



April 12, 2021
2:30 P.M.

[Microsoft Teams Meeting](#)

To call in:

+1 360-663-5914

Conference ID: 437 767 803#

Due to the COVID-19 pandemic, the PFD will be holding this Regular Meeting of the Board of Directors as an online meeting in a manner consistent with guidance from the Attorney General's office. Members of the public desiring to leave public comment should submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time. People attending the online meeting may provide text comment during the meeting; no verbal comments can be accommodated.

BOARD MEETING NOTICE AND AGENDA

- A. **Call to Order / Welcome** (Chair, Stacy Graven)
- B. **Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- C. **Approval of the Minutes**
 - 1. March 8, 2021, Regular Board Meeting Minutes
- D. **Board Briefings and Potential Actions:**
 - 1. Club Update (Fred Rivera, Trevor Gooby) – *Presentation Only*
 - a. 2019/2020 Ballpark Management, Operations and Community Benefit Report

- b. First Homestead – Report Out
- 2. Review of Vouchers (Treasurer, Tim Burgess) – *Materials Included*
 - a. Proposed Resolution 21-007

E. Reports

- 1. Chair’s Report (Stacy Graven)
- 2. Executive Director’s Report (Joshua Curtis)

- F. Executive Session:** The Board will meet in Executive Session to “review contract performance of publicly bid contracts” RCW 42.30.110 (1)(d) 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

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WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, March 8, 2021, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914
Conf. Code: 598 511 130 #

REGULAR BOARD MEETING MINUTES

Due to the COVID-19 pandemic, the PFD held this Regular Meeting of the Board of Directors as an online meeting in a manner consistent with guidance from the Attorney General's office. Members of the public desiring to leave public comment were directed to submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time. People attending the online meeting were provided the option to provide text comment during the meeting.

CALL TO ORDER

Board Chair Stacy Graven called the meeting to order at 2:35 p.m. pursuant to notice. Other board members joining the Microsoft Teams meeting: Tim Burgess, Carol Nelson, Omar Riojas, and Chris Marr. Paul Mar joined the meeting at 2:39 p.m. Charley Royer was absent but excused. Staff and consultants present: Joshua Curtis (Executive Director), Tom Backer (Legal Counsel), Pat Dunn (Legislative), and Lizanne Lyons (Consulting). Also joining were Fred Rivera, EVP and General Counsel at the Seattle Mariners, Trevor Gooby (Seattle Mariners), Carmela Ennis (King County Council staff), and Rollin Fatland (Consultant) by phone.

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

Before making a motion to approve the February 8, 2021 Board Meeting Minutes, Chair Graven noted that the draft of the February meeting minutes should have noted Member Nelson's early departure during the meeting. Chair Graven then made the motion to approve the February 8, 2021 Board Meeting Minutes, with the noted amendment. Member Burgess moved to approve the minutes, seconded by Member Nelson. Motion carried 6-0.

BOARD BRIEFINGS

Club Update (Fred Rivera, Trevor Gooby), PPT and Presentation

Trevor Gooby stated that the Club was in constant contact with State and local health agencies to finalize a plan for fans to attend games at a reduced attendance and was confident this would happen.

Fred Rivera stated that the PFD was aware of the events leading to the departure of former President and CEO of the Club, Kevin Mather. He stated that Mr. Mather's statements did not reflect the type of organization the Club is or aspires to be. He anticipated a statement in the press over the next week to lay out process for finding Mr. Mathers' replacement. He also stated

that the Club made two exciting new hires recently: Charles Johnson (VP of Corporate Partnerships) and Kari Escabedo (SVP of Information Technology).

Mr. Rivera provided the board an overview of recent community service work. The Club entered into a partnership with Seattle University for a new MBA fellowship with the goal of diversifying the sports and entertainment industry. As part of the fellowship, the Club would host BIPOC fellows from finance and marketing academic programs. This work is a result of commitments from last year regarding racial justice and social equity. In addition, the Club would be announcing a new grant to support community BIPOC small businesses that have been impacted by COVID.

Mr. Rivera described the current and planned work on the Pyramid event and food and beverage spaces that the Club has leased. The Club hired an architect, contractor, restaurant consultant, and project manager and expects the two spaces – one an event space that will open as a beer garden during neighborhood events and the other a restaurant that would be open 6-7 days/week – to open in April 2022.

2021 State Legislative Update (Pat Dunn) *Presentation Only*

Pat Dunn provided an update to the Board on the 2021 legislative session, which, at 105 days, is a long session. He stated that most of the funding that was cut last June has been restored. There has been a serious effort to pass a transportation package, which may end up being a smaller package. In addition, there's a data privacy bill being considered (Mr. Rivera stated the Club already complies with the California data privacy, which is more stringent than the current bill being considered). There is also a bill that would allow limited online betting on sports while fans are physically at venues, such as the ballpark.

Designation of PFD Agent (Joshua Curtis) – *Materials Included*

Joshua Curtis introduced Resolution 21-005, which designated the Executive Director as the PFD agent to receive any claims for damages under Chapter 4.96 RCW. Member Burgess moved the resolution, seconded by Member Mar. Resolution passed 6-0.

Review of Vouchers (Tim Burgess) – *Materials Included*

Member Burgess introduced Resolution 21-006 to approve the January Vouchers. Member Burgess stated that he had reviewed the vouchers and was recommending the resolution be adopted. After no questions, Chair Graven asked for approval of Resolution 20-017. Member Mar moved the resolution, seconded by Member Nelson. Resolution passed, 6-0.

REPORTS

Chair's Report

Chair Graven stated that Mr. Curtis has now been serving as the PFD's Executive Director for over a year and that the Board's HR task force is working on an annual review.

Executive Director's Report – Materials Included

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

EXECUTIVE SESSION

The Board did not enter into an Executive Session.

ADJOURNMENT

There being no further business before the Board, Chair Graven declared the meeting adjourned at 3:30 p.m.

Joshua Curtis
Recording Clerk

Stacy Graven, Chair
Board of Directors, Public Facilities District

1 April 12, 2021

Proposed No.: 21-007

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3 RESOLUTION NO. ____

4 A RESOLUTION to approve payment vouchers.

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

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

10 WHEREAS, Resolution No. 449 [Proposed No. 15-006] designated the Board Chair
11 or the Chair’s designee to review and approve payment vouchers, subject to final review
12 and approval by the Board; and

13 WHEREAS, Board member Tim Burgess has been designated by the Board Chair to
14 review and approve payment vouchers; and

15 WHEREAS, the Auditing Officer and Board member Burgess have reviewed and
16 approved ballpark vouchers #20210208130402 and #20210223122102, etc., as summarized
17 as follows:

<u>February 2021</u>	
<u>Classification</u>	<u>Amount</u>
1. Benefits	\$1,637.30
2. IT Support/Website/Domains	\$1,476.46
3. Consulting Services	\$25,540.00
4. Legal Fees	\$7,231.00
5. Equipment	\$957.82
6. Supplies	\$19.45
7. Meeting & Board Expenditures	\$3,450.00
8. Telephone/Wireless	\$533.55
9. Cleaning & Maintenance	\$516.00
10. <u>General and Administration</u>	<u>\$41.25</u>
TOTAL FOR THE PERIOD	\$41,402.83

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34 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
35 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
36 FACILITIES DISTRICT AS FOLLOWS:
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38 Voucher #20210208130402 and #20210223122102, etc., as reviewed by the
39 Auditing Officer and Board designee (monthly summaries attached) is hereby approved.

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PASSED by a vote of ____to ____ this 12th day of April 2021.

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

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ATTEST:

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Liv Bacon, Clerk

Stacy Graven, Chair



April 12, PFD Regular Board Meeting Executive Director Report

Highlights

- Stadium District Task Force – As previously reported, the work of the Mayor’s Maritime and Industrial Advisory Group has been extended by several months to accommodate four more meetings of the group. The City intends to conclude the group’s work in late-May, with Council action possible in mid- to late-July. We continue to work with our partner the Public Stadium Authority to highlight the opportunities that residential development would provide as part of the Neighborhood Industrial (formerly, Makers District) land use designation.
- Stadium District Poll – To inform our work on the Mayor’s advisory group, the PFD and PSA commissioned EMC Research to conduct a poll of 500 likely voters on specific elements of the proposed Neighborhood Industrial land use designation. I have included a summary memo from EMC Research in the board packet. The results are very clear: likely voters are very supportive of the elements of the land use designation, including the inclusion of workforce housing.
- Website Redesign – Parallel Public Works has completed a beta version of the website, which the Website Task Force, PFD staff, Tom, and the Rebecca Hale at the Mariners have been reviewing. A public beta version will be available shortly and board members will be invited to review and provide feedback over several weeks before the website is deemed “final”.
- Maintenance and Operations Report – I am working with Tom Backer and CAA ICON – and consulting with the Mariners – to prepare for a procurement process to identify a vendor to conduct the ballpark Maintenance and Operations review this year. This is similar to the review that Marx|Okubo previously conducted for us. I will update the board on expected process and timeline at the May board meeting.

Administrative

- Staffing – I am pleased to welcome our new Office Manager, Liv Bacon, to the PFD. Out of a very qualified candidate pool, Liv's background in accounting and bookkeeping, her professionalism, and her understanding of, and eagerness to work for, the PFD made her the natural pick. She recently moved to Seattle from the LA area with her husband. Her first day was April 5th.
- Ballpark Visits – I will be working with CAA/ICON to identify some itinerary options for ballpark visits and will share some early thoughts with the Board. I would also like to discuss timing in light of vaccination rates, variants, and other continually evolving COVID factors.



TO: Sandeep Kaushik, Soundview Strategies
FROM: Andrew Thibault, EMC Research
RE: Seattle Stadium Area Rezoning Survey Results
DATE: April 5th, 2021

Methodology

This memo is based on a citywide survey of registered voters in Seattle. A total of 500 interviews were conducted, with a mix of live phone and SMS text-to-web data collection. The fielding period was March 8th-11th, 2021. These results are representative of the entire Seattle voter population within ± 4.4 percentage points at the 95% confidence interval.

Overview

Seattle voters overwhelmingly support a proposal to change the zoning around the downtown sports stadiums to allow for mixed-use development.

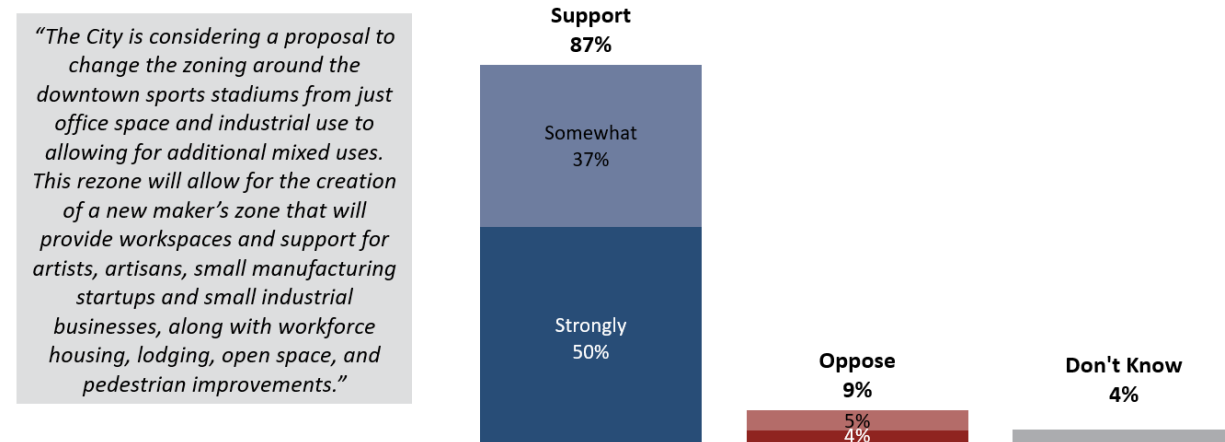
When presented with a series of supporters' and opponents' statements about the potential benefits and drawbacks of the proposal, voters find the supporters' position more convincing by a wide margin in every case.

A strong majority of Seattle voters say they would be more likely to visit the area around the stadiums because of this redevelopment/revitalization effort.

Support for Rezone Proposal

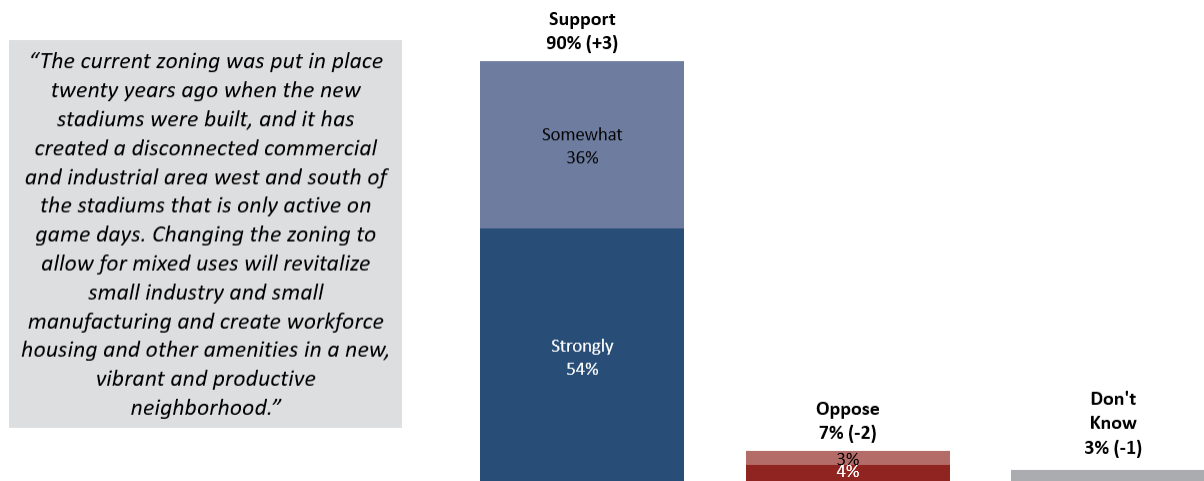
Initial Support

Initially, close to nine-in-ten (87%) Seattle voters support "a proposal to change the zoning around the downtown sports stadiums from just office space and industrial use to allowing for additional mixed uses." Half (50%) of voters strongly support the proposal and there is almost no opposition.



Informed Support

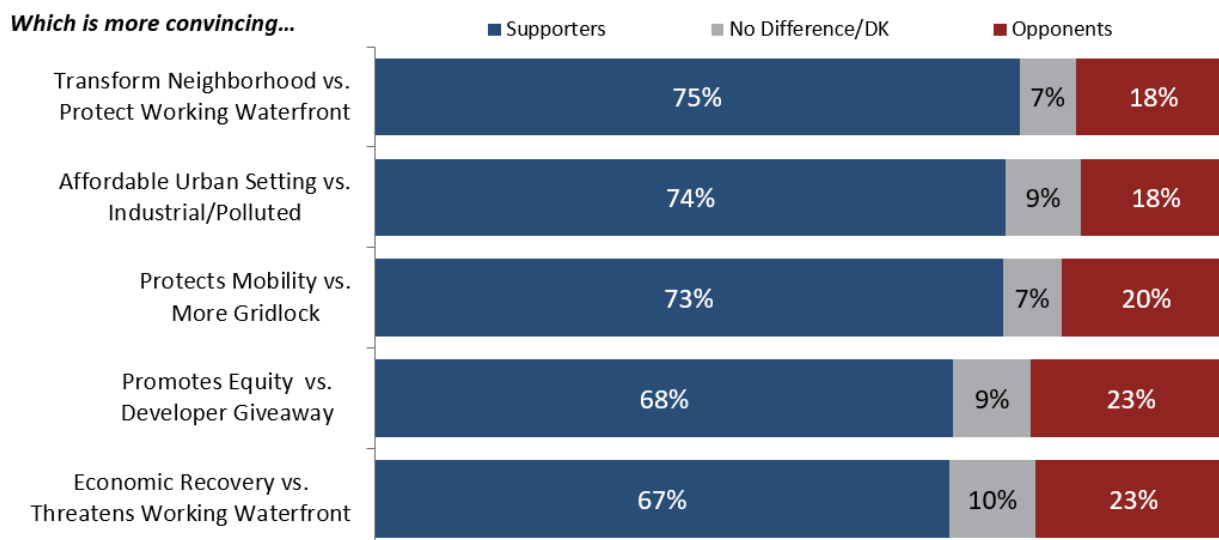
After hearing additional information about the purpose of the rezone, 9-in-10 Seattle voters support the proposal and more than half (54%) strongly support it. Opposition drops to 7%, with only 4% strongly opposed.



Supporters' and Opponents' Statements

Respondents heard pairs of statements about the potential benefits and drawbacks of the proposal and were asked which statement was more convincing to them. For each of the five pairings tested, two-thirds or more of voters considered the supporters' statement more convincing.

The full text for each pair of statements is provided on the next page.



Full Supporters/Opponents' Statement Text

Protect Working Waterfront vs. Transform Neighborhood

- **Opponents say** that instead of rezoning and redeveloping the area, the city should focus on protecting and investing in Seattle's working waterfront and the people and businesses that depend on these last few industrial lands.
- **Supporters say** that just like the new downtown waterfront park, this is a once in a lifetime opportunity that will define this area for the next 100 years. They say this plan is an opportunity to transform underutilized warehouses and vacant lots into a vibrant new area where people can live, work, and visit safely year-round, not just on game days.

Industrial vs. Affordable Urban Setting

- **Opponents say** it makes no sense to put housing in an industrial area with pollution and unhealthy air and that this is just another example of developers and pro-growth interests pushing cheaper housing into unhealthy and unsafe areas where nobody else wants to live.
- **Supporters say** the air quality around the stadiums is no different than in Pioneer Square and that this city desperately needs the hundreds of units of affordable housing in this plan. They say this housing will attract young, diverse workers and entrepreneurs who want to live and work in an affordable urban setting.

More Gridlock vs. Protects Mobility

- **Opponents say** there are already more than three hundred events a year at the stadiums with over six million visits creating traffic gridlock which hurts local industry and the Port. They say more development and traffic will make it even harder for industrial and maritime businesses to survive.
- **Supporters say** this plan will create significantly less traffic than the new offices that will likely be constructed if the current zoning stays the same. And ongoing mobility improvements like the new tunnel, light rail, more buses, better and safer walking and biking infrastructure, and overpasses that separate rail from car and truck traffic, will move more people while protecting freight mobility.

Developer Giveaway vs. Promotes Equity

- **Opponents say** this proposal is just another example of city hall bending over backwards for big developers who want to grab up the last parts of old, blue collar Seattle to build new hotels, entertainment venues, and office and residential buildings that will mostly benefit those who least need it.
- **Supporters say** that equity and a focus on those who have historically been excluded from the benefits of Seattle's economic prosperity is a fundamental part of this proposal. Affordable housing, job training, and supporting women and minority owned businesses are all central to this inclusive economic recovery plan.

Threatens Working Waterfront vs. Economic Recovery

- **Opponents say** this rezone will threaten our already disappearing working waterfront and the hundreds of family wage blue-collar union jobs it supports. That's why the Port of Seattle, the longshoreman's union, and some other employers and workers oppose this plan.
- **Supporters say** this plan has broad support, including from union members who need construction work. Supporters say in addition to creating these new union jobs, this plan will repopulate the area with small manufacturing, creating hundreds of new living wage jobs and jump-starting Seattle's economic recovery.