



October 27, 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 Regular 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 Chair, Christopher Marr)
- B. Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- C. Approval of the Minutes**
 - 1. September 8, 2025 Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
 - 1. Mariners Update (Trevor Gooby)
 - 2. 2026 Ballpark Management Plan Approval (Bryan Slater, Joshua Curtis)
 - a. CAA ICON Review (Bryan Slater) – *Materials Sent Separately*
 - b. PFD Board Letter Approval – *Materials Sent Separately and Board Action Anticipated*

3. Occidental Design Update (Seattle Parks Foundation, MIG) – *Materials Presented at Meeting*
4. Pedestrian Improvement Project Design Consultant Selection (Omar Riojas, Joshua Curtis, Marc Bloom, Maria de Lourdes Alanis) – *Materials Sent Separately and Board Action Anticipated*
 - a. Proposed Resolution 25-006: NIF Design Contract Approval
5. Treasurer’s Report (Omar Riojas, Joshua Curtis) – *Materials Included and Board Action Anticipated*
 - a. 2026 Draft Operations Budget Review
 - b. Balance Sheet/Profit and Loss Review
 - c. Proposed Resolution 25-007: Voucher Approval

E. Reports

1. Chair’s Report (Board Chair, Christopher Marr)
2. Executive Director’s Report (Joshua Curtis)

- F. **Executive Session:** The Board may meet in Executive Session to “review contract performance of publicly bid contracts” RCW 42.30.110 (1)(d); and/or to "review the performance of a public employee" RCW 42.30.110 (1) (g), and/or to discuss with legal counsel real estate lease matters and/or “potential litigation to which the agency . . . is, or is likely to become, a party, where public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency” RCW 42.30.110 (1)(i). Formal Board action is not anticipated following the Executive Session.

G. Adjournment

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, September 8, 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

BOARD MEETING MINUTES

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

CALL TO ORDER / WELCOME

Board Chair Marr was absent but excused. Interim Vice-Chair Stacy Graven called the meeting to order at 2:35 pm pursuant to notice. Board Members Omar Riojas, Andrea Sato, Brian Surratt and Donny Stevenson joined the meeting in person. 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), Christian Halliburton (Mariners Senior Director & Deputy General Counsel), and Carmela Ennis (King County). Joining virtually via Teams were Tom Backer (Legal Counsel), Bryan Slater (CAA-ICON), Jamie Sullivan (CAA-ICON), Bret McCormick (Sports Business Journal), and Ryan Blake (public).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Vice-Chair Graven asked for a motion to approve minutes from the June 30, 2025, Special Board Meeting. Member Sato moved to approve the minutes, seconded by Member Riojas. Motion carried 5-0.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Update (Trevor Gooby)
Mr. Gooby reported that the regular season is going well with 13 home games and 6 road games left to play. The Mariners leadership team is planning for 2026, and working closely with the Local Organizing Committee on the World Cup, discussing potential event activations, utilization of the properties across the street, the impact to T-Mobile staff/workers, and the traffic management plan. There will be a scheduled double header in the 2026 season, and likely fewer concerts and non-baseball events, due to World Cup. Member Riojas asked if the Team Store will carry World Cup merch. Mr. Gooby replied that yes it will, including some produced domestically with a Mariners slant. Vice-Chair Graven commended the Mariners on their successful and highly organized concert experiences and encouraged Board members to attend a concert in the future.

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)
 - a. Mr. Gooby reviewed the materials included in the Board packet, focusing on changes since the Club’s spring submittal, which total \$3.6 million. Vice-Chair Graven asked if all the amounts include contingency. Mr. Gooby replied that yes, they all include 15% contingency, and he further added that the Club manages dollars as best as possible, and they have not touched contingency yet. Member Surratt asked which item would be considered the riskiest. Mr. Gooby replied that it is likely the LED Board because it is the most expensive and also has tight timing.
 - b. Mr. Curtis reviewed next steps, which are Board review of the plan and drafting of a letter of approval.
3. Stadium Trends: How Stadia Building Trends are Evolving (Bret McCormick, Sports BusinessJournal)

Mr. McCormick presented the materials appended to the Board packet.
4. S. Holgate Street Crossing Study Update (Joshua Curtis)

Mr. Curtis reviewed the presentation included in the Board packet.
5. Noise Ordinance Legislation Preview (Christian Halliburton)

Mr. Halliburton reviewed the materials included in the Board packet.
6. 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 25-005: Voucher Approval

Member Riojas introduced Proposed Resolution 25-005 to approve the regular voucher payments, noting that he had reviewed all the financials with Mr. Curtis and did not have any concerns. Member Surratt moved approval, seconded by Member Sato. Motion carried 5-0.

REPORTS

Chair’s Report

Vice-Chair Graven had no report this meeting, in Chair Marr’s absence.

Executive Director’s Report

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

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

There being no further business before the Board, Vice-Chair Graven declared the meeting adjourned at 4:11 p.m.

Annie Thenell,
Recording Clerk

Stacy Graven, ViceChair
Board of Directors, Public Facilities District

DRAFT

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	\$9,559,203
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 - Infrastructure	25	1	2025	Yes	\$750,000
169-1	Spectator Amenities	Food Service	General	Concessions	Master Concessions - Equipment	25	1	2025	No	\$250,000
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	45
Budget - Necessary	\$26,134,203

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	\$26,234,203
Contingency @ 15%	\$3,935,130

**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	\$9,559,203	\$559,203	<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 3-5 Ross Software and Brushback (Years 1-5) 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 colspan="2">AECOM Hunt - GMP (Includes tax)</td> <td>\$ 11,896,497</td> </tr> <tr> <td colspan="3">Add Alternates</td> </tr> <tr> <td>Warranty Parts & Labor (Years 3-10)</td> <td>\$</td> <td>-</td> </tr> <tr> <td>Support/Service/Warranty (Year 3-10)</td> <td>\$</td> <td>-</td> </tr> <tr> <td>Ross Software (Years 3-5) + Brushback (Years 1-5)</td> <td>\$</td> <td>175,137</td> </tr> <tr> <td>SUBTOTAL</td> <td>\$</td> <td>175,137</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></td> <td><i>included in Dak base contract</i></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 & RMP gear</td> <td>\$</td> <td>54,968</td> </tr> <tr> <td>Year 6 Server/Hardware Refresh</td> <td>\$</td> <td>-</td> </tr> <tr> <td>WSST (10.45%)</td> <td>\$</td> <td>34,317</td> </tr> <tr> <td>TOTAL ADDS</td> <td>\$</td> <td>362,707</td> </tr> <tr> <td>TOTAL - GMP + Adds</td> <td>\$</td> <td>12,259,203</td> </tr> <tr> <td>2026 Budget Amount</td> <td>\$</td> <td>9,559,203</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	Add Alternates			Warranty Parts & Labor (Years 3-10)	\$	-	Support/Service/Warranty (Year 3-10)	\$	-	Ross Software (Years 3-5) + Brushback (Years 1-5)	\$	175,137	SUBTOTAL	\$	175,137	Annual Pre-Season "Health Check" Years 3-10	\$	72,400	EVO Storage System - 2 Ross EVO - 8 Bay 32TB Storage		<i>included in Dak base contract</i>	RMP System	\$	25,885	Added Warranty Years 3-10: Due to added EVO Storage & RMP gear	\$	54,968	Year 6 Server/Hardware Refresh	\$	-	WSST (10.45%)	\$	34,317	TOTAL ADDS	\$	362,707	TOTAL - GMP + Adds	\$	12,259,203	2026 Budget Amount	\$	9,559,203	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
\$1,794,203

October 27, 2025

Trevor Gooby
Executive Vice President & Chief Operating Officer
Seattle Mariners
T-Mobile Park, 1250 First Avenue South
Seattle, WA 98134

Via email: tgooby@mariners.com

Re: Public Facilities District Review of the Club's 2026 Final Ballpark Management Plan and Ballpark Operations Plan

Dear Trevor:

The Washington State Major League Baseball Stadium Public Facilities District (PFD) appreciates the submission by The Baseball Club of Seattle, LLLP (the Club) of its 2026 Final Ballpark Management Plan and Operations Plan. This letter and the attached documents memorialize the PFD's review and conditional approval of these plans, subject to the comments and qualifications set out below.

The 2018 Amended and Restated Lease Agreement (the Lease) between the PFD and the Club provides that the Club is responsible for submitting various plans to the PFD for its review (Lease, Article 6). The principal submittals are to be made by the Club by September 1 of each Lease year. However, to permit the Club to advance plans for long-lead-time capital projects (CapEx), the Lease provides for the Club to submit a provisional or Initial CapEx Work Plan – which includes the 2026 Annual and Ten-Year Rolling CapEx Work Plans – by May 1 of each lease year (Lease, § 6.1.2.3). The Club submitted its Initial CapEx Work Plan in the spring of 2025, and the PFD provided its provisional approval at the end of June.

As in previous years, the Club has requested a modified submittal schedule given its business planning calendar and schedule constraints due to the team's participation in the MLB post-season. This year, the Club has requested, and the PFD has approved, the following schedule:

BOARD OF DIRECTORS

Chris Marr, Chair
Stacy Graven, Vice-Chair
R. Omar Riojas, Treasurer
Andrea Sato
Brian Surratt
Donny Stevenson

- September 1, 2025: Ballpark Management Plan's Annual (2026) and Ten-Year Cap-Ex Work Plans
- January 31, 2026: Operations Plan, Ballpark Management Plan's Maintenance Plan
- On-Going: Any updates to the Plans (e.g., approved TMP and/or alcohol operating plan, non-baseball events schedule)

Given the above, the submittals that have been reviewed for the purposes of this letter are the Club's 2026 Annual and Ten-Year Rolling CapEx Work Plans. The PFD will review the Operations and Maintenance Plans and any on-going updates to the Plans according to the schedule above.

The PFD's approval of this modified schedule does not constitute an amendment to the Lease, and both parties will come to an agreement regarding next year's submittal schedule with an adequate lead time.

2026 Ballpark Management Plan:

The Ballpark Management Plan consists of two elements: i) the Ballpark Maintenance Plan and budget, and ii) the CapEx Work Plan. Because the Ballpark Maintenance Plan and budget for 2026 have not yet been completed, the PFD and Club have agreed to defer the PFD's "review and approval" until 2026, consistent with the schedule outlined above.

In May of this year, the Club submitted its Initial 2026 CapEx Work Plan. The PFD reviewed and provided its preliminary approval of the Club's initial plan by letter dated June 30, 2025. The PFD's letter of preliminary approval outlined the relevant Lease requirements, and it offered the PFD's key observations regarding the work proposed to be performed. In addition, the Club and PFD agreed to a process for addressing short lead-time capital expenditures by submitting a cost estimate and Scope of Work for each project to the PFD Executive Director for review and approval.

Following the Club's submittal and the PFD's preliminary approval in June, the Club made several modifications to the CapEx Work Plan. Those modifications were generally described by the Club to the PFD at its regular Board meeting in September, with detailed notes included in the Club's September submittal. The modifications are included in Attachment B.

The Club provided PFD Board members the opportunity to discuss the Final Ballpark Management Plan at the September Board meeting. During that meeting, Board members raised questions and discussed items that they thought should be addressed. Since that time, CAA ICON, acting as a consultant to the PFD, followed up with additional questions relating to the scope and budget of the proposed projects. The Club satisfactorily addressed the Board's and CAA ICON's questions. CAA ICON's review of the Final Ballpark Management Plan, presented to the PFD Board at its October 27, 2025 regular Board meeting, is included here (Attachment C).

KEY OBSERVATIONS:

Key observations from the Board and from CAA ICON on the 2026 CapEx Work Plan are as follows:

2026 CapEx Work Plan:

- The Club's 2026 Annual CapEx Work Plan has proposed 44 necessary investment projects budgeted at \$26.1 M. This was an increase of \$1.8 million from the Initial plan presented in May, 2025.
- All of the 44 projects identified for 2026 are consistent with and included in the Facility Assessment completed in 2022.
- Of the budgeted \$26.1 M for necessary investment projects, notable projects include the replacement of the Mariners Vision Board (\$9.6 million), replacement of several vertical conveyances (\$5.3 million) and updates to the security camera network (\$2.8 million).
- The PFD acknowledges that the Club has worked with Daktronics to secure an extended warranty for years 3-10 of the Mariners Vision Board and anticipate capitalizing those costs annually from 2026 to 2035.
- The Club has identified those projects it believes are eligible for reimbursement through the County Tax Revenues Fund under Section 7.5 of the Lease. These projects are subject to further review for consistency with the Funding Agreement between the PFD and King County. For certain capital projects that are not identified for potential reimbursement with County funds, the PFD acknowledges that the Club may submit additional information supporting reimbursement eligibility, which the PFD will review and consider.
- The Club has proposed \$100K in pre-construction and design services for premium spaces.
- The 2026 Annual CapEx Plan includes \$3.9 million of escalation on top of the costs listed above.

2026-2035 10-Year Rolling CapEx Work Plan:

- In the course of the Facility Assessment completed in 2022, the Club comprehensively updated the 10-year Rolling CapEx Work Plan, following a thorough review of existing ballpark systems and capital investment through 2021.
- The PFD observes that the Club's 10-Year Rolling CapEx Plan is largely consistent with the Facility Assessment.

The PFD would also like to acknowledge the Club's \$160 million in necessary and upgrade improvements to the ballpark between 2019 and 2025 (not including projects currently in progress). This represents a serious investment in the ballpark and the Club should be

congratulated for its ongoing work to protect and enhance this public investment.

REFERENCE BALLPARKS

Under the Lease, the PFD's approval rights for the CapEx Workplan are generally limited to ascertaining whether that work, including necessary and upgrade improvements, is consistent with and conforms to the Applicable Standard. (Lease 6.3.2). When the current Lease was signed, the PFD agreed with the Club on a set of ten Reference Ballparks forming the basis for the Applicable Standard. The list of ten Reference Ballparks was updated in 2024. We agreed that the Club was meeting the Applicable Standard as of the commencement of the term of the Lease. We have reached similar conclusions every year since, even though we were not able to visit any of the Reference Ballparks in 2020 due to the COVID-19 pandemic and in 2021 due to the pandemic and strike-shortened season.

Since 2022, the PFD Board of Directors, accompanied by staff, consultants (including CAA ICON), and representatives from the Club, have been able to visit all ten of the Reference Ballparks identified in the Lease. The Board has shared their findings from these visits with the Club and has concluded that the Ballpark compares very favorably to the Reference Ballparks. At the same time, it seems likely that continuous upgrade improvements will be required in the future in order to keep pace with the Reference Ballparks.

MAINTENANCE AND CONDITIONS STUDY

This year, the PFD commissioned Venue Solutions Group (VSG) to complete its biannual Maintenance and Conditions Study of the ballpark. VSG found that the Club continues to operate and maintain the ballpark in accordance with the Applicable Standard. The study will be presented at the December 8, 2025 board meeting. The PFD recognizes the ongoing efforts of the Club and, likewise, encourages it to consider several of the opportunities for improvement included in the report.

CONCLUSIONS

The Board believes that the Club continues to operate, maintain, repair, re-equip and improve the Ballpark and each and all of the major systems and components thereof, in a first-class manner, and in good order and safe condition. We also believe that the 2026 CapEx Work Plan—including \$26.1 M spread over 44 necessary improvements projects and \$100K in upgrade improvements, for a total of \$26.2 M (not including \$3.9 million in contingency) — and the 2026 to 2035 Rolling CapEx Work Plan appear consistent with the Applicable Standard, and they are hereby approved. The only exception is for those elements that are incomplete, as noted above.

With the contents and qualifications of this letter as background, the PFD approves the Club's 2026 CapEx Work Plan and 10-year Rolling CapEx Plan. Comment on elements of the Club's

Operations Plan is deferred, as is review and approval of the Club's Maintenance Plan, until such complete materials are made available by the Club to the PFD.

We appreciate the Club's submittal and our opportunity to review and provide conditional approval. If you have questions, please contact our Executive Director, Joshua Curtis at (206) 853-8571, our Legal Counsel, Tom Backer, at (206) 499-9987, or our consultant Bryan Slater of CAA ICON at (703) 203-7538.

Sincerely,

Christopher Marr
Chair, Board of Directors

Attachments:

- A. 2026 Ballpark Management Plan
- B. Changes to Provisional CapEx Plan Submission
- C. CAA ICON Review – PPT Presented on October 27, 2025 Regular PFD Board Meeting

2
3 RESOLUTION NO. __

4 A RESOLUTION of the Board of Directors of the Washington State Major
5 League Baseball Stadium Public Facilities District authorizing the Executive
6 Director to enter into a services contract with Gensler for the design of
7 pedestrian enhancements around the ballpark.

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

11 WHEREAS, in 2019 the District established the Neighborhood Improvement Fund
12 (“NIF”) through the amended lease with The Baseball Club of Seattle, LLLP (the “Club”).
13 The NIF was established with the goal of supporting work in and around the ballpark
14 neighborhood, consistent with the District’s statutory authority and mission statement; and

15 WHEREAS, the District’s statutory authority includes the power to promote,
16 advertise, improve, develop, operate and maintain the facilities of the District, and

17 WHEREAS, the District’s mission is “to maintain and enhance our iconic baseball
18 park in order to promote the success of Major League Baseball in the State of Washington,
19 enhance fan enjoyment, and contribute to an economically successful, safe, desirable,
20 innovative, and walkable stadium neighborhood.”

21 WHEREAS, the project management firm, Bloom Projects, was retained by the
22 District in 2024 to assist in identifying opportunities to improve the fan experience through
23 pedestrian enhancements around the ballpark; and

24 WHEREAS, the District’s Board of Directors, at its December 16, 2024 meeting
25 reviewed a proposal from the District’s Executive Director, Joshua Curtis, and Bloom
26 Projects to pursue pedestrian enhancements and identified four (4) areas around the ballpark
27 where the pedestrian experience of fans on game days could be improved; and

28 WHEREAS, the Club has been consulted at key junctures in the planning process
29 and agrees with the District that the areas identified are appropriate for pedestrian
30 improvements to better the fan experience; and

31 WHEREAS, the District desires to retain a services firm to advance the design of the
32 pedestrian enhancements that have been identified; and

33 WHEREAS, pursuant to RCW 36.100.010(5), chpt. 39.80 RCW, and other
34 provisions of state law, the District has broad powers to enter into contracts for materials,
35 work and services necessary for the operations of the ballpark; and

36 WHEREAS, District Resolutions authorize the Executive Director to contract for
37 professional services, subject to ratification by the District Board; and

38 WHEREAS, all contracts in excess of \$50,000, regardless of how procured, require
39 Board approval or ratification; and

40 WHEREAS, consistent with the District's procurement process and RCW 39.80, the
41 Executive Director issued a request for qualifications ("RFQ") to firms for design services
42 related to pedestrian enhancements around the ballpark, including the general scope and
43 nature of the project; and

44 WHEREAS, notice of this RFQ was duly published as required in the Daily Journal
45 of Commerce on July 1 and 8, 2025 and was distributed to multiple consulting firms with
46 known expertise in urban design; and

47 WHEREAS, a required site walking visit was held on July 14, 2025, and six (6)
48 firms sent representatives; and

49 WHEREAS, two (2) design firms timely submitted formal responses to the RFQ;
50 and

51 WHEREAS, Mr. Curtis and Bloom Projects reviewed the responses, interviewed
52 candidate firms, and briefed the NIF Task Force on the substance of the responses,
53 including the firms' competence and qualifications; and

54 WHEREAS, based on that review, the District entered into contract negotiations for
55 the work at a price determined to be fair and reasonable. Based on that negotiation, it is
56 recommended that Gensler be retained to provide design services related to pedestrian
57 enhancements around the ballpark; and

58 WHEREAS, the Board finds that it is in the best interest of the District and
59 consistent with the District's procurement procedures and policies to authorize the
60 Executive Director's to enter into a contract with Gensler for these services.
61

62 NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
63 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
64 FACILITIES DISTRICT AS FOLLOWS:

65 Section 1. The Executive Director is hereby authorized to enter into a design
66 contract of up to \$600,000 with the firm Gensler to provide design development,
67 jurisdictional coordination, permitting, and construction administration design services for
68 the District until such time as the pedestrian enhancements have been completed or the
69 District decides that the firm's services are no longer needed.

70 Section 2. The Executive Director is hereby authorized to take such administrative
71 or other actions as necessary to implement the provisions of this resolution and the terms
72 approved herein.

73

74 PASSED by a vote of ____ to ____ this 27th day of October, 2025.
75

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78

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

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ATTEST:

Christopher Marr, Chair

82

Annie Thenell, Clerk

PFD 2026 Operating Budget - DRAFT

Presented at the October 27, 2025 Board Meeting

CPI Assumption **3%** * 2.8% in August 2025

Operating Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2026 Budget	2025 Budget	Delta	%
Income																
Rent	-	-	1,004,076	-	-	-	-	1,004,076	-	-	-	-	2,008,152	1,949,662	58,490	3%
Reimbursement Revenue	113	113	113	113	113	113	113	113	113	113	113	113	1,350	1,350	-	0%
Total Income	113	113	1,004,188	113	113	113	113	1,004,188	113	113	113	113	2,009,502	1,951,012	58,490	3%
Expense																
Salaries/Benefits																
Salaries	21,736	21,736	23,549	23,549	27,243	27,243	27,243	27,243	27,243	27,243	27,243	27,243	308,513	302,684	5,829	2%
Employee Benefits - Health	3,983	10,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	54,799	53,407	1,392	3%
Employee Benefits - Retirement	652	652	706	706	817	817	817	817	817	817	817	817	9,255	9,081	174	2%
Payroll Taxes	1,796	1,796	1,949	1,949	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	25,286	24,795	491	2%
Subtotal	28,168	35,168	30,188	30,188	34,268	34,268	34,268	34,268	34,268	34,268	34,268	34,268	397,854	389,967	7,887	2%
Professional Services																
Accounting/Auditing	2,083	2,083	2,083	2,083	2,083	20,623	2,083	2,083	2,083	2,083	3,587	16,503	59,464	59,464	(0)	0%
Consulting Services	19,188	24,688	19,525	19,188	23,188	42,275	29,188	19,188	19,525	37,938	20,610	19,525	294,023	473,318	(179,295)	-61%
Legal Fees	9,667	8,667	8,667	9,667	8,667	8,667	9,667	8,667	8,667	9,667	8,667	8,667	108,000	108,000	-	0%
Website & IT Support	4,455	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	17,539	8,059	9,480	54%
Subtotal	35,393	36,627	31,465	32,127	35,127	72,755	42,127	31,127	31,465	50,877	34,053	45,885	479,026	648,841	(169,815)	-35%
General & Administrative																
Payroll & Investment Fees	958	958	958	958	958	958	958	958	958	958	958	958	11,495	11,495	0	0%
Board Support	703	703	703	703	3,703	703	703	703	703	703	1,417	703	12,147	12,147	(1)	0%
Dues & Subscriptions	3,145	20	20	20	20	210	20	1,520	20	3,020	20	20	8,055	6,555	1,500	19%
Insurance Expense	-	-	-	-	-	-	-	-	-	-	-	10,300	10,300	10,300	-	0%
Office Equipment Rental	718	718	718	718	718	718	718	718	718	718	718	718	8,610	8,610	-	0%
Office Supplies	2,687	187	187	187	187	687	187	187	567	187	187	187	5,620	4,120	1,500	27%
Professional Development	167	167	167	167	167	167	167	167	167	167	167	167	2,000	2,000	-	0%
Repairs and Maintenance	5,600	600	600	600	600	600	600	600	600	600	600	600	12,200	17,200	(5,000)	-41%
Software Expense	322	322	322	322	322	322	322	322	322	322	322	601	4,138	4,138	0	0%
Telephone Expense	270	270	270	270	270	270	270	270	270	270	270	270	3,240	3,240	-	0%
Travel	125	125	125	125	125	125	30,125	125	125	125	125	125	31,500	26,500	5,000	16%
Utilities	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400	-	0%
Subtotal	14,893	4,268	4,268	4,268	7,268	4,958	34,268	5,768	4,648	7,268	4,982	14,847	111,704	108,704	3,000	3%
Total Expense	78,453	76,063	65,920	66,583	76,663	111,980	110,663	71,163	70,380	92,413	73,303	95,000	988,584	1,147,512	(158,928)	-16%
Consulting Services Break Out																
Government Affairs	64,000	22%														
Ballpark CapEx Support	61,000	21%														
Neighborhood Improvement: Policy	28,000	10%														
Neighborhood Improvement: Design	110,000	37%														
General Office	31,023	11%														
Total	294,023	100%														

RESOLUTION NO. ____

A RESOLUTION to approve payments made by the District.

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

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

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

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

WHEREAS, the Auditing Officer has reviewed and approved ballpark vouchers #20250808112424, # 20250822142040, # 20250904133831, and # 20250919134322 as produced by King County (the District’s treasurer); Electronic Payment Request Forms dated August 21, August 29, and September 15, 2025; credit card statements covering August and September, 2025; and the August and September payroll expense reports as produced by Gusto (the District’s payroll administrator); as summarized as follows:

August 2025

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$2,800,000
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$26,662
○ Employee Benefits - Health	\$7,327
○ Employee Benefits – Retirement	\$800
○ Payroll Taxes	\$2,074
• Professional Services	
○ Accounting/Auditing	\$1,073
○ Consulting Services	\$6,502
○ Legal Fees	\$7,674
○ Website & IT Support	\$755
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$1,260

40	○ Board Support	
41	○ Dues & Subscriptions	\$577
42	○ Insurance Expense	
43	○ Office Equipment Rental	\$293
44	○ Office Supplies	\$836
45	○ Professional Development	
46	○ Repairs and Maintenance	\$1,771
47	○ Software Expense	\$371
48	○ Telephone Expense	\$510
49	○ Travel	-\$415
50	○ Utilities	\$215
51	TOTAL FOR THE PERIOD	\$2,858,284

52
53 September 2025

54		
55	<u>Classification</u>	<u>Amount</u>
56	1. Capital Projects Fund	\$4,000,000
57	2. County Tax Fund	
58	3. Operating Reserve Fund	
59	4. Neighborhood Improvement Fund	\$159,210
60	5. Operating Fund	
61	• Salaries/Benefits	
62	○ Salaries	\$26,662
63	○ Employee Benefits - Health	\$3,827
64	○ Employee Benefits – Retirement	\$800
65	○ Payroll Taxes	\$2,073
66	• Professional Services	
67	○ Accounting/Auditing	\$1,155
68	○ Consulting Services	\$30,910
69	○ Legal Fees	\$1,850
70	○ Website & IT Support	\$811
71	• General & Administrative	
72	○ Bank, Payroll & Inv. Fees	\$413
73	○ Board Support	\$700
74	○ Dues & Subscriptions	\$1,516
75	○ Insurance Expense	
76	○ Office Equipment Rental	\$293
77	○ Office Supplies	\$1,032
78	○ Professional Development	-\$270
79	○ Repairs and Maintenance	\$563
80	○ Software Expense	\$371
81	○ Telephone Expense	\$210
82	○ Travel	\$294
83	○ Utilities	\$215
84	TOTAL FOR THE PERIOD	\$4,232,635

85
86 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
87 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
88 FACILITIES DISTRICT AS FOLLOWS:

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Vouchers #20250808112424, # 20250822142040, # 20250904133831, and #
20250919134322 as produced by King County (the District’s treasurer); Electronic Payment
Request Forms August 21, August 29, and September 15, 2025; credit card statements
covering August and September, 2025; and the August and September payroll expense
reports as produced by Gusto (the District’s payroll administrator); are hereby approved.

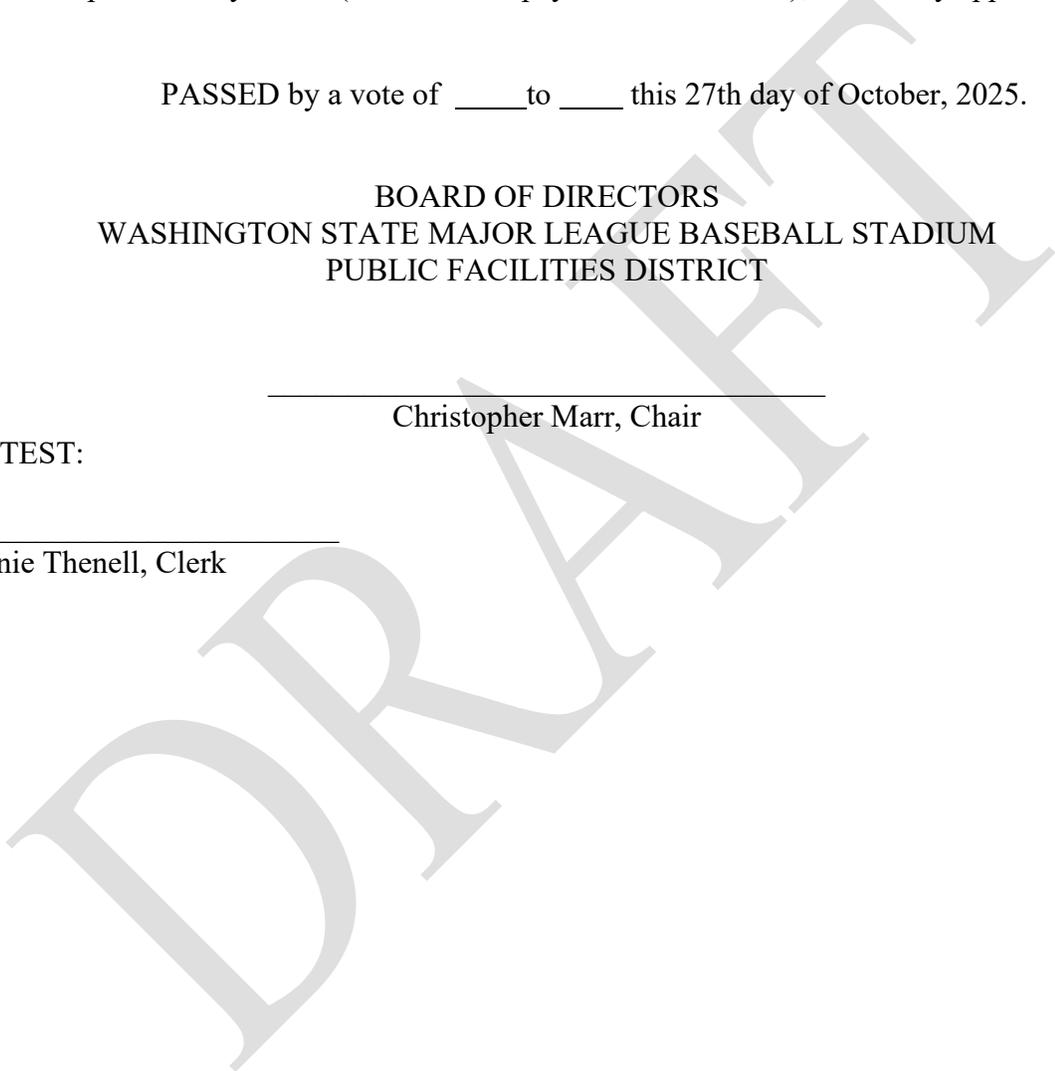
PASSED by a vote of ____ to ____ this 27th day of October, 2025.

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

Christopher Marr, Chair

ATTEST:

Annie Thenell, Clerk



Balance Sheet

As of October 1, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
Cash - Capital Projects Fund	4,876,803.90
Cash - County Tax Revenues Fund	8,016.22
Cash - Impaired Investments	18,789.90
Cash - Neighborhood Improvement Fund	3,624,470.25
Cash - PFD Operations Fund	3,451,066.45
Cash - PFD Reserve	3,713,223.42
Cash Equivalents	2,728.70
<hr/>	
Total Bank Accounts	\$ 15,695,098.84
Total Accounts Receivable	\$ 31,357,941.50
<hr/>	
Total Current Assets	\$ 47,053,040.34
Total Fixed Assets	\$ 395,911,116.42
Total Other Assets	\$ 0.00
<hr/> <hr/>	
TOTAL ASSETS	\$ 442,964,156.76
LIABILITIES AND EQUITY	
Total Liabilities	\$ 74,143,745.84
Total Equity	\$ 368,820,410.92
<hr/> <hr/>	
TOTAL LIABILITIES AND EQUITY	\$ 442,964,156.76

Profit and Loss

August-September 2025

	Aug-25	Sep-25	YTD	2025 Amended Budget	Delta	% Spent
Expenses						
Salaries / Benefits						
Salaries & Wages	26,662	26,662	223,887	302,684	78,797	74%
Employee Benefits - Health	7,327	3,827	45,766	53,407	7,642	86%
Retirement Benefits	800	800	6,717	9,081	2,364	74%
Payroll Taxes	2,074	2,073	17,404	24,795	7,391	70%
Total Salaries / Benefits	\$ 36,863	\$ 33,361	\$ 293,774	\$ 389,967	\$ 96,193	75%
Professional Services						
Accounting/Auditing	1,073	1,155	30,364	59,464	29,100	51%
Consulting Fees - Admin	6,502	30,910	252,170	473,318	221,149	53%
Legal & Professional Services	7,674	1,850	43,699	108,000	64,302	40%
Website & IT Support	755	811	7,237	8,059	822	90%
Total Professional Services	\$ 16,003	\$ 34,726	\$ 333,469	\$ 648,841	\$ 315,372	51%
General & Administrative						
Bank, Payroll, & Investment Fees	1,260	413	9,521	11,495	1,974	83%
Board Support		700	7,348	12,147	4,798	60%
Dues & Subscriptions	577	1,516	6,226	6,555	329	95%
Insurance Expense			7,394	10,300	2,906	72%
Office Equipment Rental	293	293	2,636	8,610	5,974	31%
Office Supplies	836	1,032	6,676	4,120	-2,557	162%
Professional Development		-270	55	2,000	1,945	3%
Repairs & Maintenance	1,771	563	12,015	17,200	5,185	70%
Software Expense	371	371	3,139	4,138	999	76%
Telephone Expense	510	210	1,740	3,240	1,500	54%
Travel	-415	294	26,630	26,500	-130	100%
Utilities	215	215	1,932	2,400	468	80%
Total General & Administrative	\$ 5,418	\$ 5,338	\$ 85,315	\$ 108,704	\$ 23,390	78%
Total Expenses	\$ 58,284	\$ 73,425	\$ 712,557	\$ 1,012,274	\$ 299,717	70%

RESOLUTION NO. ____

A RESOLUTION to approve payments made by the District.

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

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

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

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

WHEREAS, the Auditing Officer has reviewed and approved ballpark vouchers #20250808112424, # 20250822142040, # 20250904133831, and # 20250919134322 as produced by King County (the District’s treasurer); Electronic Payment Request Forms dated August 21, August 29, and September 15, 2025; credit card statements covering August and September, 2025; and the August and September payroll expense reports as produced by Gusto (the District’s payroll administrator); as summarized as follows:

August 2025

<u>Classification</u>	<u>Amount</u>
1. Capital Projects Fund	\$2,800,000
2. County Tax Fund	
3. Operating Reserve Fund	
4. Neighborhood Improvement Fund	
5. Operating Fund	
• Salaries/Benefits	
○ Salaries	\$26,662
○ Employee Benefits - Health	\$7,327
○ Employee Benefits – Retirement	\$800
○ Payroll Taxes	\$2,074
• Professional Services	
○ Accounting/Auditing	\$1,073
○ Consulting Services	\$6,502
○ Legal Fees	\$7,674
○ Website & IT Support	\$755
• General & Administrative	
○ Bank, Payroll & Inv. Fees	\$1,260

40	○ Board Support	
41	○ Dues & Subscriptions	\$577
42	○ Insurance Expense	
43	○ Office Equipment Rental	\$293
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45	○ Professional Development	
46	○ Repairs and Maintenance	\$1,771
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49	○ Travel	-\$415
50	○ Utilities	\$215
51	TOTAL FOR THE PERIOD	\$2,858,284

52
53 September 2025

54		
55	<u>Classification</u>	<u>Amount</u>
56	1. Capital Projects Fund	\$4,000,000
57	2. County Tax Fund	
58	3. Operating Reserve Fund	
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60	5. Operating Fund	
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63	○ Employee Benefits - Health	\$3,827
64	○ Employee Benefits – Retirement	\$800
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66	• Professional Services	
67	○ Accounting/Auditing	\$1,155
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70	○ Website & IT Support	\$811
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87 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
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reports as produced by Gusto (the District’s payroll administrator); are hereby approved.

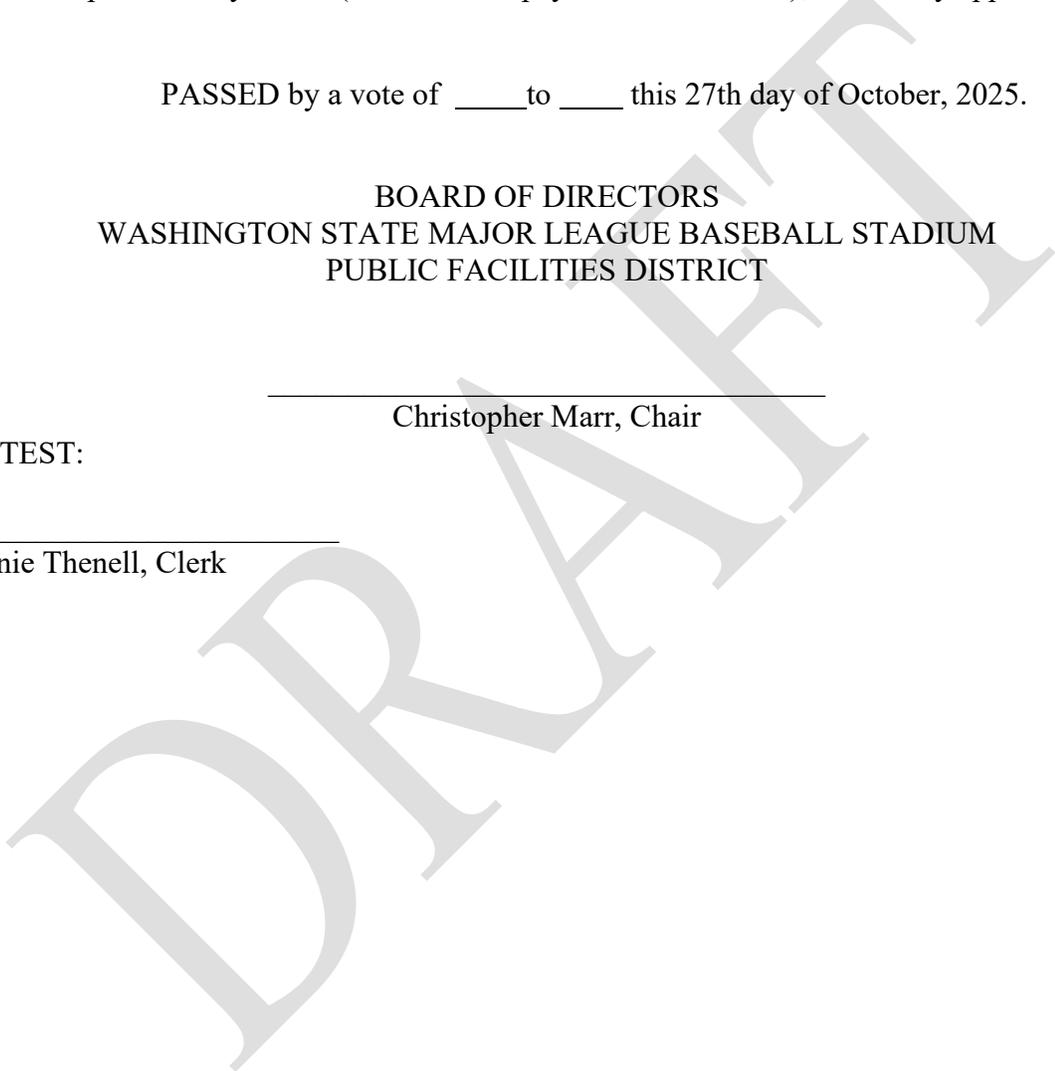
PASSED by a vote of ____ to ____ this 27th day of October, 2025.

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

Christopher Marr, Chair

ATTEST:

Annie Thenell, Clerk





Executive Director Report October 2025

Financial and Lease Management

- 2024 Audit – We have begun submitting financial documentation to the State Auditor’s Office and will be attending a virtual kick-off meeting with our auditor on October 28. We expect to have the audit finalized by the December 8 board meeting.
- O&M Review – Venue Solutions Group has finished their O&M review and will be presenting their findings at the December board meeting. They found that the Mariners continue to maintain and operate the ballpark in a manner consistent with the Applicable Standard and have made a few recommendations to the team for minor improvements.

Policy Tracking/Engagement

- Stadium Makers District – Last week, Tom and I were joined by Christian Halliburton for a call with the City’s designated attorney for the legal challenges to the Stadium District legislation. He felt optimistic that the Growth Management Hearings Board, which met October 7 to consider the merits of the Port’s challenge, had reflected its understanding of the City’s arguments in questions to the Port. As a reminder, at question with the GMHB is whether the 2022 EIS adequately considered the housing ultimately approved earlier this year and whether or not sufficient notice was given for the amendments to the legislation. We expect to hear a decision in early November. The LUPA (Land Use Petition Act) case is on a slower track than previously reported. Discovery will now be wrapped up in late-October, with mid-December for depositions, and a briefing sometime in early-2026. The City Anticipates they will renew their petitions for early summary/motion to dismiss.
- Occidental Redesign – On Monday we will be joined by representatives of the core stakeholder group (Alliance for Pioneer Square, the Seattle Parks Foundation) that has been helping to guide the Occidental Redesign as well as the design firm itself, MiG. The group will be sharing with the board some early design concepts for feedback. On the following day, MiG will be reconvening the larger stakeholder group comprised of local businesses, residents, vendors, and others who have vested interests in how the roadway and public spaces function.
- Mayor’s Budget Letter of Support – First and Goal reached out earlier this month and asked the PFD to sign on to a letter supporting the inclusion of extra funding in the Mayor’s Budget to supplement illegal vending enforcement. As you know, illegal vending can be found along Occidental Ave, as well as from the Stadium light rail station

via the snail on game days. Given the impacts to the fan experience - as well as our own investments in these areas – efforts to manage this activity overlaps meaningfully with the PFD’s mission. The PFD’s board officers agreed and we signed on (joined by the PSA, Mariners, SODO Business Improvement Area, and other partner organizations). It’s attached to this report.

Neighborhood Improvement Fund

- Pedestrian Improvement Project RFQ – We are in the middle of final negotiations and will submit a resolution to approve that firm’s contract for the board’s consideration at Monday’s meeting.

Board Development

- 2026 Board Meeting Calendar – I’ve attached here for your review the proposed meeting calendar for 2026. We continue to schedule our six annual meetings around lease or internal milestones that require board consideration. In addition, we’ve proposed that we hold the annual retreat in late-March, as we did earlier this year. We also have noted the summer Reference Ballpark Trips and can discuss options at our board meeting.

Community Updates

- SODO Pocket Park – The Pocket Park on S Industrial Way & 6th Ave S that I included in a recent Executive Director report is now complete! Over 1000 plants of various species were installed during a recent planting day, completing the area’s first park.

2026 Proposed Board Meeting Schedule

The PFD will hold Regular Meetings 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.

February 9

Board action on annual CapEx Contribution and Updated 2025 Operations Plan

March: PFD Board Retreat, Date TBD (Previous: March 20)

May 11

Review of initial 2027 CapEx Workplan

June 29

Board action on initial 2027 CapEx Workplan

Q2/Q3: Ballpark Reference Trips, Dates/Destinations TBD

September 7*

Review of 2027 Ballpark Operations and Management Plans

October 26

Board action on 2027 Ballpark Operations and Management Plans

December 7*

Board action on 2026 PFD Operations Budget

*Date falls on the first Monday of the month

October 20, 2025

Seattle City Council
600 4th Avenue
Seattle, WA 98104

Re: Addressing Unlicensed Street Vendors in the 2026 City of Seattle Budget

Council President Nelson and Council Colleagues:

As stewards of major sports and entertainment events in Seattle and in partnership with our neighbors and local partners that support the event economy, we are writing today with two requests:

1. Include the Mayor's proposed enhancements to the Joint Enforcement Team (JET) in your adopted 2026 budget; and
2. Initiate a substantial policy review in Q1 of 2026 of how the City will move forward with licensing and enforcement of unlicensed street vendors.

For the last few years, our community has seen a dramatic increase in unpermitted food and merchandise vendors showing up throughout the city. Large facilities such as Lumen Field, T-Mobile Park and Climate Pledge Arena experience an influx of these unlicensed vendors regularly, but this challenge is also apparent in and around the new Waterfront Park, adjacent to Pike Place Market, near light rail stations such as Beacon Hill, and in neighborhoods that include Capitol Hill, Pioneer Square, and the International District. The expectations for even more of this activity around FIFA World Cup games could be staggering.

Licensed vendors have long been a part of our community and the major sports and entertainment facilities in particular enjoy positive relationships with those entrepreneurs who have registered with the City of Seattle and King County Department of Public Health. However, in recent years, Seattle, along with other West Coast cities, is experiencing an influx of vendors that refuse to obtain legal permits required to conduct business and handle and serve food. The challenges with these pop-up businesses being unregulated are apparent, but of particular note, they:

- pose a health risk to the community with concerns about not properly storing meat and other perishable food or for other unsanitary conditions such as failure to have hand washing abilities;
- have an economic impact on local permitted businesses, such as mobile food trucks and brick-and-mortar restaurants – e.g., some unlicensed vendors “park” in front of existing businesses in our neighborhoods and drive away customers with no redress;
- pose a safety risk through unregulated use of propane tanks, illegal dumping of grease;
- contribute to street litter and detritus without responsibility for addressing neighborhood impact;
- block pedestrian access and right of way by taking up sidewalk space that hasn't been permitted or identified by SDOT or the City;

- in some instances (e.g., on 1st Ave N next to Climate Pledge Arena), unlicensed vendors' support vehicles block bus lanes, emergency access lanes and accessible drop off points.

The Mayor has included \$2.7 million and added six inspector positions to the street use inspections team to support increased needs for street use inspections. This is an excellent start and we encourage Council to consider fully funding these budget lines:

- Add Positions for Unpermitted Vending Enforcement
 - This change adds ongoing budget of \$1,082,000 in the General Fund, and 2.0 Street Use Inspector FTE for increased enforcement of unpermitted vending in the public right-of-way. This change will grow the team that works on making sure all vendors in the right-of-way are properly permitted.
- Add Street Use Inspector Positions
 - This change adds ongoing budget of \$1,115,000 in the Transportation Fund, and 3.0 Street Use Inspector FTE. This item is fully revenue-backed by Street Use Inspection fees, which are billed to property owners and developers. This item will add capacity to the team to allow them to take on more inspection work.
- Increase Frequency of JET Team Outings
 - This change adds ongoing budget of \$501,000 in the General Fund and 1.0 FTE for the expansion of the Joint Enforcement Team (JET), which includes Street Use Inspectors. This item increases JET team outings from 18 outings in 2025 to 50 outings in 2026

Note that while these budget adds are a significant increase in prior funding, the administration notes it only “increases JET team outings from 18 outings in 2025 to 50 outings in 2026”. In the month of September alone, at just the three major venues, there were 47 events that could and did draw unlicensed vendors.

This is why the second part of our request asks the Council to work with the Administration via a Statement of Legislative Intent to review current regulations and develop or refine policies and enforcement to address this challenge in a humane and productive way. We are particularly concerned that some of the unauthorized vendors may not be solo entrepreneurs, rather, as discovered in [Multnomah County](#), are being organized and transported to our community by actors from outside the region. We have seen other West Coast cities adopt and implement policies to address similar challenges in a way that uses existing resources and supplements through community education and partnership. We know the Mayor and his team are currently undertaking this analysis – we are writing to encourage Council to be involved as well.

Because of the expected impacts with FIFA World Cup in summer 2026, we urge Council and the Administration to undertake this work in Q1 with the hopes of realigning existing resources and partnerships to better address this inequity and public health / safety issue that is impacting our community.

Sincerely and on behalf of the following Seattle venues, organizations, and neighborhood groups:

Climate Pledge Arena
Lumen Field
T-Mobile Park
Washington State Ballpark PFD
Washington State PSA

Alliance for Pioneer Square
Ballard Alliance
Ballard Farmers Market
Capitol Hill Affiliated Businesses*
Chinatown-International Dist. BIA

Downtown Seattle Association
Friends of Little Saigon
Madrona Farmers Market
Pike Place Market
Pioneer Square Residents Council
Queen Anne Farmers Market
SODO BIA
SCIDPDA
Seattle Convention Center
Seattle Farmers Market
SeattleFWC26

Seattle Historic Waterfront
Seattle Metropolitan Chamber
Seattle Neighbor'd Farmers Market
Seattle Sports Commission
South Lake Union Chamber
University District Partnership
Uptown Alliance
Uptown Alliance LURC
Wallingford Farmers Market
Visit Seattle





* With plans underway to strengthen neighborhood representation (in absence of a BIA), the Pike & Pine Neighborhood is actively collaborating to advocate and share resources. Supporters of this effort include, but are not limited to: Dunn & Hobbes, Hunters Capital, 4N & Associates, and Thomas Goldstein & Associates, signing on in support and collectively representing customer-facing business, residents and office tenants along the Pike-Pine corridor.



Media Report October 2025

Attachments & Summary

- “Rays Owner Eyes New ‘Forever Home’ like Atlanta’s Battery” Eric Fisher, Front Office Sports, October 7, 2025
 - The Rays new owner Patrick Zalupski intends to build a domed ballpark and mixed-use development in Tampa Bay. The new property, which they hope to open by 2029, will be at least 100 acres in size and modeled after The Battery in Atlanta.
- “Tigers-Mariners Game 5 takeaways, Seattle advances to ACLS in 15-inning thriller” Staff Report, The Athletic, October 10, 2025
 - In a 15-inning game for the ages, the Seattle Mariners prevailed, beating Detroit 3-2 at T-Mobile Park. It was the longest winner-take-all game in MLB postseason history.
- “Mariners stars showed they were ready for biggest stage, even if it came in a loss” Tim Booth, Seattle Times, October 20, 2025
 - The longest season in Mariners history ended after 174 games, just one win away from the World Series. But there is hope for the Mariners future and it was highlighted by Julio Rodriguez, Cal Raleigh, George Kirby and Brian Woo. They were essential pieces to what the Mariners accomplished this season and significant to what the franchise hopes will continue into the future.
- “Seattle Mariners Cal Raleigh breaks one last HR record” Staff Report, SeattleSports.com, October 21, 2025
 - Cal Raleigh hit home run number 65 in Game 7 of the American League Championship Series, setting a new AL record of total home runs, counting the regular season and postseason. Raleigh surpassed the previous record of 64, set by Aaron Judge in 2022.

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Rays Owner Eyes New 'Forever Home' Like Atlanta's Battery

It's no secret that the Rays need a new ballpark, but the club's new owners have much bigger aspirations than that.

BY ERIC FISHER

OCT 07, 2025 | 02:41 PM



NATHAN RAY SEEBECK-USA TODAY SPORTS

The new era for the long-struggling Rays is now underway, and incoming owner Patrick Zalupski wants his own version of The Battery.

Zalupski, along with co-chair Bill Cosgrove and CEO Ken Babby, held an introductory press conference Tuesday morning and said atop his to-do list is

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to build a domed ballpark and mixed-use development, at least 100 acres in size, akin to The Battery and Truist Park [developed by the Braves](#).

The new Rays owner's admiration for his Major League Baseball colleagues in Atlanta is so great that he called The Battery "the gold standard of what we want to build and develop here in Tampa Bay," and that he's met with Braves executives to learn about their experiences. Zalupski said he intends to have the new stadium open by 2029, which would require striking a site deal fairly soon.

"It's no secret that we need a new forever home," Zalupski said. "It is our first and highest priority to find that home, here in Tampa Bay."

The session arrived two weeks after Major League Baseball owners [approved the \\$1.7 billion sale from Stu Sternberg and his partners](#). Sternberg will remain a minority owner of the franchise for the immediate future. Zalupski's interest in striking a stadium deal as soon as possible follows Sternberg's previously [abandoned plans to build a \\$1.3 billion ballpark in St. Petersburg, Fla.](#), the team's current home.

The new ownership group said they will be looking at stadium sites on both sides of Tampa Bay, but it's expected the priority will be the east side, closer to the Buccaneers' Raymond James Stadium and Lightning's Benchmark

International Arena. Any deal, wherever it happens, will likely require a public-private partnership, Zalupski said, but there have been no new stadium financing models finalized since the demise of the St. Petersburg agreement.

It's hardly surprising that The Battery will be a prominent model of what the Rays want to do, as the Braves' complex has served in the same role for many other sports teams. The Battery was also [repeatedly cited by Philadelphia officials earlier this year](#) after an arena deal was struck between Comcast Spectacor and Harris Blitzer Sports & Entertainment.

The NHL's Stars, [considering a move to suburban Plano, Texas](#), cited The Battery last week in a very similar fashion. The real estate ambitions, meanwhile, will provide a crucial and additional revenue stream for the Rays, long one of MLB's most economically challenged clubs.

“It's what you have to have in today's Major League Baseball to be successful,” Zalupski said. “Without that revenue generation, it's going to be really, really challenging, or nearly impossible, to compete with the major markets.”

The Immediate Future

The Rays, meanwhile, [remain on track to return to hurricane-damaged Tropicana Field in 2026](#) as repairs continue to the ballpark, with nearly half of the new roof panels now installed. The team played in 2025 at George M.

Steinbrenner Field in Tampa, the spring training home of the Yankees, and also the site of the new owners' press conference Tuesday.

“I think Tropicana Field is going to look better than it’s ever looked,” Babby said of the restoration efforts. “The city, behind the scenes, is doing wonderful work. The team is doing work. We’re spending a lot of time together, thinking about enhancing the [fan] experience.”

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What to Read



The AWS Outage Wreaked Havoc in Sports

Ticketmaster, FanDuel, DraftKings, and Strava all had problems.

BY MARGARET FLEMING

Featured Today

Lou Gehrig’s \$4M Jersey and the Exploding Sports Memorabilia Market

An ultra-rare sports collection is about to hit the auction block.

Inside the NFL’s Private Chef Network

Private chefs are the unsung architects of player performance.

How Vanderbilt Went From SEC Doormat

Tigers-Mariners Game 5 takeaways: Seattle advances to ALCS in 15-inning thriller



Jorge Polanco celebrates after hitting the game-winning RBI during the bottom of the 15th inning of Game 5 against the Detroit Tigers to send the Seattle Mariners to the American League Championship Series. Steph Chambers/Getty Images

By The Athletic MLB Staff

Oct. 10, 2025

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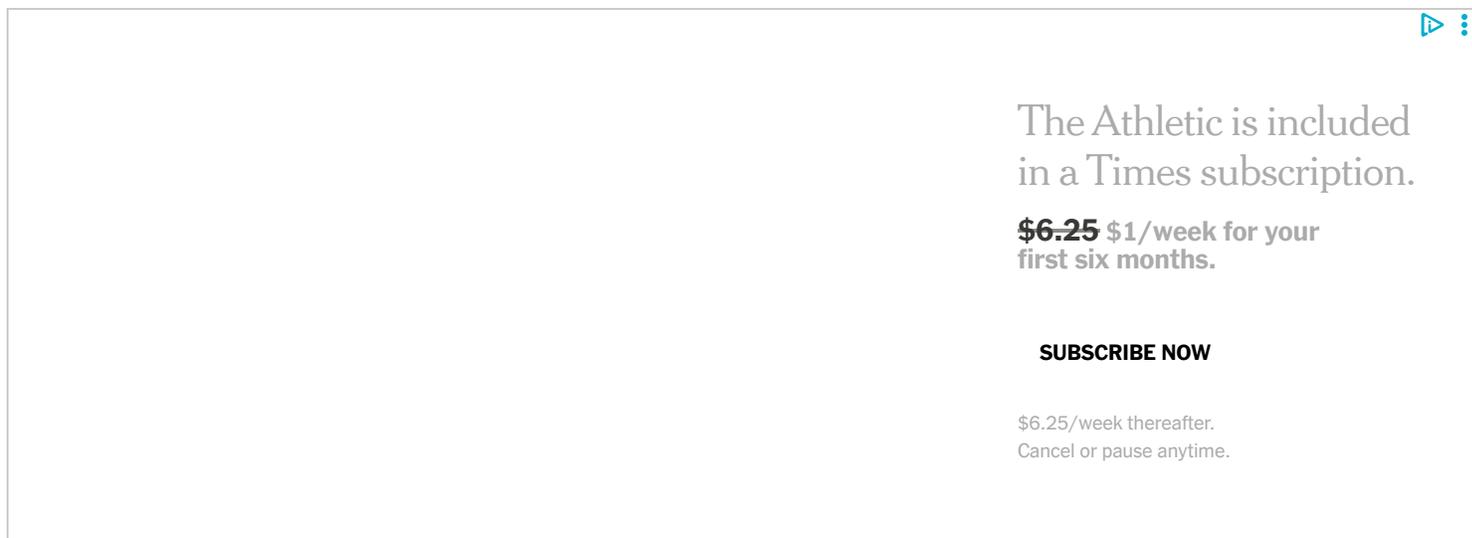
Postseason | World Series Preview | A Matchup of Stars | Guerrero's Value | October Immortality | Ohtani's Maste

By ~~Cody Stavemagen, Tyler Kepner and Chandler Rome~~

SEATTLE — In a 15-inning game for the ages, the Seattle Mariners prevailed, and now they have a chance to fill the gaping void in their franchise’s history.

more. The Mariners beat the Detroit Tigers 3-2 on Friday night at T-Mobile Park, emptying their bullpen, testing their wills and winning a game that stretched deep into the night. The Mariners emerged victorious from a game that became baseball's ultimate battle of wills. Now they advance to face the Toronto Blue Jays in the American League Championship Series.

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At the conclusion of a tension-filled 15 innings, the game ended on a walk-off single from Jorge Polanco, a flashpoint moment that sent players spilling onto the field and a seismic shock through a pulsating T-Mobile Park crowd.

To get that far, [Seattle](#) overcame six dominant innings from Detroit starter Tarik Skubal, who made postseason history as he dispatched batter after batter via strikeout. Seattle still scraped across one run against Skubal and struck again when the Tigers had to turn to their bullpen. From there, the game turned into spellbinding, scoreless theater that at times felt like it would never end.

By the 15th inning, J.P. Crawford led off with a single against Detroit reliever Tommy Kahnle. He advanced to second on a hit by pitch, advanced to third on a Cal Raleigh fly ball and eventually scored on Polanco's full-count line drive into right field.

The Mariners move on to the ALCS for only the fourth time in franchise history, joining 1995, 2000 and 2001. Meanwhile, a Tigers team that was the American League's

That was an absolute postseason classic

We just witnessed the longest winner-take-all game in MLB postseason history. In extra innings, both teams turned to starters out of the bullpen. Both teams had runners on base and favorable chances to take the lead or win the game. But baseball's fates had other things in mind. Logan Gilbert and Luis Castillo, Keider Montero and Jack Flaherty, kept escaping jams. By the end, these two teams combined to leave 22 runners on base.

For the Mariners and most of the fans at T-Mobile Park, it had to evoke memories of the last elimination game played inside this ballpark: an 18-inning marathon against the Houston Astros during Game 3 of the 2022 ALDS. Houston won 1-0 en route to the World Series title.

That game took 6 hours and 22 minutes — then the third-longest in playoff history — and the 18 innings matched the longest game in postseason history. Friday's game took 4 hours and 58 minutes to complete.





Only three times in his career had George Kirby thrown 66 pitches or fewer in a start: once this summer when he was getting shelled, and twice as a rookie, one of those times because of a rain delay. Then came Game 5 on Friday.

Kirby was rolling through five shutout innings, pumping strike after strike past the Tigers. He'd allowed one hit batter and two hits — but both were to Kerry Carpenter, bringing Carpenter's career stats to 7-for-13 with five homers off Kirby.

The Mariners are terrified of the Carpenter versus Kirby matchup. There may have been no chance that Kirby faced him three times under any circumstances, let alone in a one-run game. So after Javier Báez doubled to lead off the sixth, Dan Wilson did what modern managers do — he reached for a different arm. In theory, Kirby could have pitched carefully to Carpenter, and if he walked him, gone after Gleyber Torres, whom he had struck out twice.

But Wilson trusts Gabe Speier, who had retired Carpenter three times in this series. But Speier had been shelled in Game 4, and perhaps all those looks in the last week helped Carpenter, who launched Speier's 1-0 fastball — right down the middle at 95.4 mph — into the center field seats for a two-run homer.

@MLB · Follow

KERRY CARPENTER GIVES THE @TIGERS THE LEAD! #ALDS



6:42 PM · Oct 10, 2025



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It was a by-the-book move by Wilson, who'd been burned in Game 1 when Carpenter smoked a two-run homer off Kirby with two outs in the fifth. But one of the Mariners' strengths is their starting pitching, and by yanking his starter when he did, Wilson turned things over to a middle reliever, familiar to Carpenter, who was coming off a bad outing.

And he got burned again.

But bringing in Leo Rivas was perfect gamesmanship

The Mariners love to play matchup with their DH spot, seeking opportunities for Mitch Garver against lefties and Dom Canzone against righties. In the seventh inning of Game 5, with Kyle Finnegan on the mound, Seattle announced Canzone to bat for Garver. Tigers manager A.J. Hinch countered with lefty Tyler Holton. Wilson then pulled back Canzone for righty Rivas, the 5-foot-8 utility man who turned 28 on Friday. Rivas, who had not come to bat in the series, celebrated in style by lashing Holton's second pitch for a game-tying single to left — and the fans here made this ballpark shake.

Carpenter's October legend grows, but it's not enough

Carpenter entered his sixth-inning at-bat against Mariners left-hander Gabe Speier with a .207 career batting average and only seven home runs against left-handed pitching. For the bulk of his MLB career, manager A.J. Hinch has pinch-hit for him against lefties in key spots.

Here in the sixth, with Jahmai Jones on the top rail of the dugout as a decoy, Hinch let Carpenter hit with an eye on the right-handers in the back of the Mariners bullpen. It's unlikely Hinch could have predicted what happened: Carpenter smashing a fastball high under this retractable roof and smashing a two-run, go-ahead homer off Seattle's best left-handed weapon. Carpenter keeps growing his legend as a postseason hero.

He went 4-for-5 with two walks Friday night, and his home run off Speier might have passed last season's ALDS home run off Emmanuel Clase as his signature October moment. The problem? The Tigers mustered only four hits from the rest of their lineup. Carpenter became the first player to reach base five times and hit a home run in a decisive playoff game since Babe Ruth in Game 7 of the 1926 World Series, per OptaStats.

The Mariners intentionally walked Carpenter to load the bases with two outs in the 11th and escaped one of the game's biggest situations when Gleyber Torres flied out to right field.

Game 5 was another imposing and electric outing from the American League's best pitcher and a man who will likely be the winner of back to back Cy Young Awards. Skubal struck out 13 Mariners batters, setting a record for the most in a winner-take-all postseason game. He set another postseason record when he struck out seven consecutive batters, starting in the second inning and ending in the fourth.

Skubal pitched with his team trailing until his sixth and final inning. The Mariners battled him hard enough to raise his pitch count to 99, forcing Hinch to turn to his bullpen an inning earlier than he might have liked. Rather than cruise to a victory, Kyle Finnegan — pitching for the fourth time in this five-game series — walked a batter and surrendered a single, and left-hander Tyler Holton gave up another hit to lose the lead.

Skubal still finished with a signature October performance: 6 innings, two hits, one earned run, no walks and 13 strikeouts. In two ALDS starts, Tarik Skubal had 22 strikeouts, a 0.62 WHIP and a 2.08 ERA. But with run support sparse, the Tigers lost both games.



By The Athletic MLB Staff

Tagged To: [MLB](#), [Detroit Tigers](#), [Seattle Mariners](#)

Mariners

The Seattle Times

Mariners stars showed they were ready for biggest stage, even if it came in a loss

Oct. 20, 2025 at 10:08 pm | Updated Oct. 20, 2025 at 10:33 pm



1 of 2 | Seattle Mariners' Julio Rodríguez hits a solo home run in the third inning to make the lead 2-1 against the Toronto Blue Jays in Game 7 of the ALCS Monday, Oct. 20, 2025 in Toronto. (Dean Rutz / The Seattle Times)

By **Tim Booth**

Seattle Times staff reporter

TORONTO — For six innings, it was lining up to be a night to remember for the core pieces of what the Mariners hope is several long playoff runs carrying them over the final obstacle that has eluded them for 48 seasons.

Julio Rodríguez and Cal Raleigh, George Kirby and Bryan Woo. Three draft picks and the most important international free agent signing by the ballclub, all who came up through the Mariners system and were on display in the most important game in franchise history. They were essential pieces to what the Mariners accomplished this season and significant to what the franchise hopes will continue into the future.

So, it felt appropriate that all four had a major role in taking the Mariners to the cusp of victory in Game 7 of the American League Championship Series. It feels hollow in the aftermath but there is something to be said for the best players showing up on the biggest stage, even if the ending was an unbearably [painful 4-3 loss to Toronto](#) and watching the Blue Jays celebrate.

“We’ve all been dreaming for this moment for a long time, and just Game 7, that close a loss is really tough,” Kirby said.

The longest season in Mariners history ended after 174 games on Monday night in the most painful fashion possible. Nine outs from the first World Series in franchise history, it all fell apart in the span of three batters and one swing from George Springer that will never be forgotten north of the 49th parallel, or on the northern side of Lake Ontario.

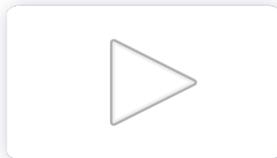
The conclusion was a gut-punch the likes of Mariners baseball has never experienced. A rather famous quote from TV reminds us that “it’s the hope that kills you,” and trying find any sort of bright side coming out of a loss like that is hollow because it’s hard to find anything bright after being floored in that fashion.

But there is hope for what the Mariners future could be and it was highlighted by who showed up in Game 7.

Rodríguez was the catalyst the M’s needed. After going hitless in his first two games of the ALCS back in the leadoff spot, Rodríguez doubled on the second pitch of the game and scored after Josh Naylor’s RBI single.

In the third inning, he added his fourth home run of the postseason when Toronto starter Shane Bieber left a slider hanging.

“When I was a kid in Loma de Cabrera I never really thought, ever, that I was going to be able to get this far in this sport. And to be able to hit a home run in Game 7 in the sport that I love, that I grew up playing, it was very special,” Rodríguez said.



Raleigh added one final trot around the bases after homering off Louis Varland in the fifth inning to give the M's a 3-1 lead. It was his fifth homer of the postseason and 65th for the entire season.

And it felt like it might be enough because of the performance Kirby turned in. Kirby had a shaky first inning, in part due to adrenaline, but recovered to throw four innings and allowed only one run, and a lively debate could be made that he deserved one more inning on the mound with how he got better as the game progressed.

Three times now, Kirby has started an elimination playoff game. In those three starts, he's thrown 16 innings and allowed two earned runs.

"It was exactly what we needed. I wish I settled in that first inning a little more but after that, kind of felt much better, was able to kind of relax a little bit and kind of just be more loose," Kirby said. "I'm just glad I was able to keep them from getting on base the last couple of innings and get out with the team in the lead."

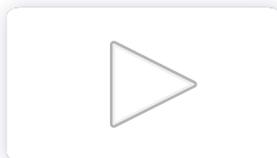
Woo was the piggyback to Kirby's start and pitched for just the second time in a month after suffering a pectoral strain on Sept. 19 pitching in Houston. He was able to work through two innings with the help of a couple of strikeouts and a key double play from J.P. Crawford.

But it was the decision to stay with Woo for the seventh that backfired. He opened the inning with a walk and gave up a single on an 0-2 pitch. Eventually Eduard BazarDO took over, and the rest is history Mariners fans will try to forget.

“I’m glad I was able to come back. Wish I was able to play a bigger role and help the team more than I did,” Woo said. “But sports it’s not always a happy ending and, you know, do what you can to make a positive impact in any way you can.”

Raleigh is the one who sets the standard in the clubhouse so the fact he called it a failure not to reach the World Series and cash in on this opportunity immediately sets the expectation moving forward. This group got a taste for the pressures of October.

“I hate to use the word failure, but it’s a failure. That’s what we expected was to get to the World Series and win a World Series,” Raleigh said. “That’s what the bar is and the standard is, and that’s what we want to hold ourselves accountable to.”



Tim Booth: *Tim Booth is a sports reporter at The Seattle Times, where he covers the Kraken and the ongoing story surrounding possible NBA expansion and helps with coverage of the Seahawks and Mariners.*

SEATTLE MARINERS

Mariners' Cal Raleigh breaks one last record with 65th HR of 2025

Oct 21, 2025, 11:33 AM



BY SEATTLESPORTS.COM STAFF

Staff report



The Seattle Mariners' season, and the magical 2025 for Cal Raleigh, came to an end on Monday night.

But not before he put his name in the MLB record books one more time.

Drayer: What the M's are left with after coming within 8 outs of World Series

In the fifth inning of Game 7 of the American League Championship Series, Raleigh blasted a solo shot to right field for his 65th homer of the year, counting both the regular season and postseason. That's a new AL record, surpassing the 64 total home runs New York Yankees slugger Aaron Judge hit in 2022.

Raleigh hit 60 homers in the regular season and added five homers in Seattle's 12 games in the playoffs – including four homers in the ALCS.



Judge hit an AL-record 62 homers in 2022, but followed that with just two homers in nine games that postseason.

Raleigh's 65 homers in 2025 is tied with Mark McGwire (1999) for [fourth-most in a single year in MLB history](#). Barry Bonds' 73 in 2001 is the all-time record, followed by McGwire's 70 and Sammy Sosa's 66 both from 1998.

That means Raleigh hit the most home runs in a single calendar year by a player who has never been connected to the use of performance-enhancing drugs.

During the regular season, Raleigh became the fourth player in AL history to hit 60 home runs. Along the way, he smashed the records for most home runs in a season by a Mariners player, surpassing Ken Griffey Jr.'s mark of 56 homers in 1997 and 1998; the MLB single-season record for most homers by a switch-hitter, surpassing Mickey Mantle's 54 homers in 1961; and the MLB single-season record for most homers by a catcher, surpassing Salvador Perez's 48 homers in 2021.

Raleigh and Judge are the top two candidates this year for the AL MVP award, which Judge has won two of the last three seasons. The MVP award winners for both the AL and NL will be announced in November after the conclusion of the World Series.

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