



**Washington State Major League Baseball
Stadium Public Facilities District**

[Microsoft Team Online Meeting](#)

To call in:
+1 360-663-5914
Conference ID: 513 586 636#

May 11, 2020, 2:30 P.M.

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 & 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. February 10, 2020, Regular Board Meeting Minutes
 - 2. March 31, 2020, Special Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
 - 1. Seattle Mariners – Update on COVID-19 Response and Impacts (Fred Rivera)
 - 2. Seattle Mariners Proposed 2021 Cap Ex Projects and 10-Year Rolling Capital Plan
 - a. Report (Trevor Gooby)
 - b. CAA/ICON & PFD Cap-Ex Task Force Review (Joshua Curtis)
 - c. Board Discussion/Questions
 - d. Next Steps
 - 3. Mayor's Industrial and Maritime Stakeholder Committee Task Force Review (Joshua Curtis)

4. Review of Vouchers (Tim Burgess)

a. Proposed Resolution 20-003 – Approval of Vouchers

E. Reports

1. Chair's Report (Stacy Graven)

2. Executive Director Report (Joshua Curtis)

F. Adjournment

#

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT
Monday, February 10, 2020 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: Charley Royer, Paul Mar, Carol Nelson, Tim Burgess, Omar Riojas, and Chris Marr. Staff present: Tom Backer (Legal Counsel) and Pat Dunn (legislative).

Chair Graven began the meeting by introducing and welcoming our newest Board member, Chris Marr. Chris shared with the Board his background, experience, and current work status, and he expressed his enthusiasm for joining the Board. Chair Graven also introduced Carmella Ennis from King County Council staff, who will be attending future meetings of the District.

ITEMS FROM THE AUDIENCE / PUBLIC COMMENTS: None.

APPROVAL OF MINUTES:

Following suggested amendments to the December 9th minutes from Board member Riojas, motion by Board member Mar with a second from Board member Nelson to approve the minutes of the December 9, 2019 Regular Board meeting (as amended) and the minutes of the December 20, 2019 and January 13, 2020 Special Board meetings. The motion carried unanimously.

BOARD BRIEFINGS and POTENTIAL ACTIONS:

1. Welcome to Joshua Curtis, Executive Director:

Chair Graven welcomed the District's new Executive Director—Joshua Curtis—who will formally start work on February 24th. Joshua expressed his excitement for joining the PFD as its next Executive Director, and he shared with the Board more of his background that led him here. Board member Mar introduced Proposed Resolution No. 20-001, ratifying Joshua's hire as Executive Director and delegating to him all of the powers of that office. Board member Burgess seconded. Following discussion, the resolution was approved unanimously.

2. Seattle Mariners Report:

Trevor Gooby, Senior Vice President of Ballpark Operations for the Seattle Mariners, began by noting that the Club's 2020 season at the ballpark begins on March 26th with a home game against the Texas Rangers. While there is lots of construction activity underway at the ballpark, Trevor said that it is all on schedule and that most would be completed by opening day.

Trevor reviewed the on-going work with a PowerPoint presentation (attached), including the status of necessary improvements and ballpark upgrades. The report also described the sound system upgrade (nearly complete), thoughts on the winter "Enchant" light festival, and an update on 2020 concerts (adding an August Guns N' Roses show). Later in the meeting Trevor would lead the Board on a tour of the upgrade improvements.

Board Chair Graven asked about the cancellation of Mariners' 'Fan Fest' for this year. Trevor explained that in the past the event had included activities on the playing field and, because of Enchant, the field was being re-sodded and was unusable. Trevor says the Club is rethinking how best to accomplish Fan Fest in Seattle and suggested that it would be back in the future (but likely not on the field).

Board member Chris Marr asked about the number of events annually at the ballpark. Trevor noted that there were 81 home baseball games a year, plus more than 220 other events throughout the year. Trevor also noted the need for some 'down' days in order to complete the ballpark capital projects previously described.

Finally, Trevor said that the Club would bring its 2020 operations budget to the Board meeting in March and would soon be ready to sit down with the PFD to begin discussing potential capital projects for the 2021 off-season.

3. Stadium District Update

Charley Royer provided the Board with a brief update on the work of the Stadium District task force. Paul Mar noted that the Port of Seattle's plans for nearby T-46 were summarized in a recent article in the NW Asian Weekly. Paul offered to share the article with the Board. Stacy said that she anticipates asking a representative from the Port to attend the March regular Board meeting. They could present the Port's plans for T-46 and describe its potential impacts on the neighborhood.

4. Legislative Update

Pat Dunn provided a brief update on activities in Olympia, noting that bills allowing for limited sports gambling appear to be advancing in both houses. He said that Fred Rivera from the Club anticipates providing a full report at the next regular Board meeting in March.

5. Other Updates: None

Reports:

Chair's Report:

Stacy Graven reported that she had discussed Board leadership positions with all of the Board members and that she appreciated everyone's flexibility and willingness to serve. Charley Royer then nominated the following Board members for these positions: Chair, Stacy Graven; Vice Chair, Carol Nelson; and Treasurer, Tim Burgess. Paul Mar seconded and, following discussion, the motion was unanimously approved.

Walking Tour of Ballpark Upgrade Projects:

Trevor Gooby of the Mariners led everyone present on a brief walking tour of the four major upgrade improvements underway at the ballpark. Trevor was joined by the project manager from Skanska, which is the lead contractor for the work. Following the tour, the Board returned to the PFD's offices.

Executive Session

At 3:52 p.m. Chair Graven called for an Executive Session for the reasons noted on the agenda. The Executive Session was expected to last 30 minutes and no Board action was planned to follow the session.

ADJOURNMENT:

The Executive Session was adjourned at 4:15 p.m. and the Board returned to regular session. There being no further business before the Board, Chair Graven declared the meeting adjourned at 4:16 p.m.



Tom Backer
Recording Clerk



Stacy Graven, Chair
Board of Directors, Public Facilities District

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Tuesday, March 31, 2020, 10:00 A.M.

Conference Call:

Dial: 1-866-931-7845

Conf. Code: 152792

SPECIAL BOARD MEETING MINUTES

Due to the COVID-19 pandemic, the PFD convened this Special Meeting of the Board of Directors telephonically. Members of the public desiring to leave public comment were directed to submit them to curtisj@ballpark.org prior to the meeting start time.

CALL TO ORDER

Board Chair Stacy Graven called the meeting to order at 10:00 a.m. pursuant to notice. Board members joining the conference call: Paul Mar, Tim Burgess, Carol Nelson, Omar Riojas, Christopher Marr. Charley Royer joined the call at 10:09 a.m. Staff present on the conference call: Joshua Curtis (Executive Director) and Tom Backer (Legal Counsel).

PUBLIC COMMENT

No written public comment was received.

BOARD BRIEFINGS/ACTION

Chair Graven stated that the primary reason for calling this meeting was to ensure that the new Executive Director, Joshua Curtis, could conduct core operations of PFD. Specifically, the resolution under consideration would: 1) appoint Joshua as Auditing Officer, which would allow him to take over the former Executive Director's role in issuing warrants for the payment of vendors; 2) authorize Joshua to open a bank account for the purposes of establishing payroll, and; 3) authorize Joshua to secure a business credit card for the District in order to pay for office supplies and other essentials.

Joshua clarified that his role as Auditing Officer – authorizing payments to vendors and reimbursements to the Mariners – would be distinct from Tim Burgess's role, who would be responsible for reviewing and approving these invoices at board meetings.

Chair Graven asked the Board members if they had reviewed the resolution, to which Board members responded in the affirmative.

Joshua and Tom Backer confirmed for the Board that Kevin was technically a "vendor," as such, was payed directly by King County. Joshua is a PFD employee, and so there will be a payroll vendor who will run all the paychecks through a zero-balance bank account set up and maintained by King County. Joshua will not be responsible for compensating himself and board members will have the ability to review and approve all payments on at least a quarterly basis.

Omar Riojas asked if the Board needed to pass a resolution removing Kevin Callan as the previous Auditing Officer. Tom Backer stated that, as Kevin was no longer employed as the Executive Director, no further action by the Board was necessary.

Motion by Tim Burgess to approve Resolution 20-002, seconded by Carol Nelson. Motion carried in a 7-0 vote.

ADDITIONAL COMMENTS

Chair Graven asked Joshua and Charley Royer to quickly brief the Board on the Mariners COVID-19 response and Industrial Maritime Lands Committee, respectively.

Joshua reported that the Mariners had suspended all non-essential work and were finishing up an essential project related to the replacement of an electrical breaker. They maintain a skeleton crew, primarily comprised of security guards, at the ballpark but are otherwise observing the Governor's "stay at home" directive. Joshua stated that he and Tom Backer had a phone call scheduled on Wednesday, April 1, with Fred Rivera and Trevor Gooby to discuss any other updates on the Mariners' response to COVID-19.

Charley reported that the Mayor's Industrial Maritime Lands Committee was currently on pause. The PFD will continue to work with the Public Stadium Authority and Mariners to refine a PPT that will be presented to the committee in late-April in a format to be determined. The committee is hopeful it can still meet the Mayor's June deadline.

Carol Nelson asked for clarification on the Board's ability to vote by phone, which she had understood to be prohibited by Board by-laws. Tom Backer clarified that the Board is operating under the Governor's COVID-19 order, which allows public meetings to be held telephonically and for "necessary and routine" decisions to be made for the time being.

ADJOURNMENT

There being no further business before the Board, Chair Graven declared the meeting adjourned at 10:25 a.m.



Joshua Curtis
Recording Clerk



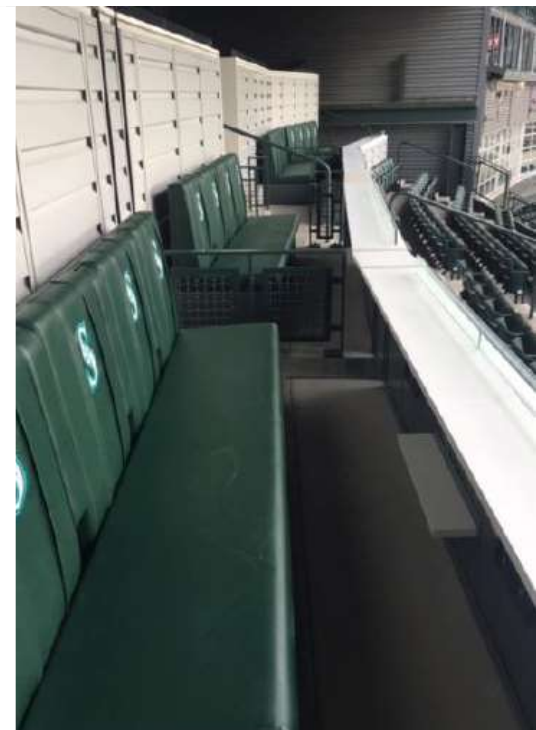
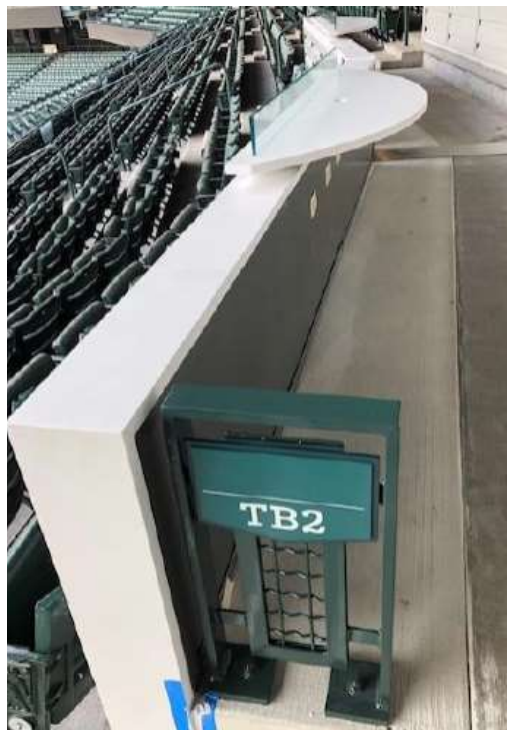
Stacy Graven, Chair
Board of Directors, Public Facilities District



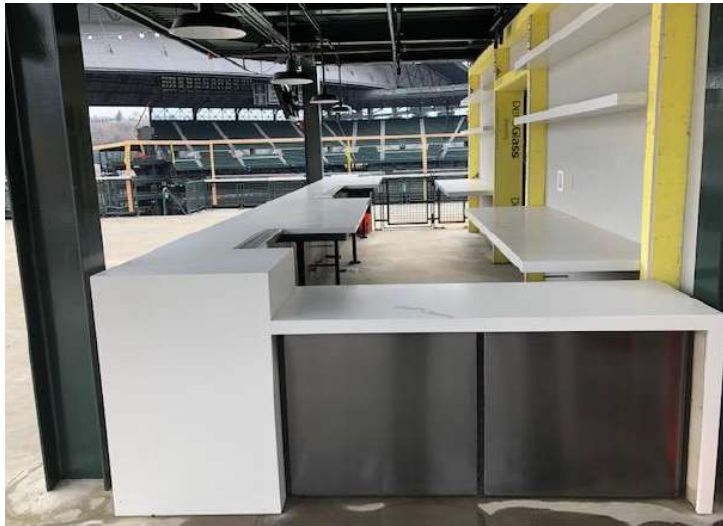
T-Mobile Park 2020/2021 Capital Projects

Seattle Mariners





Terrace Club Loge Boxes



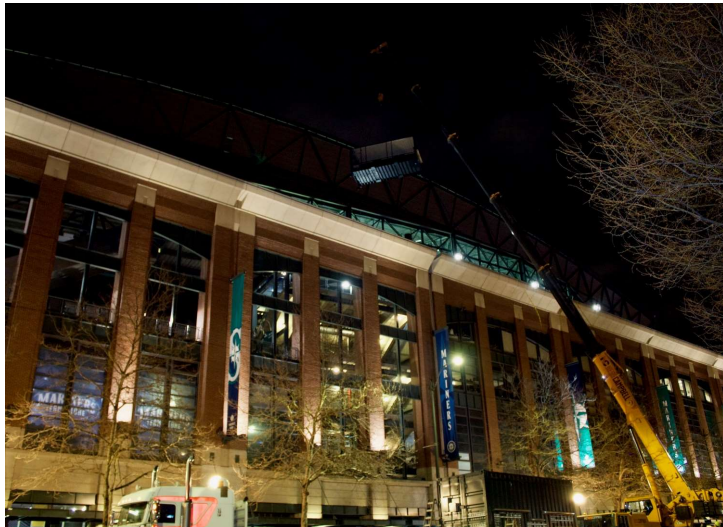
Trident Deck Bar



Trident Deck



Rooftop Boardwalk



Rooftop Boardwalk – Connex Boxes



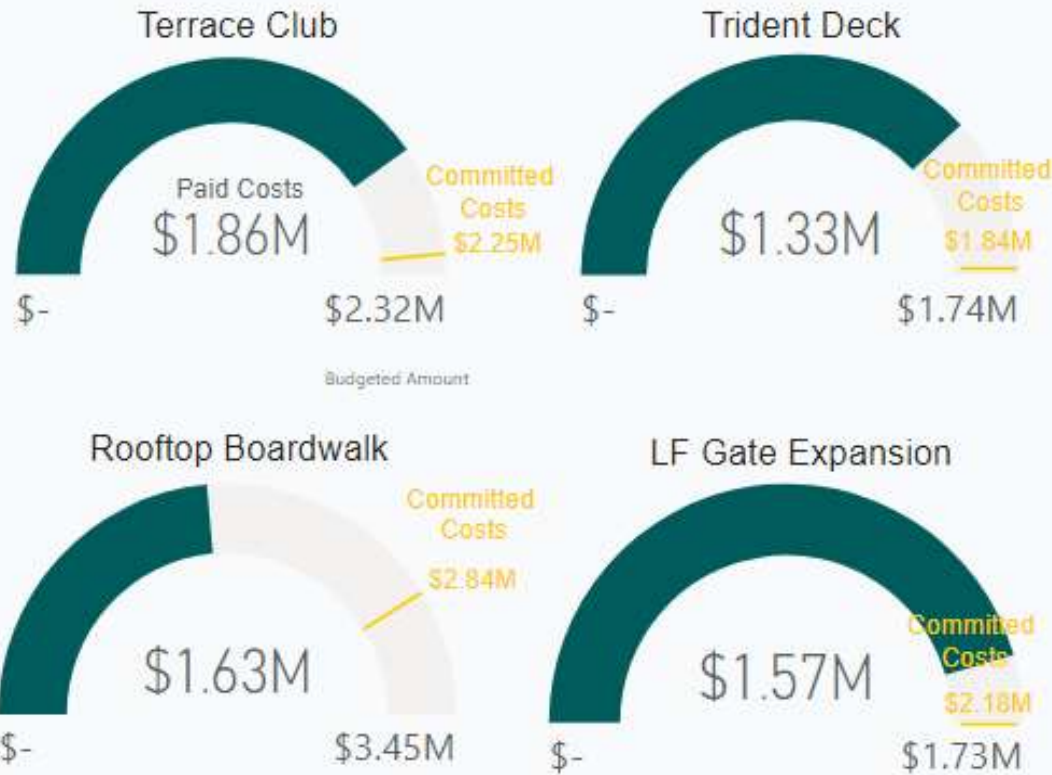
Rooftop Boardwalk – Kid's Area



LF Gate Expansion



4 UPGRADES: OVERVIEW



\$9.24M

PFD's Budget

\$9.11M

Committed Costs

\$6.39M

Paid Costs

98.60%

Variance (Committed/Budget)

70.12%

Variance (Paid/Committed)

PFD REIMBURSEMENT

RU01-2020-Terrace_Club_S...

\$1.86M

RU03-2020-Rotunda_Roof_...

\$1.63M

RU04-2020-Gate_Expansion

\$1.57M

RU02-2020-Lookout_Landing

\$1.33M

\$6.39M

Total Reimburse by PFD

2020 CapEx **\$29.8M** **\$21.98M** **\$16.54M** **52**
PFD Budget Committed Costs Paid Costs Total Projects

Capital Overview



82.65%
Variance (Committed vs Budgeted)

75.22%
Variance (Paid vs Committed)

\$5.45M
Balance Between Paid and Committed



General Building
22 Projects



MEP & Operational
6 Projects



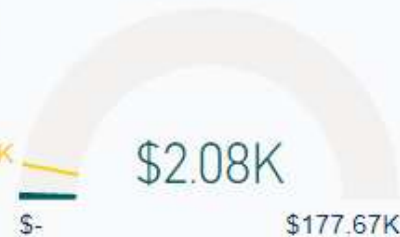
Roof
6 Projects



Technology
5 Projects



Procurement
4 Projects



Upgrades
4 Projects



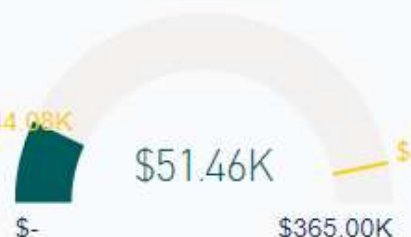
Security
2 Projects



Baseball Ops
1 Project

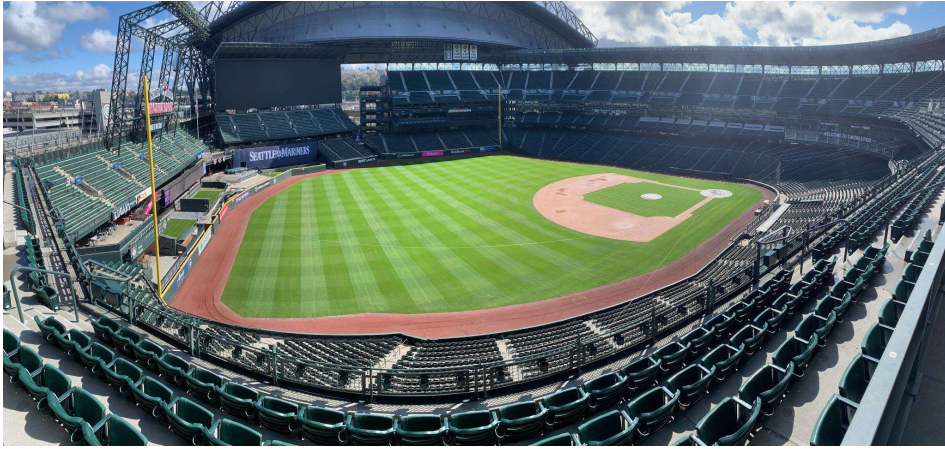


Food and Beverage
1 Project



Other Projects
1 Projects





Proposed 2021 Capital Plan

Proposed 2021 Capital Plan

Our 2021 Capital Plan includes 31 projects estimated to cost **\$7,374,860**. Major projects include:

1. Bollards: \$1.8 for first phase
2. Retractable Roof Bogie Wheels Replacement: \$2M (next phase)
3. Enhanced ADA Features: \$640k
4. Exposed Steel Repainting Program: \$425k
5. Replacement of various mechanical, electrical and plumbing components: \$395k

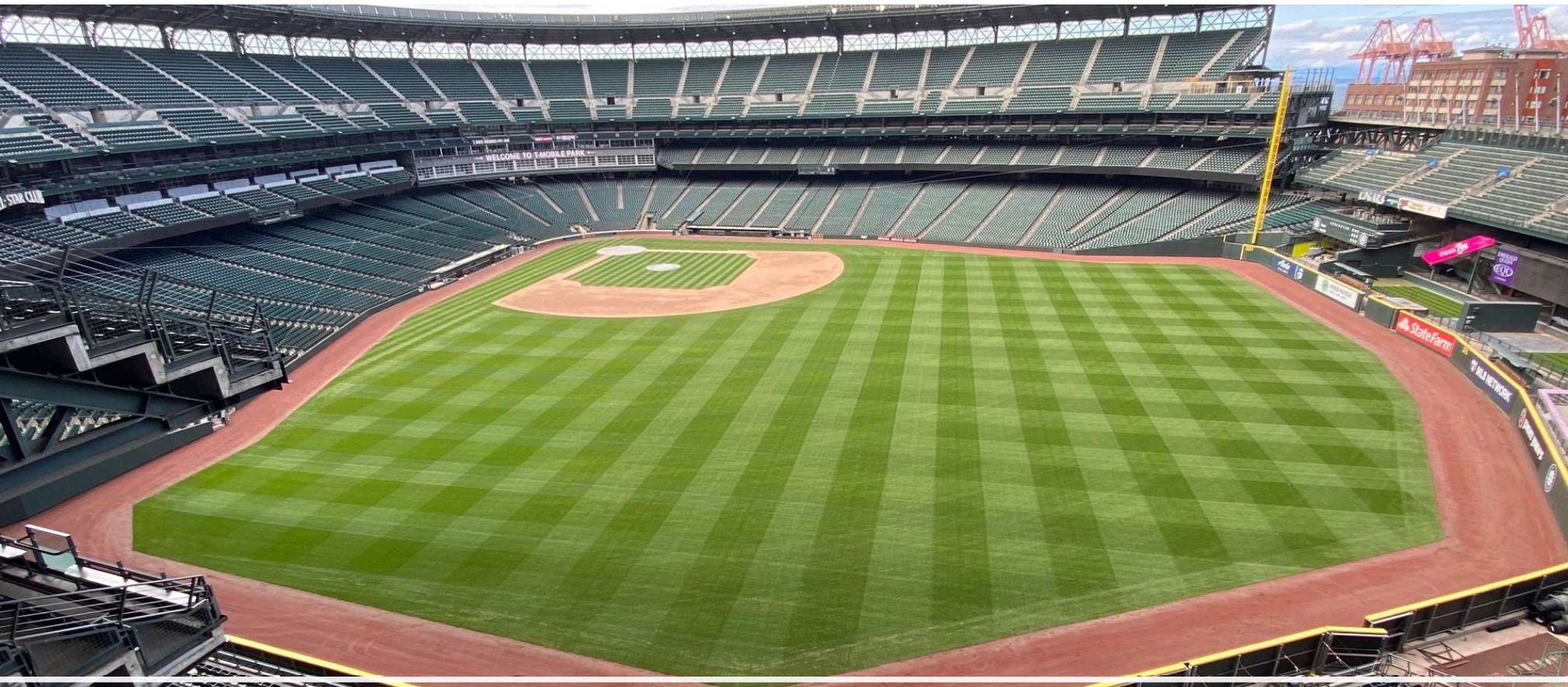
Proposed 2021 Capital Plan

- The proposed 2021 plan addresses all required capital work and ensures the ballpark meets the applicable lease standards
- The plan defers or re-phases certain non-critical work identified in last year's 10-Year Capital Plan
- These scheduling changes result in a \$12.2M difference between last year's 2021 capital plan estimate (\$19.6M) and the current proposal (\$7.4M)
- **In the first two years of the new lease, \$30M will be spent on capital improvements and upgrades to T-Mobile Park**

Proposed 2021 Capital Plan

\$8.2M of the difference (70%) is in four deferred items. The remaining items are non-critical items.

1. Bollards: \$4.1M (New 3 Phased Approach)
2. Out of town scoreboard: \$1.6M (Deferred to 2022)
3. Replace broadcast cable: \$1.3M (deferred until 4K upgrade, est. 2022)
4. Replace access control system: \$1.2M (deferred until 2023; no replacement needed)



Thank You



May 11, 2020

Proposed No.: 20-003

RESOLUTION NO. 479

A RESOLUTION to approve payment vouchers.

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

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

WHEREAS, the Auditing Officer and Board member Burgess have reviewed and approved ballpark vouchers # 20191203121633, 20191224083753, 20191224090249, 20200121101051, 20200121122653, 20200205112611, 20200224101020, 20200309115641, 20200309120409, 20200401093557, 20200413151032; etc., as summarized as follows:

December 2019

<u>Classification</u>	<u>Amount</u>
1. Legal & Administrative	\$83,987
2. PFD Capital Expenditures	<u>\$4,629,726</u>
TOTAL FOR THE PERIOD	\$4,713,713

January 2020

<u>Classification</u>	<u>Amount</u>
1. Legal & Administrative	\$41,202
2. PFD Capital Expenditures	<u>\$2,831,504</u>
TOTAL FOR THE PERIOD	\$2,872,706

February 2020

<u>Classification</u>	<u>Amount</u>
1. Legal & Administrative	\$60,261
2. PFD Capital Expenditures	<u>\$ 0</u>
TOTAL FOR THE PERIOD	\$60,261

March 2020

<u>Classification</u>	<u>Amount</u>
1. Legal & Administrative	\$32,192
2. PFD Capital Expenditures	<u>\$2,269,866</u>

41
42
43
44
45
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67

TOTAL FOR THE PERIOD \$2,302,058

April 2020

Classification

Amount

1. Legal & Administrative	\$22,726
2. PFD Capital Expenditures	\$ <u>0</u>
TOTAL FOR THE PERIOD	\$22,726

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

Vouchers 20191203121633; 20191224083753; 20191224090249; 20200121101051; 20200121122653; 20200205112611; 20200224101020; 20200309115641; 20200309120409; 20200401093557; 20200413151032; etc. as reviewed by the Auditing Officer and Board designee (monthly summaries attached) are hereby approved.

PASSED by a vote of 6 to 0 this 11 day of May, 2020.

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



Stacy Graven, Chair

ATTEST:



Clerk



Washington State
Major League Baseball Stadium
Public Facilities District

May 11, 2020 PFD Regular Board Meeting Executive Director Report

Executive Director 6 Month Priorities (PFD Interview Panel Discussion)

Keep the Doors Open

- Ensure all administrative functions continue as necessary
- Get up to speed on lease obligations while ensuring any short-term deliverables are met.
- Develop relationships with key Mariners staff

Develop Situational Awareness

- Meet with board members.
- Review lease, reports, budgets, board minutes, etc.
- Identify and understand consultant resources and their role in the PFD.
- Initiate “listening tour” as opportunity to introduce myself to key partners and understand how they view the PFD.

Look to the Future

- After establishing foundational understanding of PFD, initiate conversations with board regarding future of PFD and identify whether visioning exercise would be helpful.
- Identify what role the new ED will play, and from there start to identify needs and organizational priorities.

Accomplishments and Next Steps

<u>Priorities</u>	<u>Accomplished</u>	<u>Next Steps</u>
Keep the Doors Open	<ul style="list-style-type: none"> • Developed process with Bryan Slater for reviewing, approving, and reimbursing Mariners for Cap Ex. • Set up payroll systems. • Authorized as “auditing officer” and processed invoices and payments. 	<ul style="list-style-type: none"> • Create position description, post, and hire for part-time administrative support. • Organize files and identify plan to digitize and store on LaserFiche • Identify and review with board benefit package options

	<ul style="list-style-type: none"> • Established working relationship with key Mariners' staff. • Worked with Tom and Mariners to meet Cap Ex Plan obligations. • Updated website • Transitioning most accounts to paperless in response to COVID • Identified and removed duplicative wireless account • Obtained credit card • Toured ballpark with Trevor • Worked with Kevin to help Clark Nuber complete 2019 Financial Statements 	<ul style="list-style-type: none"> • Identify consultant to create new website and logo/name refresh. <ul style="list-style-type: none"> ○ Board Discussion: Review scope and ROM costs for consultant • Initiate office refresh priorities. Bring back to board for discussion.
Develop Situational Awareness	<ul style="list-style-type: none"> • Worked with PFD Stadium District Task Force, consultants, and PSA to consolidate communication and identify next steps. • Met with majority of board members. • Prior to COVID restrictions, met with key partners including PSA, Alliance for Pioneer Square, SoDo BIA • Conducted several informational meetings with consultants (Tom Backer, Jim Reid, Lizanne Lyons, Pat Dunn, Gary Johnson) 	<ul style="list-style-type: none"> • Monitor Mayor's industrial/maritime process, prepare to respond in a proactive way, and continue engagement with key stakeholders. • Monitor WOSCA site and develop proactive strategy, when necessary • As COVID restrictions ease, resume "listening tour." • Review and refine consultants' roles in light of new ED role, as necessary. • Monitor and engage as needed on Sound Transit light rail planning.
Look to the Future	<ul style="list-style-type: none"> • Met with Jim Reid to understand his work with board last year. 	<p>Work with board to:</p> <ul style="list-style-type: none"> • Scope and schedule visioning process • Identify plan/timeframe to visit reference ballparks