 Vouchers #20241107120653, #20250529141424, #20250605101913,
91
92 #20250612115943, #20250620112240, #20250627143709, #20250703131013,
93 #20250711144037, #20250714154819, and #20250725101532 as produced by King County
94 (the District’s treasurer); credit card statements covering June and July, 2025; and the June
95 and July payroll expense reports as produced by Gusto (the District’s payroll administrator);
96 are hereby approved.

97 PASSED by a vote of ____ to ____ this 8th day of September, 2025.
98
99

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

103 _____
104 Christopher Marr, Chair

105 ATTEST:

106 _____
Annie Thenell, Clerk



Executive Director Report August 2025

Board Development

- 2024 Audit – The State Auditor’s Office reached out earlier in August and notified us that the PFD’s audit would take place in early November.

Policy Tracking/Engagement

- Stadium Makers District – While there isn’t any significant news to report on the Port’s case at this time, there are some milestones in the next few months. Over the next week, the Port’s and City’s briefs are due to the Growth Management Hearings Board, with a hearing set for September 12. In mid- to late-October, the City’s brief will be due to the judge assigned to the LUPA case, with a hearing in late-November. Christian, Tom and I continue to keep in touch with the City’s attorney assigned to the case and I will be reporting back to the board as we learn more.
- Occidental Redesign – MiG has completed their stakeholder outreach and will be presenting some preliminary concepts and designs prior to the October PFD Board Meeting. I hope to be able to share some of these with the board then.

Neighborhood Improvement Fund

- Pedestrian Improvement Project RFQ – We have now completed initial interviews with both Gensler and ZGF, the two firms that responded to the RFQ. We have followed up with several questions for each firm. We anticipate inviting the finalist to a meeting with the Club (Trevor) and the PFD’s NIF working group (Stacy and Omar) on Friday, September 12.

Community Updates

- Pier 48 Scoping – Kitsap Transit has been developing a Seattle Fast Ferry Terminal concept for the last few years and recently took comment on the scoping phase of their environmental analysis. While it’s being managed across the water, this project aims to create a new foot ferry terminal in Seattle, with Pier 48 being the preferred route for the company. As part of the scoping process, Kitsap Transit is required to identify two additional sites to be studied – the Pier 46 North Apron (the area currently being contested by the Port and Coast Guard) and Pier 58 (the recently opened pier park between the Seattle Aquarium pier and Miner’s Landing). Given a number of external circumstances, these are highly unlikely to be chosen. While the scoping phase didn’t rise to a level of importance for the PFD to provide comment, I have been conferring

with the Club, PSA, and First and Goal and anticipate there may be the need to weigh in if/when mitigation is considered.

- WA State PFD Association – The Association of Washington State Public Facilities Districts (AWSPFD) has been an informal organization for a number of years. Recently, they have been increasing the presence of the group and registered as a 501(c)4 earlier this year. I believe there will be value in forming better connections with other PFDs and plan to join the group.

Media Report August 2025

Attachments & Summary

- “What can the MLB Learn from the Savannah Bananas? A lot, it turns out” Brittany Ghiroli, The Athletic, August 5, 2025
 - The Savannah Bananas have been selling out crowds and creating a palpable buzz around their fast-paced brand of “Banana Ball”. Their “fans first” strategy includes getting creative with the schedule, rethinking the rules, marketing players better, and creating an entertaining pregame event.
- “Aloha to a stadium deal” Bret McCormick, Sports Business Journal, August 4, 2025
 - The Aloha Stadium Authority is closing in on the New Aloha Stadium and Entertainment District project in Honolulu. A new 25,000-seat stadium would be surrounded by mixed-use development, to include 4500 housing units built on the old Aloha Stadium parking lots.
- “Kitsap Transit Considers Alternatives for a New Seattle Fast Ferry Terminal,” Ryan Packer, The Urbanist, July 4, 2025
 - Kitsap Transit is officially considering three potential sites for a brand new fast ferry terminal on the Seattle waterfront. Pier 50, which is the currently used site, is not big enough to accommodate more than two vessels at the same time. Kitsap Transit is considering Pier 48, a portion of Pier 46, or the newly rebuilt Pier 58.
- “Bexar County gives land to development authority for planned ballpark,” Sports Business Journal, August 6, 2025
 - The San Pedro Creek Development Authority has secured a 2.3 acre site from Bexar County, to construct a new ballpark for the Double-A Texas League San Antonio Missions. The plan includes significant mixed-use development

- “Angie Mentink and Melissa Robertson break new ground in high-profile positions with the Seattle Mariners” Jon Marmor, UW Magazine, June 13, 2025
 - The Seattle Mariners made history by appointing Angie Mentink, UW Class of '97, and Melissa Robertson, UW Class of '03, to key spots in the Mariner lineup this season. Mentink is the first woman to serve as a color analyst on Mariners radio and TV broadcasts. Robertson was promoted to senior vice president and general counsel.

- “Pearl Jam’s Eddie Vedder tests out new MLB guitar trophy” Julius Miller, LA Times, August 27, 2025
 - A custom Fender Telecaster, named the Vedder Cup, was offered up as a prize in a competition between the Seattle Mariners and San Diego Padres. Before the guitar was shipped to Seattle, Vedder added his energy to the trophy by jamming on it for about an hour. The Vedder Cup rivalry was formalized this season and won by the Mariners.

- “Former Mariners exec Fred Rivera launches sports consulting firm” Rick Morgan, PSBJ, August 18, 2025
 - Former Seattle Mariners executive Fred Rivera launched a sports business consulting firm called Rivera Group. The firm helps clients evaluate investment opportunities in professional sports and related businesses.

What can MLB learn from the Savannah Bananas? A lot, it turns out



By **Brittany Ghioli**

Aug. 5, 2025 | Updated Aug. 6, 2025 9:42 am PDT

665

BALTIMORE – The sellout crowd of more than 45,000 fans at Oriole Park at Camden Yards stood on their feet, screaming and celebrating Saturday’s walk-off home run.

There had been a palpable buzz at the stadium all night long. It started hours before first pitch, as fans packed merchandise booths and waited in food lines — the kinds of lines typically only seen on Opening Day and in October — as soon as the gates opened.

ADVERTISEMENT

Saturday's game was closely contested, with the crowd hovering near full capacity the entire night. When it was over, fans reluctantly headed to their car.

They weren't there to see an Orioles game (the O's had trouble selling out their two home playoff games last year), or even a Major League Baseball game. They were there to see the Savannah Bananas, an independent barnstorming group of professionals who have, in founder Jesse Cole's words, "removed the friction in baseball" and play a fast-paced, backflipping brand of "Banana Ball" that's taken the sports world by storm, generating millions of fans and seemingly growing at warp speed.

"I get it now," said former Baltimore manager Buck Showalter after the old-school baseball man served as an honorary coach during Friday's game against an opposing team called the Firefighters. "(The Bananas) are doing a lot of things right. My son said it was like a Caribbean World Series game on steroids."

While some of Banana Ball's 11 rules would be tough to envision implementing in MLB — like foul balls caught by fans counting as outs — there are a host of other lessons about the fan experience and growing the game that the Commissioner's Office (and MLB's 30 teams) might want to consider.

Lesson 1: Fans First

That's the actual name of Cole's company, which more than lives up to its namesake. Cole has turned down what he says are "stupid numbers" from outside investors, as well as a seven-figure offer from a ticket broker. Instead, the Bananas use an internal

Yes, it costs Cole money, but he said the decision was a no-brainer. “I’m not trying to make a billion dollars,” he said. “I want a billion fans.”

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Lesson 2: Make pregame an event

In Banana Ball, the gates open two and a half hours before first pitch, and there’s a steady stream of player and fan entertainment that encourages people to get to the ballpark hours before first pitch (and potentially buy food and merchandise, too).

Most MLB teams open their gates 90 minutes before night games, though select games or groups may get in two hours early. Most of the time, the home team is done with batting practice by then, and there’s very little if anything going on other than a video blaring on the JumboTron. Fans may catch the end of the road team’s batting practice, but for young fans, there’s virtually no chance of seeing their favorite players or having any pre-game interactions with them.

TOP STORIES

What makes Arch Manning the 2026 (or 2027?) NFL Draft's most intriguing prospect?

Clayton Kershaw, Max Scherzer and the unlikely symmetry of Sept. 7, 2008

In Banana Ball, players go into the stands during the game (Cole does, too). And while it would be borderline irresponsible to ask Bryce Harper to mingle in the upper deck between innings, why can't stadiums open early enough for home fans to watch batting practice? Why can't players on the injured list and with the team be required to spend a half-hour pregame signing baseballs? This is how you create meaningful fan interaction and ensure loyal customers for life, which leads us to our next lesson.



0:00 / 1:21

Lesson 3: Market players better

I attended Saturday’s game and was struck with how popular many of the players were. Fans were wearing jerseys with names on their back I had never heard of (despite 15 years covering MLB, I’m a Banana newbie).

where Banana Jackson Olson has 2 million followers (more than MLB stars Harper and Mike Trout combined), as well as deals with Reebok and Gatorade. The Bananas have 10.5 million followers on their TikTok account, which is more than MLB's official account (8.3 million).

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They will play in more than a dozen MLB stadiums this year, and they are selling out NFL stadiums, too. All four Fans First teams — in addition to the Bananas and Firefighters, there are the Party Animals and Texas Tailgaters — are made up of players who are recruited and paid to play at salaries higher than the minor leagues. All players on Fans First teams are carefully selected for talent, playing ability and makeup. The latter is perhaps the most important.

Everyone on the Bananas truly wants to be there, and they don't complain about making trick plays or signing autographs. Cole says dancing was initially met with trepidation by all but a handful of players — until they saw how wildly popular it was. Now, everyone dances.

Lesson 4: Rethink the schedule

The Bananas don't play Monday through Wednesday — “Does playing on a Monday night in April serve our fans?” Cole asked — so games are held Thursday through Sunday nights. On this world tour, Banana games were played in warm-weather cities like Peoria, Ariz., and Miami, Fla., until May.

Still, there has long been the idea among baseball people for a universal off day during the season, perhaps Mondays.

The league can't only schedule the first half of April in domed/warm cities because it would delay other clubs' home openers by so much. But there are ways to mitigate that, too. How about more day games — when the temperatures are higher — in the first month of the season? (And in the playoffs, so young fans can watch games until the end.) MLB and its clubs have done a better job of pushing up game times when weather is an issue, but having every Monday off would also make rescheduling postponements a lot easier.

Lesson 5: Get creative with rules

Blowouts don't keep fans engaged, so Cole tweaked the rules to make sure the ninth inning would always matter (a team gets an individual point for winning each of innings one through eight, but in the ninth, runs are unlimited). It sounds crazy, but it works, providing more thrilling late-game heroics, like it did on Saturday. There's also a two-hour game clock, though contests are often done before then.

Under Commissioner Rob Manfred, MLB implemented the pitch clock to cut out the sport's dead time, a move that has received almost universal praise. Last year, Manfred noted that the sport is considering [more rule changes](#), including the "Golden at-bat," which got some buzz at the owners meetings. That's a page right out of Cole's playbook. In Banana Ball, the Golden Batter rule allows a team to send any hitter to the plate in any spot once per game.

The pitch clock was just the beginning. MLB has been open to many rule changes and adjustments, and they should be. In an era of three true outcomes (walk, strikeout, home run), getting the ball in play and showcasing the players' athleticism, speed and defense is exciting.

Lesson 6: Remember why you started

Some readers who have made it this far probably view the Bananas as the Harlem Globetrotters of baseball. (That comparison irks Cole, who points out that his players are very competitive on the field and that every night is a different show.) But the Bananas have more than 3 million fans who have submitted information to the team's ticket waitlist, so MLB should be paying attention.

Some of what the Bananas are doing is impossible to replicate. Everyone wants to see the show when it's only in town one or two nights a year.

But baseball may be barreling toward another lockout. MLB's current collective bargaining agreement with its players expires after the 2026 season. Manfred has been meeting with players about a potential salary cap, and the relations between players and the league are already contentious. If it's not careful, MLB may find that fans have moved on, perhaps in favor of another brand of the game that's a little lighter on the wallet.

Banana Ball is wacky, but it's also a competitive brand of baseball that prioritizes fun and fan experience. Isn't that what professional sports were supposed to be about in the first place?

(Photo: Sean Rayford / Getty Images)

YOUR NEXT READ

SBJ Facilities: Aloha to a stadium deal?

By [Bret McCormick](#)

August 04, 2025

New Aloha Stadium deal has ‘never been this close’



Aloha Hālawā District Partners was selected in November as the single preferred offeror to create a new Aloha Stadium and mixed-use development.

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

I caught Brennon Morioka by phone as he was walking to the day’s round of contract negotiations with Aloha Hālawā District Partners (AHDP), the development team that includes Cordish Cos., Populous and Legends/ASM Global

-- and is closing in on the New Aloha Stadium and Entertainment District (NASED) project.

The 98-acre NASED effort would create a new 25,000-seat stadium surrounded by mixed-use development in Honolulu on the site of the 50-year-old Aloha Stadium, which is still standing but closed in 2020. The state has contributed \$350 million to the design-build stadium project, which will be home to University of Hawaii football and the Hawaii Bowl, as well as millions more for infrastructure and early design concepting.

The new stadium target completion date is still late 2028, though tariffs are unsettling budgeting and construction schedules. The original self-imposed deadline for a finalized contract was extended from June 30 to Aug. 15. Lawyers from both sides are reviewing the deal.

“Just getting to where we are today is a tremendous milestone,” said Morioka, the dean of the University of Hawaii Engineering School. “We’ve never been this close to executing an actual contract.”

Quite the journey

A signed agreement would complete a kind of personal odyssey for Morioka. He just completed eight years as chair of the Aloha Stadium Authority and is still involved as the state’s representative overseeing project delivery.

The project is close to his heart. He grew up near the Aloha Stadium site when it was cleared in the 1970s to make way for the 50,000-seat, multipurpose stadium that Hawaii’s second governor, John Burns, envisioned as UH’s ticket to D-I football (it was).

Morioka has watched the starts, then stops, that have characterized the challenging, two-decade prospect of replacing Aloha Stadium. He was formerly the state’s director of transportation and was No. 2 at the Honolulu Authority for

Rapid Transportation. And yet, this project is the most complex procurement with which he's been involved.

"It's not just a stadium, so it's not just an infrastructure project, and it's not just a development project," he said. "It's a combination of the two and the two are very much tied together, so we have four or five different agreements that all get combined into the single contract. And when you make one change in one agreement, it has trickle-down effects in multiple agreements, so just making sure the consistency is there. That's part of what's taking us a little bit longer."

Morioka called the site "the piko" of the island, using the Hawaiian term for "belly button." In addition to UH football games, it hosts several dozen Hawaiian high school football games annually. A popular swap meet and market convenes in its parking lot three times each week.

What does Hawaii need in a stadium in this era? Aloha Stadium helped connect the island to the mainland U.S. through football, especially its 36 years hosting the NFL's Pro Bowl.

The priority needs are somewhat different now. Morioka said the new venue needs to be better capable of hosting large-scale concerts (Aloha Stadium wasn't).

And much more importantly, there is an urgent housing shortage across Hawaii following the devastating 2023 Maui wildfires. According to a recent UH housing survey, rents for larger units (three or more bedrooms) are nearly double pre-fire levels, and "permanent housing availability remains a bottleneck." Converting Aloha Stadium's parking lots into real estate including 4,500 housing units, the majority of which will be affordably priced, is a step toward easing that shortage.

Kitsap Transit Considers Alternatives for a New Seattle Fast Ferry Terminal

By Ryan Packer - July 4, 2025



Kitsap Transit fast ferry service levels face a big impediment to expansion: available space on the Seattle waterfront. (Ryan Packer)

Kitsap Transit is officially **considering three potential sites** for a brand new fast ferry terminal on the Seattle waterfront, an essential ingredient in any future expansion of passenger ferry service across Puget Sound. The existing terminal Kitsap Transit uses, King County's Pier 50, can only accommodate two vessels loading or unloading at a time, which creates operational issues when any boats are delayed and caps the number of trips that can be scheduled at peak times.

The agency's preferred option is state-owned Pier 48 right next door, where King County holds a short-term lease on a maintenance float. But two additional options are set to be carried into a full environmental analysis: a portion of Pier 46 to the south, and newly rebuilt Pier 58 further north. Kitsap Transit is **accepting comments** to guide the scope of that environmental analysis through August 11, with the goal of completing its review by 2027.

Three sites are set to advance into full environmental review for a new fast ferry terminal in Downtown Seattle, with Pier 48 immediately next door to the existing passenger ferry terminal already eyed as the preferred site. (Kitsap Transit)

Without a larger terminal, Kitsap Transit can't expand service during peak hours beyond 12 landings, limiting the potential of adding additional routes. Along with providing space for additional vessels, a new Seattle terminal is intended to improve rider amenities (Pier 50 doesn't have its own restrooms) and expand access to electric vessel charging.

Kitsap Transit has been eyeing potential sites for a terminal for several years. The project's full environmental review comes at a time of uncertainty for fast ferry service into Seattle, with the state legislature pivoting away from what had looked like a potential new golden age for passenger-only ferries. The state transportation budget approved this spring prioritizes the Washington State Ferries (WSF) network ahead of passenger ferries, which lawmakers viewed as a supplement during times of reduced WSF service.

The legislature also declined to advance a bill making it [easier for local governments to set up fast ferry districts](#), though that proposal may return in a future year.

The restoration of pre-pandemic service levels on WSF, including the return of two-boat service to Bremerton and three-boat service to Vashon Island, appears to have increased the perception that supplemental passenger ferry service is less essential, despite the ability for fast ferries to reduce travel times for riders, provide additional

connectivity, and reduce climate pollution. Kitsap Transit's foot ferries are twice as fast as WSF's larger car-laden ferries.

Last month, King County announced the extension of supplemental service between Vashon Island and Downtown Seattle through 2027, but Kitsap Transit appears **likely to reduce** service levels on its Bremerton route as supplemental state funding runs out. King County and Kitsap Transit are in negotiations over a \$4 million allocation that will determine the near-term future of those service levels. Potentially on the chopping block is the entirety of Saturday service to Bremerton through the off-season, which many riders have come to rely on.

"Kitsap Transit will continue operating state-funded supplemental Bremerton Fast Ferry service beyond Monday, June 30," an announcement in late June noted. "Kitsap Transit is taking this step to avoid unnecessary disruption to riders while it continues to work with Washington State Ferries (WSF) to determine the level of state funding available for extending these additional sailings. Kitsap Transit will notify the public at least 30 days before the last day of the supplemental sailings."

Most of Pier 48 currently sits fenced off and deteriorating, with funding allocated by the state to start demolition of its existing piers. (Ryan Packer)

Pier 46, the preferred site for a new fast ferry terminal, is owned by the Washington State Department of Transportation (WSDOT), and mostly sits unused and deteriorating. The state has earmarked \$20 million to start demolishing the existing pier, work that would have to proceed any future use for the property, but that demolition work hasn't started yet.

A decade ago, as part of the Waterfront Seattle project, the City of Seattle considered what a redeveloped Pier 48 could look like as additional park space that also included space for passenger ferry berths. Funded by the state's Department of Commerce, that design work has been sitting on a shelf, and it's not clear what exactly the City of Seattle's vision for the space looks like right now. Recently the site has come back on the City's radar as part of Bruce Harrell's **Downtown Activation Plan**, but details on that work have been scarce.

A preliminary concept for what a rebuilt Pier 48 could look like with park space and ferry berths was developed by the City of Seattle several years ago. (City of Seattle)

In selecting potential sites, Pier 48 rose above the rest in its potential to accommodate Kitsap Transit's growing fleet. "[Kitsap Transit] selected the Pier 48 property as the proposed preferred alternative because it ranks high on all five criteria and is the only one that has sufficient space to support a long-term [passenger-only ferry] terminal facility without affecting other waterfront properties," a 2023 screening report noted.



The Pier 48 site was ranked high in initial screening by Kitsap Transit in its ability to be transformed into a new terminal without impacts on nearby properties. (Kitsap Transit)

The other two sites Kitsap Transit is looking at are longshots.

“A new terminal located at the Pier 46 North Apron is feasible but would require demolition of the existing Pier 48 and long-term use of in-water space on the Pier 48 property,” that report continued. Pier 46 is also being eyed for base expansion by the U.S. Coast Guard, a move that the Port of Seattle has pushed back on, arguing that base expansion would give up [valuable cargo loading space](#).

Even less likely is Pier 58, which has not yet reopened as a park space as part of the Waterfront Seattle project, though work is nearly done. The newly rebuilt pier includes a new children’s playground, a refurbished fountain area with seating, and an artificial lawn. Adding berths for ferries is possible, but making way for amenities for riders would likely mean pushing out park uses. “The Pier 58 location is also feasible with respect to available space but would require coordination with the City of Seattle (City) for potential modifications of the City’s plans for their new park,” the scoping document noted.

Pier 58, near the Seattle Great Wheel, is set to reopen soon as a brand new city park space. Kitsap Transit is also eyeing it at a potential fast ferry terminal. (City of Seattle)

Despite the near-term uncertainty around passenger ferry service levels, the Seattle Waterfront will continue to be a high-demand space when it comes to ferry service, and Kitsap Transit completing the full environmental would be a big step forward for future expansion. 

The Kitsap Transit Board of Directors is [set to hold a public hearing](#) for the official scoping period on July 15, at 8:30am.

[Extra Vashon Water-Taxi Trips Extended, Bremerton Fast Ferry Could Face Cuts](#)

[Bremerton Becomes Latest Washington City to Ditch Parking Mandates](#)

FACILITIES

Bexar County gives land to development authority for planned ballpark

08.06.2025



Bexar County now has “agreed to convey the site” to the San Pedro Creek Development Authority, “clearing the path for the construction” of a new ballpark for the Double-A Texas League San Antonio Missions.

GETTY IMAGES

Bexar County has “conveyed to the San Pedro Creek Development Authority a 2.3-acre site key to a downtown baseball stadium plan that includes significant mixed-use development,” according to W. Scott Bailey of the SAN ANTONIO BUSINESS JOURNAL. The move “clears another hurdle as ballpark backers work to move the project closer to groundbreaking.” The site was previously owned by the San Antonio Independent School District, which “ultimately agreed to a sale” after a “series of negotiations.” Bexar County now has “agreed to convey the site to the development authority, clearing the path for the construction” of a new ballpark for the Double-A Texas League San Antonio Missions “projected to cost roughly” \$160M. In August, Bexar County Judge Peter Sakai and then-San Antonio Mayor Ron Nirenberg sent a letter to MLB officials “outlining plans for a new stadium that could be ready for the Missions’ 2028 season.” Centro San Antonio President & CEO Trish DeBerry said that the land deal is “key to advancing that plan” (SAN ANTONIO BUSINESS JOURNAL, 8/6).

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Angie Mentink and Melissa Robertson break new ground in high-profile positions with the Seattle Mariners

Angie Mentink and Melissa Robertson are outstanding in their fields as the newly appointed Mariners color analyst and the team's chief legal officer.

BY JON MARMOR | PHOTO BY RON WURZER

The Seattle Mariners made history this season by appointing Angie Mentink, '97, and Melissa Robertson, '03, to key spots in the Mariner lineup.

Mentink, one of the greatest softball players in UW history who also was one of the first women to play professional baseball, is the first woman to serve as a color analyst on Mariners radio and TV broadcasts. She will rotate with former Mariners players Jay Buhner, Dave Valle and Ryan Rowland-Smith. For Mentink, a longtime sports TV host, it's her first radio gig, where she will appear on 20 games. Mentink's UW degree is in general studies; the UW Communication program was closed during challenging budget times in the early 1990s.

Read a Q&A with Mentink

Robertson, who has worked for the Mariners for 18 seasons, was promoted to senior vice president and general counsel for the organization. She leads all aspects of the club's legal affairs, including baseball operations, ballpark operations, corporate partnerships, marketing, people & culture and sales. She also manages the club's litigation matters, oversees government relations and acts as counsel to the Seattle Mariners Foundation. A Seattle native and lifelong Mariners fan, Robertson earned her bachelor's from Scripps College in California before coming home to attend UW School of Law, where she was executive articles editor for the Washington Law Review.

Read a Q&A with Robertson

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Q&A: Go behind the scenes with the Mariners' new chief legal officer, Melissa Robertson

Melissa Robertson is leveraging her legal expertise for a \$2.2 billion sports enterprise.

BY JON MARMOR | PHOTO BY RON WURZER | JUNE 13, 2025

Her name might not be on the back of a jersey, but Melissa Robertson, '03, is part of the glue that holds the Seattle Mariners together. Get to know Robertson and how she went from law school to analyzing the risks of dropping hot dogs to fans from the sky.



NOW IN HER 18TH SEASON WITH THE MARINERS, MELISSA ROBERTSON WAS RECENTLY PROMOTED TO SENIOR VICE PRESIDENT AND GENERAL COUNSEL FOR THE ORGANIZATION.

When you started law school, did you envision a career in sports?

Not initially. I was born and raised in Seattle and have always been a big Seattle sports fan, but it wasn't until I was a summer associate at Perkins Coie that I started to envision a career in sports. I had learned that a Perkins Coie partner, Bart Waldman, was the primary outside lawyer to the Mariners and I went out of my way to introduce myself and chat Mariners baseball with him in the office. Talking with him helped me realize that there were all kinds of opportunities for lawyers in sports beyond just working for sports teams. At that time, I started thinking about what a career in sports could look like; for example, negotiating sports-media deals, representing an athletic conference, arbitrating sports disputes, or perhaps serving as a sports agent, compliance officer or intellectual property brand protection counsel. I started negotiating sponsorship agreements on behalf of the Mariners as a junior associate at Perkins, and that eventually led to the opportunity of a lifetime to work for my favorite baseball team as in-house counsel.

Why did you choose the UW for law school?

I went to undergrad [at Scripps College] in Claremont, California and was very excited to return home after I graduated. I knew that UW had an excellent law school and, after researching more about the J.D. program, decided it was the perfect fit for me given its strong academic reputation, relatively small class sizes and experiential learning opportunities outside of the classroom.

Tell me about your experience as a UW law student.

I had heard horror stories about how terrible law school is—especially the first year—but although it was challenging, I enjoyed it. Our class was divided into smaller cohorts who took all of the same first-year classes together.

The experiential learning opportunities UW offered helped me discover what aspects of practicing law I would enjoy. I really loved contract drafting and negotiation clinics, as well as my experience on the Washington Law Review, which helped me appreciate that I would enjoy a law practice that involved research, writing and negotiating contracts. My only regret is that I didn't get to take classes at beautiful William H. Gates Hall—I was the last class to graduate from the concrete bunker that is Condon Hall.

Tell me about your UW connections today.

I am still in touch with several classmates from UW Law. I also talk with current law students from time to time about careers in sports law. I still attend UW games as a fan, especially football, softball and basketball.

What projects you have handled for the Mariners?

I support every single department within the organization, which means I get to be involved in all kinds of fun and interesting projects. Some projects are huge undertakings, such as bringing the MLB All-Star Game and NHL Winter Classic to T-Mobile Park, which involved facilitating connections in the community and negotiating countless contracts. My role in other projects is more discrete, such as launching new in-park entertainment like the “Salmon Run” mascot race and the outrageously popular “Hotdogs from Heaven”—which involves hot dogs attached to little parachutes being thrown off the upper deck to excited fans below—where I consulted on risk-management issues and handled the related intellectual property clearance.

Another fun project I handled just prior to the start of this season was licensing the necessary rights from Eddie Vedder to officially establish the “Vedder Cup,” the nickname for the “rivalry series” between the Mariners and the San Diego Padres. I also helped launch our very first jersey sleeve partnership with Nintendo, which involved negotiating the partnership agreement, securing the necessary MLB licenses and approvals and drafting the endorsement deal with Julio Rodríguez in connection with the partnership.

Tell me about your role in baseball operations.

I handle negotiating license agreements for software, data and technology platforms, drafting employment agreements for Front Office and medical staff, and advising on MLB rules and other compliance issues. I [recently] negotiated a lease and a related data rights agreement for our very high-tech pitching machines. People often ask me what my role is in Major League player contract negotiations, but it's pretty limited, given that the Collective Bargaining Agreement with the MLB Players Association establishes a Uniform Player Contract for all MLB players.

What are you working on now?

One long-term and ongoing project I'm working on is the continued evolution and formalization of our Compliance & Ethics program, which may not sound terribly exciting to most people, but it's truly a labor of love for me. I am also delighted to be working with our Community Impact team to make changes to the structure of the Mariners Care Foundation, which will help us expand our ability to serve our communities, one of the pillars of the Seattle Mariners mission.

Favorite Mariner ever?

I have several favorite Mariners—Ichiro, Edgar Martinez, Alvin Davis—but if I had to pick one, I'd say Ken Griffey Jr. He was the player who made me fall in love with baseball.

Chapulines [toasted grasshoppers] or garlic fries?

Garlic fries. I've certainly had Chapulines at T-Mobile Park, but I can't get enough of our garlic fries.

Is this the Mariners year? Please say yes.

We have one of the best starting rotations in baseball and beyond that, we've got the best catcher in baseball in Cal Raleigh, who is just tearing the cover off the ball. I think our offense is going to surprise a lot of people.

See also: Angie Mentink and Melissa Robertson break new ground in high-profile positions with the Seattle Mariners

Q&A: Husky softball star Angie Mentink talks broadcasting, UW connections and ballpark snacks

We catch up with the Mariners color analyst and legendary UW student athlete.

BY JON MARMOR | JUNE 13, 2025

— — — —

One of the greatest student-athletes in Husky history, Angie Mentink has been a sports nut her entire life. The Virginia native grew up in a military family and played two years for the nascent Husky women's softball team in the early 1990s, setting several school records that still stand. In 2001, she became the first Husky softball player to be inducted into the Husky Hall of Fame.

A breast cancer survivor who was a Little League mom to her two sons—now one is in high school, and one is in college—Mentink was chosen to play on the 1996 U.S. Olympic softball team. But she bypassed that to become one of the first women to play professional baseball. This season, she has broken another glass ceiling as the first woman in Seattle Mariners history to serve as a color commentator for radio and television broadcasts.

This spring, we went to T-Mobile Park to catch up with Mentink, who joined the Mariners' staff in 1997 and has spent her career as a pregame TV host and sports broadcaster for ROOT Sports Northwest.



MENTINK TURNED DOWN THE U.S. OLYMPIC SOFTBALL TEAM TO PLAY FOR SILVER BULLETS, THE FIRST PROFESSIONAL WOMEN'S BASEBALL TEAM. COURTESY OF ANGIE MENTINK.

Was a career in baseball broadcasting a goal of yours?

Yes and no. I intended to be a news reporter. I never intended to have a career in sports even though I was playing softball for the University of Washington. Nearly 30 years ago, I thought, "Oh well, I will just get my foot in the door in sports and then cross over into news."

Now, here we are all these years later. I'm thrilled I stayed.

How did you start on your career path?

Doing radio color commentating for the UW baseball program was how I started. When they added softball to the radio lineup, I did that, and eventually, I started doing UW softball on television. [Softball coach] Heather Tarr sent me a YouTube video from one of my first broadcasts the other day and it was painful to watch! One interesting note: I started out doing UW baseball on radio years ago and now I am back being a color commentator for baseball at the major-league level for the Mariners. It's very full circle.

Talk about your experience as a UW student-athlete.

The UW softball program had just started, and I was part of the first graduating class. We didn't have a field on campus, [so] every day we had to get into buses and drive over to Bellevue and practice at Hidden Valley Park. We had no locker rooms, no real sense of a home, but there was a lot of fun in that. It was wild, but also one of the biggest reasons why I wanted to come here [after two years at Central Arizona College] was to create a program. Who gets to do that? The trailblazing aspect of it really pulled at me. There were only three juniors on the team, one sophomore and the rest were freshmen. We as upperclassmen were outnumbered!

Tell us about your UW connections.

Most of my close connections are understandably through the softball program—the coaches and my teammates but also with guys like Joe Ross, a former baseball coach now with the Kansas City Royals organization; and Tanner Swanson, a former UW coach who is currently with the Yankees. The UW connections are everywhere, including the very beginning of my career, between Jim Daves, who was in Sports Information at UW, and Tim Hevley, who is with the Mariners but used to be at the UW.

Talk about the transition from pregame & post-game host to in-game color analyst.

It is quite different in how you prepare—when you are hosting, you are focused on the numbers and statistics. As an analyst, your job is to explain the how and the why of those numbers. I try to find the little things in the game that end up having a big impact on the outcome. I like the deep dive!

You are one of four color analysts for the Mariners. How will the color analyst rotation work?

They say variety is the spice of life. There will be me, Ryan Rowland-Smith, Dave Valle and Jay Buhner will come in for 19 games as a three-person booth with us.

Favorite Mariner ever?

Jay Buhner was always my favorite to interview. Kyle Seager was so kind and thoughtful, especially with my kids. Everyone knows I was a huge Ty France fan. But the truth is, I don't have a favorite, kind of like with my kids. Also, there are so many good guys on the team right now. I really like the way Luke Raley plays. And find me someone who doesn't absolutely adore Cal Raleigh.

Chapulines [toasted grasshoppers] or garlic fries?

Can I choose neither? There are so many tasty options at the ballpark: sushi, curry, Edgar's Cantina are all places I love to hit when I venture out into the ballpark.

Is this the Mariners' year? Please say yes.

I always think yes. Baseball is such a long season and so many factors play into your success. Of course, the Mariners' pitching is their strength, and they've done a good job of overcoming some early [pitching] injuries. That goes on the position player side, too. Hopefully, they stay healthy because if they do, they are capable of great things this season.

[See also: Angie Mentink and Melissa Robertson break new ground in high-profile positions with the Seattle Mariners](#)



MUSIC

MLB's newest trophy is a guitar. Obviously, Eddie Vedder had to give it a test drive



The Vedder Cup — which goes to the winner of the Seattle Mariners-San Diego Padres MLB season series — is a custom Fender Telecaster designed with rocker Eddie Vedder, who appeared at T-Mobile Park before the game Monday. (Lindsey Wasson / Associated Press)



By Julius Miller

Staff Writer | [✕ Follow](#)

Aug. 27, 2025 2:26 PM PT

Before MLB's newest trophy was offered up as the prize in a competition between the Seattle Mariners and San Diego Padres, it had to pass through the hands of Pearl Jam

frontman Eddie Vedder.

The custom Fender Telecaster guitar, named the Vedder Cup, is said to have been played by its namesake for “about an hour” before it was shipped off to T-Mobile Park in Seattle.



ENTERTAINMENT & ARTS

Travis Kelce kept his mouth shut about his engagement to Taylor Swift. His dad, however, dishes details

Aug. 27, 2025

“He gave it a good run through,” George Webb, Pearl Jam’s equipment manager, [told](#) the Seattle Times on Monday. “He always likes to feel like he puts a little energy, you know, spiritual energy, into an instrument. Not just hand off something that’s brand-new, never-touched kind of thing. So yeah, jammed on it for about an hour. Had a good time.”

The trophy features many [nods](#) from the 60-year-old musician, including a hand-drawn “cresting wave” illustration and an arrow and [mod symbol](#) — an allusion to Vedder’s tribute to the Who on his personal guitar. On the back, the Padres and Mariners logos appear alongside text hand-written by the singer and guitarist: “The Vedder Cup Established 2025 by Major League Baseball.”



The Vedder Cup, a guitar shown off Monday by Cal Raleigh of the Seattle Mariners, will go each year to the winner of the full-season series between the Mariners and the San Diego Padres. (Lindsey Wasson / Associated Press)

It also contains a logo from EB Research Partnership, a nonprofit co-founded by Vedder and his wife, Jill, after a childhood friend's son was born with the painful skin condition epidermolysis bullosa. The nonprofit funds research on the disease.



SPORTS

Seattle's Cal Raleigh becomes first catcher to win MLB All-Star Home Run Derby

July 14, 2025

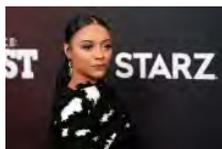
The cup is intended to bring “meaningful awareness” to the rare disorder, Mariners Executive Vice President and Chief Operating Officer Trevor Gooby said in a [statement](#) in March, when the longtime rivalry became official.

“We can’t wait to see this rivalry series grow and look forward to battling the Mariners for the Vedder Cup,” Padres Chief Executive Erik Greupner added.

The rivalry, such as it is, arose from forces both real and manufactured, apparently. Vedder has strong ties to both cities, having grown up in San Diego, then moved to Seattle to start Pearl Jam with Stone Gossard and Jeff Ament — hence, the “Vedder” Cup.

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Also, upon the introduction of interleague play in the late '90s, MLB looked for “natural” rivalries between teams like the Padres and Mariners. This year, the league canonized the rivalry, which is said to have begun as geographic, given both teams’ West Coast homes, Reuters [reports](#).



TELEVISION

‘Power’ actor Alix Lapri arrested on suspicion of cruelty to children

Aug. 26, 2025

The two teams have met almost annually since 1997. In the informal all-time series, Seattle currently leads 68-63. Additionally, they share a training complex in Peoria, Ariz.

Some fans are still left with questions as to why the competition has turned official, with one [claiming](#) on Reddit that “padres and mariners fans literally give no s— about each other.”

Still, they conceded it is “likely the most meaningless and yet kinda fun thing in MLB.”

The trophy was in the spotlight Monday when the teams met for the fourth time this season. The Mariners notched a 9-6 victory over the Padres, taking the season series after three previous wins in San Diego. The Padres beat the Mariners Tuesday, 7-6, and the final game is Wednesday, but the contest has already been decided. Cal Raleigh, the Mariners’ switch-hitting, homer-hammering catcher, known as “[Big Dumper](#),” hoisted and played the trophy in celebration Monday night.



MUSIC

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Aug. 27, 2025

The name and logo for the cup were first shown off in March, but its final design wasn’t finished until the weeks leading up to the fixture.

“Typically on a custom build like this it will take us six months or so to source the wood, get everything mapped out ready to go and take our time to vet the process, apply the graphics, do some test runs,” Chase Paul, director of product development for Fender, told the Seattle Times. “On this we just kind of headed into it in parallel with testing and the production version at the same time, and kind of getting it ready to go.”

In all, it took Fender eight or nine weeks to get the work done, which Paul called a “really incredible effort by the team in the shop.”

Naturally, Vedder doesn’t want the trophy guitar to sit on a shelf for the next year while it’s in the Mariners’ possession. According to Webb, “He wants it to be played.”



MUSIC

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May 23, 2024

“That’s his attitude with everything. It’s a living, breathing instrument. It sounds great,” he added.

As an added bonus to fans, the league announced it would give away limited-edition Vedder Cup hats during the last 2025 game between the two on Wednesday.

To no surprise, the exclusive ticket package that included the hats has sold out.

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Sports Business

Former Mariners exec Fred Rivera launches sports consulting firm



Image: Anthony Bolante | PSBJ

Fred Rivera has held positions with the Mariners, Seattle-based law firm Perkins Coie and the Department of Justice over the course of his career.

ANTHONY BOLANTE | PSBJ



By **Rick Morgan** – Inno Senior Reporter, Puget Sound Business Journal
Aug 18, 2025

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Story Highlights

- Fred Rivera launches sports business consulting firm Rivera Group.
- Rivera Group focuses on sports investments, media and real estate.
- Rivera remains an adviser to the Seattle Mariners organization.

Former Seattle Mariners executive Fred Rivera has launched a sports business consulting firm called Rivera Group.

The firm announced its launch Wednesday, just months after Rivera [stepped down](#) from the Mariners as executive vice president and general counsel in February. He announced plans for his new firm when he stepped down but didn't share specifics.

"I'm excited to help clients leverage the power of sports to unlock opportunities and drive meaningful results," Rivera said in a news release.

Rivera Group helps clients evaluate investment opportunities in professional sports and related businesses. Its other focuses include media strategies, real estate development and community relations.

In the release, the group said Rivera led real estate development for the Mariners, which included [the Boxyard development across from T-Mobile Park](#). The complex consists of Hatback Bar & Grille, Steelheads Alley taproom and the Victory Hall event space.

Related coverage

- [Mariners EVP Fred Rivera moves into adviser role](#)
- [Heritage Bank names Mariners GC Fred Rivera to its board](#)

Rivera, who joined the Mariners in 2017, remains with the team as an adviser. Before his time with the Mariners, Rivera spent more than 18 years at Seattle-based law firm Perkins Coie, working his way up to managing partner. Earlier in his career, he spent nearly five years as a trial attorney for the U.S. Department of Justice's Civil Rights Division.

Rivera serves on multiple boards, including Heritage Bank and the Seattle Colleges Foundation, and he was [a Business Journal director of the year in 2022](#).

Longtime Mariners employee Melissa Robertson took over Rivera's role with the team. Robertson had been with the team for 17 years when she was promoted, and she worked at Perkins Coie for five years before joining the team.

As an adviser to the Mariners, Rivera supports the Mariners' regional sports network, Root Sports, as well as the team's nonprofit foundation, the Seattle Mariners Foundation.

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