

Washington State Major League Baseball Stadium
Public Facilities District

T-Mobile Park
PFD Conference Room
110 Edgar Martinez Drive South
Seattle, WA 98134
February 10, 2020 2:30 p.m.

BOARD MEETING AGENDA

- A. Call to Order (Stacy Graven Chair)
- B. Items from the Audience / Public Comment (3 minutes each)
- C. Approval of the Minutes
 - December 9, 2019, Regular Board Meeting Minutes
 - December 20, 2019, Special Board Meeting Minutes
 - January 13, 2020 Special Board Meeting Minutes

D. Board Briefings and Potential Actions:

1. Welcome to Joshua Curtis, Executive Director

<u>Proposed Resolution No. 20-001</u>: A Resolution of the Board of Directors of the Washington State Major League Baseball Stadium Public Facilities District ratifying the hire of an Executive Director and delegating to the Executive Director all of the powers of that office.

- 2. Seattle Mariners Report: (Trevor Gooby, Seattle Mariners)
 - Maintenance, Operations, and Capital Projects Updates
 - 2020 Operations Budget Update
- 3. Stadium District Update (Charley Royer)
- 4. Legislative Update (Pat Dunn)
- 5. Other Updates (as needed)

E. Reports:

Chair's Report (Stacy Graven)

- Board leadership positions for 2020 (Chair / Vice-Chair / Audit Officer)
- Other

F. Board Business / Motions:

- Motion naming the Chair, Vice-Chair and Audit Officer for 2020
- G. Walking Tour of Ballpark Upgrade Projects (Trevor Gooby, Seattle Mariners)
- H. **Executive Session (if needed):** The Board will meet in Executive Session to "review contract performance of publicly bid contracts" RCW 42.30.110 (1)(d); to "evaluate the qualifications of an applicant for public employment 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). The Executive Session is expected to last less than one-half (1/2) hour. Formal Board action may be taken following the Executive Session.
- I. Adjournment

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT Monday, December 9, 2019 2:30 P.M.

Public Facilities District, Conference Room 110 Edgar Martinez Drive South, Seattle, Washington 98134

REGULAR BOARD MEETING MINUTES

CALL TO ORDER / WELCOME

Board Chair Stacy Graven called the meeting to order at 2:30 p.m. pursuant to notice. Board members present: Dale Sperling, Carol Nelson, and Omar Riojas. Paul Mar and Charley Royer were absent but excused. Tim Burgess arrived at 2:55 p.m. Staff present: Kevin Callan (Executive Director), Tom Backer (Legal Counsel), Lizanne Lyons (consultant), Pat Dunn (legislative) and Jim Reid (Falconer Group / Consultant).

ITEMS FROM THE AUDIENCE / PUBLIC COMMENTS:

None.

APPROVAL OF MINUTES:

Motion by Board member Sperling with a second from Board member Riojas to approve the minutes of the October 29, 2019 Special Board meeting. The motion carried 4-0 (Graven, Sperling, Nelson, and Riojas).

BOARD BRIEFINGS and POTENTIAL ACTIONS:

1. Seattle Mariners Maintenance, Operations, and Capital Projects Updates:

Trevor Gooby of the Seattle Mariners began by introducing Dave Wilke, who is the new Director of Facilities for the Club. Trevor then provided an update on ballpark operations, including a report on bollard permitting and roof lighting. He also reported on the status of various 2020 capital projects, including necessary improvements to the sound system, lighting control systems, roof wheel/axle replacement, and point of sale (POS) system. 2020 upgrade projects include the Terrace Club project, Lookout Landing upgrades, the Rotunda Rooftop, and Left Field Gate access improvements. [Tim Burgess arrived]. Trevor provided a PowerPoint slide deck (attached) summarizing the status of each of these projects.

Trevor then introduced potential 2021 capital projects, including the next phase of the roof wheel/axle replacement, steel painting, replacing the out-of-town scoreboard, new menu boards, broadcast cabling, and access control improvements. He noted that the Club would brief the Board further as these capital projects advance.

Trevor concluded with an update on the on-going "Enchant" holiday light show and anticipated concerts at the ballpark for 2020: "Hella Mega" and "The Stadium Tour".

2. Review of Vouchers:

Carol Nelson reported on her review of the vouchers and recommended their approval with <u>Proposed Resolution No. 19-005</u>. Following discussion, the Resolution was approved, 5-0.

3. Stadium District Update

Lizanne Lyons provided the Board with a handout (copy attached) updating the Board on the work of the Stadium District task force and future activities. She described issues surrounding the proposed redevelopment of the Port of Seattle's Terminal 46. Chair Graven requested that the Port be invited to attend a future meeting of the Board to present on its work at T-46 and elsewhere.

4. Waterfront LID Update

Tom Backer provided the Board with 'final' assessment numbers from the Waterfront LID (local improvement district). Tom noted that the final assessment for the PFD (\$172,375) was substantially lower than the preliminary assessment (\$439,928) provided in the spring of 2018 because of the reduced scope of the LID and because of some changes relating to the judgment of special benefit for the stadia. Tom noted that under the Lease with the Club, the PFD has agreed to be solely responsible for payment of the Waterfront LID assessment. If the PFD elects to pay the assessment in a single, lump-sum payment (no interest due), then payment would likely be due in the third or fourth quarter of 2020. Payment of the LID is included in the PFD's budget for 2020.

5. 2020 PFD Budget Preview

Kevin Callan shared with the Board a potential budget for 2020, which was included in the Board packet. Chair Graven noted that, while the budget was preliminary and could be refined in the new year after the new Executive Director joins, it provides direction for the year. Following discussion, the preliminary 2020 budget was approved.

6. Review of Contracts / Contract Amendments

Kevin Callan noted that all of the PFD's contracts with outside consultants are set to expire at the end of December. Kevin asked the Board for a motion extending all of these contracts for another two years, with minor changes recommended by legal counsel along with annual rate adjustments. Kevin also asked that a contract with the Arete Law Group be ratified and approved, to assist with employment law matters surrounding the search for a new Executive Director. Carol Nelson moved

the contract amendments and contract with Arete Law, and Tim Burgess seconded. Following discussion, the motion was approved.

7. Legislative Update

Pat Dunn provided a brief update on activities in Olympia and the upcoming legislative session, where sports betting legislation is likely to be considered.

8. Other Updates: None

Reports:

1. Chair's Report:

Stacy Graven reported that the PFD had completed its audit of the Club's 2017 and 2018 audited financial statements and profit-sharing numbers, using the third-party auditing firm of Clark Nuber. Ron Rausch reviewed the Club's numbers and back-up financial information as provided in the original Lease. The letter summary of Clark Nuber's findings was included in the Board packet. Stacy spoke directly with Ron Rausch following the audit and confirmed that the work was done as requested.

Stacy noted that she would share more information regarding the Executive Director Search in the Executive Session. She also noted that Board leadership positions (Chair / Vice-Chair / Audit Officer) need to be considered for 2020, and she said that she would take up the issue at the January or February regular Board meeting.

Finally, Stacy briefed the Board on an upcoming Board member appointment (not yet final), that would fill the position held by Dale Sperling for more than 15 years. With that, Stacy introduced <u>Proposed Resolution No. 19-006</u>, recognizing Dale's role and honoring his service. Stacy read the Resolution into the record (attached) and thanked Dale for all of his contributions to the Board.

Dale thanked Stacy and the Board, saying that serving on the PFD Board had been one of the most satisfying experiences of his entire professional life. He recalled the thrill of throwing out the first pitch at the 20th anniversary celebration earlier this year, and he summarized some of the high points of his service. He noted that he got to follow in the footsteps of Tom (Gibbs), Joan (Enticknap), and Bob (Wallace), who set the stage and forged the partnership with the Club that has turned out to be such a terrific success. At the same time, he noted the differences of opinion he shared during the Lease renewal negotiations, reflecting the minority of the Board. Dale ended by thanking everyone for making this a special day.

2. Executive Director's Report

Kevin Callan reported that the annual State Audit had been completed and that Stacy and Carol attended the audit exit conference with him. At the conference, the PFD received another clean report (no findings). This is the 23rd year in a row of a clean audit. Stacy and the Board thanked Kevin for his continued good work.

B. Board Business / Motions:

Chair Graven discussed the need for more regular Board meetings in the coming year, and she suggested monthly meetings at the usual time. In the event that all these meetings are not required, they can be cancelled. Following discussion, Board member Burgess moved, and Board member Nelson seconded, a Motion setting regular meetings for 2020 on Mondays @ 2:30 p.m. in the PFD's offices on the following dates:

January 13	May 11	September 14
February 10	June 29	October 26
March 9	July 13	November 9
April 13	August 10	December 14

C. Executive Session

At 3:54 p.m. Chair Graven called for an Executive Session for the reasons noted on the agenda, including evaluating the qualifications of applicants for public employment in the on-going Executive Director search. The Executive Session was expected to last 45 minutes and no Board action was planned to follow the session.

D. ADJOURNMENT:

The Executive Session was adjourned at 4:24 p.m. and the Board returned to regular session. There being no further business before the Board, Chair Graven declared the meeting adjourned at 4:25 p.m.

Kevin Callan	Stacy Graven, Chair
Recording Clerk	Board of Directors, Public Facilities District

Stadium District Update PFD Board, December 2019

- Mayor's Advisory Committee will meet 7 times, November-July. Kick-off meeting was Nov. 6th. Next meeting is Dec. 20th. (See attached roster and planning process chart)
- Four sub-groups: SODO; Georgetown/South Park; Ballard and Interbay. Each sub-group will meet approximately 6 times. (See attached roster)
- Individual one-on-one meetings are currently being held by Mayor's industrial lands facilitator, Brian Scott, BDS Planning and Urban Design.
- Emerging land use challenges: Stadium District; the Interbay Project and T46.
- Racial Equity Lens for work.
- If vote must be taken, 80% equals consensus.
- Final product will be recommendations on industrial lands policies and EIS alternatives to the Council.
- Joint PFD/PSA Stadium District Leadership Committee will meet on Dec. 16th to discuss best way to move forward engaging stakeholders.

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT Friday, December 20, 2019 8:00 A.M.

Public Facilities District, Conference Room 110 Edgar Martinez Drive South, Seattle, Washington 98134

SPECIAL BOARD MEETING MINUTES

CALL TO ORDER

Board Chair Stacy Graven called the meeting to order at 8:15 a.m. pursuant to notice. Board members present: Dale Sperling, Charley Royer, Paul Mar, Tim Burgess, Carol Nelson, and Omar Riojas. Staff present: Tom Backer (Legal Counsel) and Jim Reid (Falconer Group / consultant).

ITEMS FROM THE AUDIENCE/PUBLIC COMMENTS:

None.

EXECUTIVE SESSION:

At 8:17 a.m. Chair Graven called for an Executive Session for the reasons noted on the agenda, including evaluating the qualifications of applicants for public employment in the on-going Executive Director search. The Executive Session was expected to last one (1) hour and Board action was planned to follow the session.

ADJOURNMENT:

The Executive Session was adjourned at 9:04 a.m. and the Board returned to regular session. Chair Graven summarized the next steps in the Executive Director hiring process, which included additional candidate interviews. There being no further business before the Board, Chair Graven declared the meeting adjourned at 9:06 a.m.

Tom Backer	Stacy Graven, Chair
Recording Clerk	Board of Directors, Public Facilities District

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT Monday, January 13, 2020 2:15 P.M. Law Offices of Goldfarb & Huck, Roth, Riojas, PLLC 925 4th Ave, Suite #3950 Main Conference Room Seattle, WA 98104

SPECIAL BOARD MEETING MINUTES

CALL TO ORDER

Board Chair Stacy Graven called the meeting to order at 2:20 p.m. pursuant to notice. Board members present: Charley Royer, Paul Mar, and Omar Riojas. Tim Burgess and Carol Nelson joined the meeting by phone. Staff present: Tom Backer (Legal Counsel) and Jim Reid (Falconer Group / consultant).

ITEMS FROM THE AUDIENCE/PUBLIC COMMENTS: None.

EXECUTIVE SESSION:

At 2:22 p.m. Chair Graven called for an Executive Session for the reasons noted on the agenda, including evaluating the qualifications of applicants for public employment in the on-going Executive Director search. The Executive Session was expected to last three (3) hours and Board action was planned to follow the session.

BOARD ACTION:

The Executive Session was adjourned at 4:50 p.m. and the Board returned to regular session. Chair Graven reviewed with the Board the candidates interviewed, the Board discussed their qualifications, and the Board identified its choice. Chair Graven then moved that the Board authorize her to work with legal counsel to negotiate an employment agreement with Joshua Curtis for the position of Executive Director. The motion was approved unanimously.

ADJOURNMENT:

adjourned at 5:00 p.m.	
Tom Backer	Stacy Graven, Chair
Recording Clerk	Board of Directors Public Facilities Distri

There being no further business before the Board, Chair Graven declared the meeting



Ballpark Operations Report

Trevor Gooby
SVP
Ballpark Operations

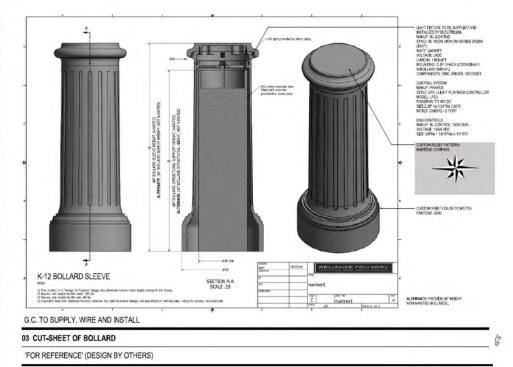


Bollards Update

URBAN DESIGN - BOLLARDS

STREET SCAPE WITH NEW BOLLARDS - OPTION 'A'



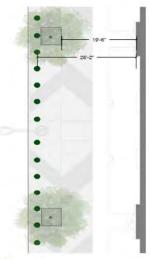






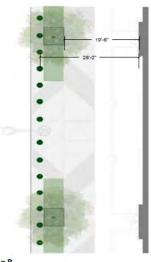
Bollards Update

URBAN DESIGN - BENCH AND PLANTER OPTIONS



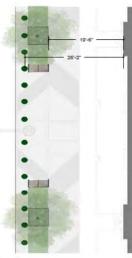
Option A

Bollards around the north, west and south perimeter of the building 2° . Or from curb. Replace existing trees with new trees in the same location, but 1-2 feet closer to the ballpark



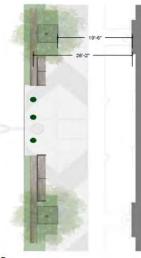
Option B

Bollards around the north, west and south perimeter of the building 2¹.0" from curb. Replace existing trees with new trees. New trees planted in existing tree location, but 1-2 feet closer to the ballpark.



Option C

Bollards around the north, west and south perimeter of the building 2'.0" from curb. Replace existing trees with new trees. New trees planted in existing tree location, but 1-2 feet closer to the ball park. New planting bed at trees. New benches at each plant bed area perpendicular to travel path.



Option D

Bollards around the north, west and south perimeter of the building 2°-0" from curb. Replace existing trees with new trees. New trees planted in existing tree location, but 1-2 feet closer to the ballpark. New planting bed at trees, as well as extended planing bed at bollards. New benches at each plant bed area perpendicular to travel path. Bollard locations to be replaced with brick clad partial height wall.

Gensler





Roof Lights



Roof Lights were completed on November 18.

The system includes more than one mile of high-quality and energy-efficient fixtures.

The LED lights shine long ribbons of white or colored light and support color-changing effects on T-Mobile Park's retractable roof and steel trusses.



Roof Lights





Roof Lights





2020 SCHEDULE

MONTH	DATES	TYPE	EVENT	COLOR SCHEME	TIMING
January	20	Holiday	Martin Luther King Day	Red, Black & Green	24 hours
February	14	Holiday	Valentine's Day	Red	24 hours
February	17	Holiday	Presidents' Day	Red, White & Blue	24 hours
March	17	Holiday	St. Patrick's Day	Green (Or Orange, White & Green)	24 hours
April	15	Community	Jackie Robinson Day	'42' in Blue, if possible	24 hours
April	22	Holiday	Earth Day	Green	24 hours
May	5	Holiday	Cinco De Mayo	Green, White, Red	24 hours
May	10	Holiday	Mother's Day	Pink	24 hours
May	16	Holiday	Armed Forces Day	Red, White, Blue	24 hours
May	23-25	Holiday	Memorial Day (Weekend)	Red, White & Blue	24 hours
June	21	Holiday	Father's Day	Blue	24 hours
June	TBD	Community	Pride Day	Rainbow	24 hours
July	4	Holiday	Independence Day	Red, White & Blue	24 hours
September	5-7	Holiday	Labor Day (Weekend)	Red, White & Blue	24 hours
September	11	Holiday	Patriot Day (September 11)	Red, White & Blue	24 hours
October	31	Holiday	Halloween	Orange	24 hours
November	11	Holiday	Veterans Day	Red, White & Blue	24 hours
December	1 Week	Holiday	Chanukah	Blue & White	24 hours
December	23-31	Holiday	Christmas	Green & Red	24 hours
December	26-31	Holiday	Kwanza	Red, Green & Black	24 hours
January	1	Holiday	New Year (US & Japanese)	Multi-Color?	24 hours
January	TBD	Holiday	Lunar New Year (Asia) - Day 1	Red	24 hours
		Celebration	Mariners Victories	Blue & Northwest Green with Blue W in Truss	2 hours after game
		Celebration	Championships (other Seattle teams)	Other team colors	Night before/Day o
		Celebration	Big Games (other Seattle teams)	Other team colors	Night before/Day o
		Ballpark Events	Concerts, Enchant, Sporting Entertainment, etc.		Night of
		Fireworks		Integrated with the show	

Roof Lights

Mariners will use light to demonstrate civic pride, support community initiatives and celebrate holidays.

Mariners to work with MLB on in-game lighting effects.



Capital Project Updates

Necessary Capital-Total Budget \$20.5 million

Sound System (\$5 million)

65% installed. System will be tested by mid-February.

<u>Lighting Control System</u> (\$1.1 million)

Contractor selected and installation begins in mid-December.

Roof Wheel Phase 5 (\$2 million)

4 wheels installed in October, 4 additional wheels will be installed in January.

POS System (\$1.6 million)

We have selected NCR as the new POS provide. To be installed in January.







Capital Project Updates

Upgrade Capital- Total Budget \$9.2 million

Terrace Club project (\$2.3 million)

Permitted and demolition is completed. Concrete to be poured on December 19th. All FFE is ordered.

Lookout Landing (\$1.7 million)

Permitted and construction has begun. All FFE is ordered.

Rotunda Roof Top (\$3.4 million)

Permit Pending. All FFE is ordered. Construction to begin in Mid to late December. Concessions Containers ordered.

<u>Left Field Gate</u> (\$1.7 million)

Permitted. Still on schedule to be completed by Opening Day.

Paid Costs

5.) Desgin / Permit Pending

Rotunda Roof Deck

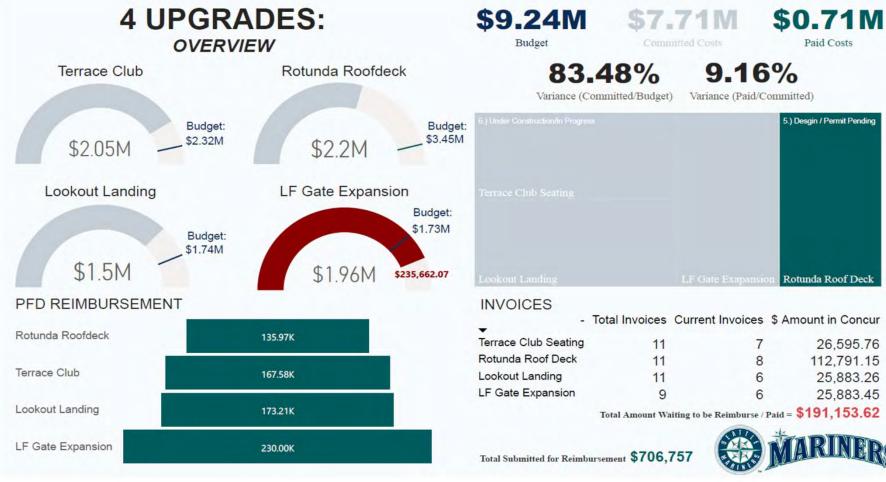
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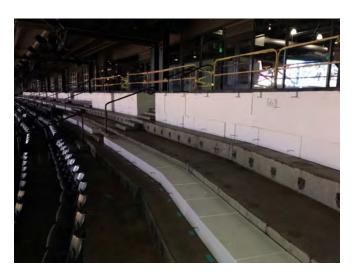
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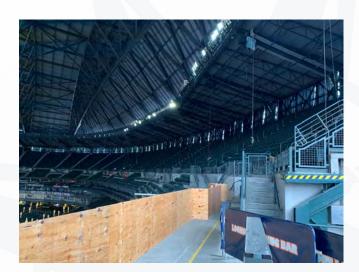




Capital Project Updates









2021 Capital Projects

Beginning review of Necessary Capitals Needs Matrix in Mid-January with B&D.

Consultants to evaluate current systems in February as 1 year plan is developed.

Large projects currently on the 2021 plan (based on the original 2015 Matrix) include:

Roof Wheels-Phase 6

Replace Out of Town Scoreboard

Steel Painting

Menu boards

Broadcast cable

Access Control

Upgrade projects will start to be evaluated during this time.



Enchant Update



Enchant opened on November 22. They are at 3 ballparks in 2019.

The owners of Enchant are very encouraged with customer reviews, sales and overall response.

Ticket sales are slightly lower than 2019 but on pace to budget.

Group sales are extremely strong.

Event Sales team has begun to discuss multi-year deal with Enchant. Enchant is looking to expand to 8-12 cities in 2020.



Concert Updates



Green Day/Fallout Boy/Weezer July 17, 2020 33,000 sold Expected Attendance 38-40K



Def Leppard/Motley Crue/Poison/Joan Jett Sept 2, 2020 On Sale-December 13 Expected Attendance 35-40K February 10, 2020

RESOLUTION NO.

A RESOLUTION of the Board of Directors of the Washington State Major League Baseball Stadium Public Facilities District ratifying the hire of an Executive Director and delegating to the Executive Director all of the powers of that office.

Proposed No.: 20-001

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

WHEREAS, pursuant to RCW 36.100.010(5)(a) and other provisions of state law, the District has the authority to hire employees, staff, and services; and

WHEREAS, the Board of the District ("the Board") determined in the spring of 2019 to begin the search process for a candidate to fill the Executive Director position, to replace the retiring Executive Director; and

WHEREAS, at its regular Board meeting on September 9, 2019, the Board agreed on the essential qualifications for the position and established a task force of three Board members to work with a hiring consultant to solicit and interview candidates for the position of Executive Director, with final candidates to be presented to the full Board for its review; and

WHEREAS, the hiring task force, led by the Board Chair, developed an announcement for the Executive Director position and broadly posted the position; and

WHEREAS, after a careful review of the resumes and applications submitted and due consideration, the task force brought three qualified candidates to the full Board for final interviews at a Special Board Meeting held on January 13, 2020; and

WHEREAS, based on those interviews and the submitted application materials, the Board selected Joshua Curtis to be the District's new Executive Director, and it directed the Board Chair to work with legal counsel to negotiate an employment agreement with Mr. Curtis for the position of Executive Director; and

WHEREAS, the Board Chair and legal counsel negotiated the terms of Mr. Curtis' offer of employment, submitted to him by letter dated January 17, 2020, and Mr. Curtis accepted the Board's offer to become PFD's Executive Director; and

WHEREAS, the Board finds that: Mr. Curtis appears to be well qualified to perform the duties as Executive Director; the District would be very fortunate to have Mr. Curtis as its Executive Director; and it is in the best interest of the District to ratify and approve the Board Chair's entering into an employment agreement with Mr. Curtis on the terms presented.

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

Section 1. The Board hereby ratifies the appointment of Joshua Curtis as the Executive Director upon the terms set forth in the January 17, 2020 offer letter on file with the District.

Section 2. Effective as of February 24, 2020, the Board hereby delegates to Mr. Curtis all of the powers of the office of the Executive Director, including but not limited to the following: (1) to direct, administer and manage the affairs and general operations of the District; (2) to enter into and execute contracts and agreements related to the purpose of the District, consistent with District resolutions; (3) to appoint, retain, and remove the staff of the District and determine the classification, grade, and compensation of the District staff; and (4) other powers and duties as may be prescribed from time to time by the Board.

<i>J</i> 1	
52	PASSED by a vote of to this 10 th day of February 2020.
53	
54 55 56	BOARD OF DIRECTORS WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT
57 58 59	Stacy Graven, Chair ATTEST:
	Clerk