



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

**[Microsoft Teams Meeting](#)**

**To call in:**

**+1 360-663-5914**

**Conference ID: 364 738 124#**

**September 14, 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 [curtisi@ballpark.org](mailto:curtisi@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. Introducing new PFD Office Manager, Sharon Bruckart** (Stacy Graven/Joshua Curtis)
- C. Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- D. Approval of the Minutes**
  - 1. August 10, 2020, Regular Board Meeting Minutes
- E. Board Briefings and Potential Actions:**
  - 1. Seattle Mariners September 1, 2020 Lease Submittals and Capital Projects Update (Trevor Gooby & Fred Rivera/Seattle Mariners)
    - a. Final 2020/21 CapEx Plan/Changes from Initial Plan
    - b. Annual Maintenance Plan
    - c. Annual Operating Plan
  - 2. Initial Review & Feedback on Club's Submittals/Next Steps (Bryan Slater/CAA ICON; Paul Mar; Joshua Curtis)
  - 3. Review of Vouchers (Tim Burgess)

- a. Proposed Resolution 20-009 – Approval of Vouchers

**F. Reports**

- 1. Chair's Report (Stacy Graven)
- 2. Executive Director's Report (Joshua Curtis)
  - a. 2019 Audit
  - b. Website Redesign/Logo Refresh Update
  - c. 2021 Budget
  - d. Transportation Analysis
  - e. State of the Industry
  - f. Public Safety

- G. 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.

**H. Adjournment**

# # # # #

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES  
DISTRICT

Monday, August 10, 2020, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914  
Conf. Code: 533 764 858#

**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](mailto: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 2:40 p.m. Board members joining the Microsoft Teams meeting: Paul Mar, Tim Burgess, Carol Nelson, Omar Riojas, and Chris Marr. Charley Royer joined the call at 2:44 pm. Staff present on the Microsoft Teams meeting: Joshua Curtis (Executive Director) and Tom Backer (Legal Counsel). Also joining on-line were Fred Rivera, EVP and General Counsel at the Seattle Mariners; Pat Dunn (Legislative); Lizanne Lyons (Lizanne Lyons Consulting); and Steve Moddemeyer (CollinsWoerman).

**PUBLIC COMMENT**

No written public comment was received.

**APPROVAL OF MINUTES**

Chair Graven asked for a motion to approve the June 29, 2020 Regular Board Meeting Minutes, as amended by Board member Nelson. Chris Marr moved to approve minutes, seconded by Paul Mar. Motion carried 7-0.

**BOARD BRIEFINGS/ACTION**

**Stadium District Update and Next Steps**

Joshua Curtis presented the attached PPT to the board.

During the presentation, Board Member Riojas asked what the Mariners thought of the Stadium District concept. Fred Rivera replied that the Mariners shared with the PFD a desire to see a safer and more vital Stadium District, though they may differ in specific strategies at times.

Board Member Burgess stated that the goal ultimately was to have more people in the area, which would lead to a safer and more vibrant neighborhood. Fred agreed and cited the need for additional entertainment and overnight lodging services.

Chair Graven stated that Joshua was brought on to help evaluate these concepts and that the PFD may end up not pursuing all of them.

### Proposed Resolution 20-006 – Ratification of Contract with CollinsWoerman

Joshua noted that the contract with CollinsWoerman has not been executed yet, and so the minutes will reflect that the amended resolution will be for approval of a contract between the PFD and CollinsWoerman. This contract will cover some illustrations related to the Maker's District and consulting on the Energy District. Board Member Royer expressed that the PFD has worked with CollinsWoerman in the past and values their services. Board Member Mar moved to approve and with Board Member Burgess seconding. The resolution was approved 7-0.

### Historic South Downtown

Joshua stated that the State's Department of Revenue (DOR) had reached out to public entities in the Pioneer Square, Chinatown/ID, and Stadium District neighborhoods to solicit feedback on potential revenue sources for the Historic South Downtown Community Preservation and Development Authority. DOR has been asked the State Legislature to report to them by June 2021 on the viability of various revenue sources. Joshua stated that the board would discuss further in Executive Session how the PFD's lease with the Mariners may influence the extent to which the PFD gets involved.

### Review of Vouchers

Tim Burgess introduced Resolution 20-007 for the approval of vouchers. Board Member Burgess moved to approve Resolution 20-007, seconded by Board Member Nelson. The resolution was approved 7-0.

### Website Redesign

Board Member Nelson described the PFD's process for procuring a consultant to redesign the PFD's website and refresh its logo, resulting in the selection of Parallel Public Works. She thanked PFD's Legal Counsel, Tom Backer, for sorting through 19 RFP responses, as well as Board Member Marr for his help in reviewing and interviewing the consultant candidates. Board Member Nelson moved to approved Resolution 20-008 to ratify a contract with Parallel Public Works, with Board Member Mar seconding. The resolution was approved 7-0.

## **REPORTS**

### Chair's Report

Chair Graven encouraged Board Members to participate in the Mariners "seat fleet" cutouts to support the Club.

### Executive Director Report

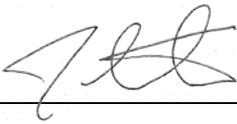
Joshua summarized the Executive Director report, included in the board packet. He also noted that he had discussed with Board Member Royer whether it was appropriate for the PFD to sign on to a Downtown Seattle Association letter related to the City Council's disbanding of the Navigation Teams. Board Member Royer expressed that another organization on whose board he served would be signing. Fred Rivera stated that the Mariners had been discussing a response to the City Council's actions and offered to brief the PFD on these efforts. Chair Graven asked Tom Backer whether the PFD had signed on to similar types of letters in the past. He offered to brief the Board during Executive Session on what it was able to do as a PFD.

## **EXECUTIVE SESSION**

The Board entered Executive Session for the reasons stated in the agenda. The session was anticipated to last 20 minutes. The PFD entered Executive Session at 4:52 p.m. At 5:12 pm, Tom Backer announced 20 minutes had passed and that those member of the public in the Microsoft Teams waiting room should be notified that the Board would need 20 more minutes. With no members of the public present, the Board continued its meeting and left Executive Session at 5:30 pm.

## **ADJOURNMENT**

There being no further business before the Board, Chair Graven declared the meeting adjourned at 5:31 p.m.




---

Joshua Curtis  
Recording Clerk



---

Stacy Graven, Chair  
Board of Directors, Public Facilities District



# T-Mobile Park 2021 Capital Plan

---

Seattle Mariners







# ADA Compliance Modifications

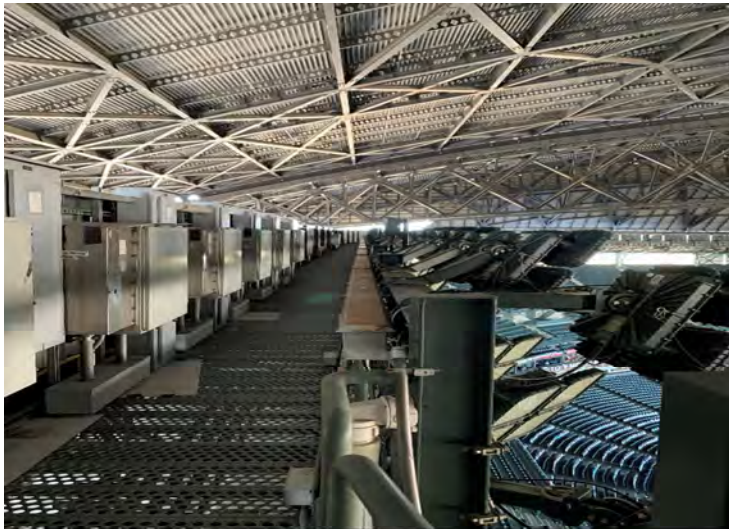
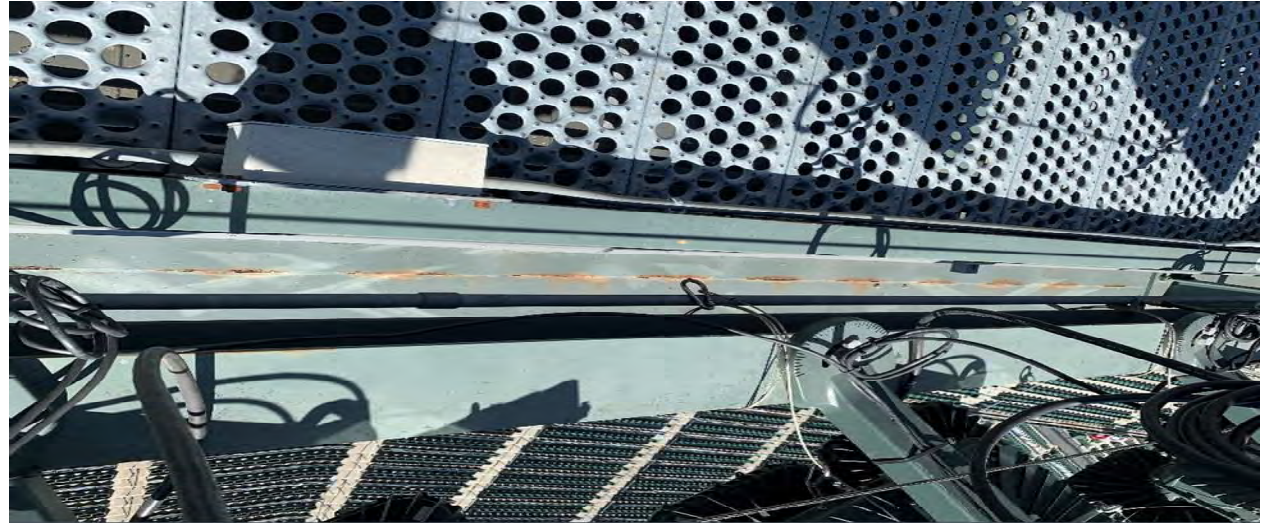
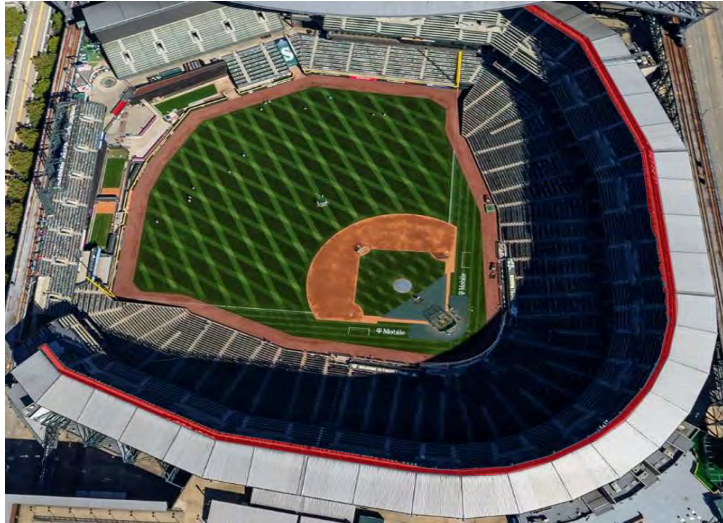
---





# Roof Wheels Replacement

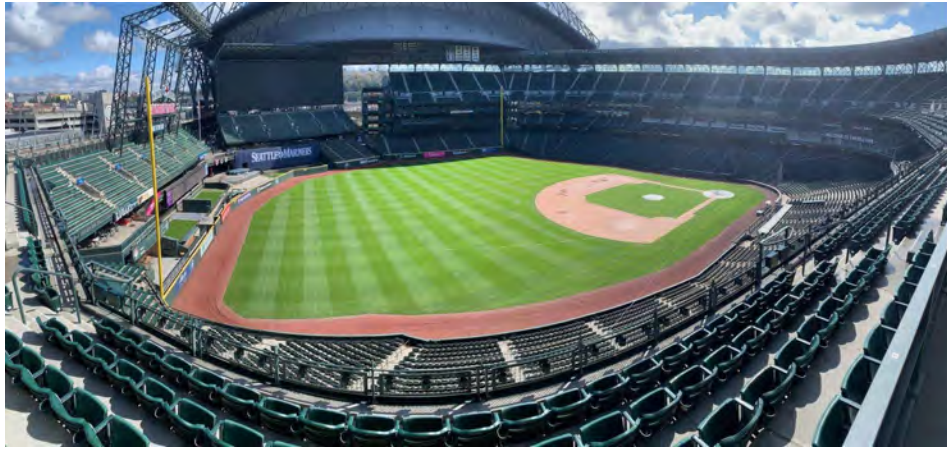




# Repainting Structural Steel

---





**T-MOBILE PARK™**

2021 Capital Plan  
Changes from May 1<sup>st</sup> to September 1<sup>st</sup> 2020





**T-MOBILE PARK**  
HOME OF THE SEATTLE MARINERS

**T-Mobile Park - Seattle Mariners**  
Plan Modifications from May to September 2020

ID No.	Category	Sub-Category	LTCNA Reference	Improvement Description:	LTCNA Year Planned	Implementation Remarks:	Budget as of May 2020	Budget as of September 2020	Notes
105	Building Systems	Mechanical	New	General renewal and replacements (allowance) Mechanical - Replace Heat Pump on the Roof Control Booth & Replacement of Air Conditioning in Home Clubhouse	2020	The LTCNA included multiple Mechanical allowances. This item was added to aggregate those allowances. 2021 - Replacing Air Conditioning in Clubhouses.	\$ 45,700.00	\$ 245,700.00	After assessing the critical needs of the ballpark, it was determined that the air conditioning unit in the Home Clubhouse is in need for replacement.
116	Building Systems	Electrical	New	General renewal and replacements (allowance)	New	The LTCNA included multiple Electrical allowances. This item was added to aggregate those allowances.	\$ 90,600.00	\$ 51,340.00	Please see ID #123 for further explanation. ID #123 & #124 were rolled into #116. After assessing the needs of the ballpark, ID #123 was reinstated and the new costs were taken out of the #116.
123	Building Systems	Electrical	E 3.	Replace or refurbish fire alarm system - control panels and devices.	2029	This item was planned to be completed in 2029 and then in 2019 it was rolled into the ID #116. The existing system is in critical need of replacement this Capital Year.	\$ -	\$ 450,000.00	ID #123 was rolled into ID #116 (Electrical G&A). After assessing our Capital needs for 2021, it was determined that the existing Fire System was in critical need of replacing.
172	Architectural	Code and Regulatory	New	Perimeter Security Hardening / Bollard Project	New	This item was added to respond to MLB and Department of Homeland Security "Safety Act" requirements.	\$ 1,733,333.00	\$ 350,000.00	Potholing and design will continue in 2021, Phase 1 (of 3) expected to begin in 2022.
175	Architectural	Code and Regulatory	New	ADA Compliance Replacement & Modifications	New	This item was added to address ADA Compliance issues that have been identified.	\$ 600,000.00	\$ 600,000.00	Based on the existing scope of Dugout Lifts, Expansion Joints, 300 Level Accessible Seats, & concrete repair we are estimating the costs to be higher than the original \$600k budgeted.
288	Building Systems	Code and Regulatory	New	General Allowance - COVID-19	New	This item was added to address new regulations and constant changes in State and County Guidelines.	\$ -	\$ 500,000.00	Based on current State and County Guidelines we will need to add signage, hand sanitizer units, plexi glass, and other COVID-19 based equipment to adequately create and maintain a safe environment inside of the ballpark.

2020

MLB Developed League Wide Policy for Games without Fans

Mariners developed Return to Play Playbook

Plan was approved by State/County/City

Regular testing, Cleaning protocols, Masks, Social Distancing

No Positives tests with over 2500 tests administered.

2021

Working with State/County/City on guidelines to return with fans

Weekly meetings with other Seattle Sports Teams to share best practices

Developing a Return of Fans Playbook

# COVID PLANNING

---





Thank You



September 14, 2020

Proposed No.: 20-009

RESOLUTION NO. 485

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 #20200716114254 and #20200722153830; etc., as summarized as follows:

July 2020

<u>Classification</u>	<u>Amount</u>
1. IT Support/Website/Domains	\$728.41
2. Consulting Services	\$15,040.00
3. Legal Fees	\$17,854.00
4. Equipment	\$450.86
5. Meeting & Board Expense	\$3,800.00
6. Telephone/Wireless	\$82.13
7. <u>General &amp; Administrative - Other</u>	<u>\$190.00</u>
TOTAL FOR THE PERIOD	\$38,145.40

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

Vouchers #20200716114254 and #20200722153830; etc. as reviewed by the Auditing Officer and Board designee (monthly summaries attached) are hereby approved.

39  
40  
41  
42  
43  
  
44  
45  
46  
47  
48

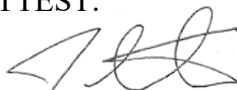
PASSED by a vote of 7 to 0 this 14 day of Sep, 2020.

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

## September 14, 2020 PFD Regular Board Meeting Executive Director Report

### Highlights

- 2019 Audit: The State Auditor has reached out the PFD to schedule the 2019 audit. A tentative time frame of early-October has been set and the auditor will be reaching out shortly to request specific documents. Kevin Callan continues to make himself available for any support needed in this matter.
- Website Redesign and Logo Refresh: The consultant, Parallel Public Works, will be starting the logo refresh work soon, bringing a proposed logo recommendation to the board for the October 26<sup>th</sup> board meeting. Parallel uses an iterative process of providing different concepts and working with staff/board members to narrow down, refine, and ultimately identify a logo. Interested board members are encouraged to participate in the process. Parallel estimates that the website update will be completed and launched by the end of the year.
- 2021 Budget: A proposed 2021 budget will be presented at the October 26<sup>th</sup> board meeting for board review and comment. It will use the 2020 six-month budget/actuals presented at the August 10<sup>th</sup> meeting as a template.
- Transportation Analysis: The PFD is looking at opportunities to help fund a transportation analysis for the Stadium District/North SoDo neighborhood and how that might relate to our efforts to include residential in a comprehensive plan amendment. There are several options for how this might be carried out and how an analysis could align with the PFD's Comprehensive Plan amendment policy work.
- State of the Industry: CAA ICON will be submitting to the PFD their State of the Industry analysis. Staff will organize a series of briefings over the next month, followed by a full presentation to the board at the October 26<sup>th</sup> board meeting.
- Public Safety: The Club has been engaged in conversations regarding public safety and recent proposed cuts to the City's budget. The PFD has been briefed on these conversations and will discuss with the Club at a later date whether and how the PFD can be part of an effort to maintain/improve public safety in the area.