

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

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

Microsoft Teams Online Meeting

Dial: 1-360-663-5914
Conf. Code: 136 705 607#

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; no oral comments were accommodated.

CALL TO ORDER

Board Chair Stacy Graven called the meeting to order at 2:42 p.m. Board members joining the Microsoft Teams meeting: Paul Mar, Tim Burgess, Carol Nelson, Omar Riojas, Chris Marr, Charley Royer. 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 and Trevor Gooby, VP of Ballpark Operations at the Mariners.

Chair Graven asked Joshua to provide logistical comments on the Microsoft Teams medium. Joshua noted that the link on the agenda and the link on the PFD board's calendar invite were different. He provided the updated link to those who joined the Meetings call.

Charley Royer noted he would have to leave the meeting at 3:00 to join another call.

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

Chair Graven thanked Carol Nelson for her corrections to the February 10, 2020 Regular Board Meeting Minutes. No other corrections were made by board members. Paul Mar moved to approve minutes, seconded by Carol Nelson. Motion carried 7-0.

BOARD BRIEFINGS/ACTION

Seattle Mariners – Update on COVID-19 Response and Impacts

Fred Rivera provided a brief statement regarding recent reporting on the MLB's plan for the 2020 baseball season. He noted that the MLB Commissioner would make a public statement on the proposed plan for the season the following day. Fred said that the Mariners have been

working closely with MLB and other teams and will be ready to play games at T-Mobile Park without fans present, once MLB and various state, county, health, and other authorities approve.

Trevor Gooby provided an overview of how the Mariners have transitioned to utilizing the ballpark as a community asset to help respond to COVID-19. Early in March, Bloodworks Northwest approached the Mariners with a request to use the ballpark as a pop-up blood donation center given the critical need for blood. The initial ask was for two days. As appointments filled up quickly, a couple days became a week, which became the month of April, and is now expected to last through the end of May. They expect to host more than 1600 individual donors. Each donor can donate enough blood to save three lives.

The Mariners will also be partnering with the Seattle Fire Department to use parking garage as a COVID-19 drive-thru testing site (by appointment only). They will start with 250 tests per day, starting this Wednesday and piloting for a few days. The expectation is that they will host the drive-thru every weekday through the end of May.

Also partnered with the Seattle Fire Department on a Public Service Announcement.

Mariners have been in touch with other entertainment venues, the MLB, other sports leagues (including South Korean baseball teams), King County Health Department, Governor's Office, and many more in planning what baseball could look like without fans in the short term and with fans in the longer term.

Seattle Mariners – Proposed 2021 Cap Ex Project and 10-Year Rolling Capital Plan

Trevor and Fred provided an update on the 2020 Cap Ex progress and their proposed 2021 Cap Ex plan, which will be submitted to the PFD by Friday, May 15. The Club's PowerPoint presentation on their capital projects is attached to these minutes.

Paul Mar commended the Mariners for coming under budget in their 2020 cap ex projects without compromising their quality.

Joshua provided an overview of the PFD's Cap Ex Task Force process moving forward. The Mariners will be submitting their Provisional 2021 Cap Ex plan this coming Friday, May 15. Joshua noted that the Task Force is comprised of Paul Mar, Stacy Graven, and a member "TBD" and so invited anyone interested to participate. Joshua and Bryan Slater of CAA/ICON will be tracking Federal and State guidelines on travel. If possible, Bryan will visit in early-June to take a tour of the ballpark and hold meeting with the Mariners and PFD to review the 2021 Cap Ex projects. Following that visit, Joshua and the Task Force will set up some board meetings/calls to review Cap Ex projects, similar to the PFD's process last year. Joshua, Bryan and the Task Force will develop a draft response to the Mariners Provisional Cap Ex Plan, which the board will consider at the June 29 meeting. The PFD's response is due to the Mariners by June 30. The Mariners Final 2021 Cap Ex Plan is due to the PFD on September 1, 2020, whose response will be due to the Mariners by October 31, 2020.

Bryan Slater and Paul Mar affirmed Joshua's overview of the process. Chair Graven repeated that the "TBD" board member for the Task Force will need to be identified and asked the board members consider joining.

Mayor's Industrial and Maritime Stakeholder Committee Review

Chair Graven asked Joshua brief the Board on the Mayor's Industrial and Maritime Stakeholder Task Force.

Joshua reminded board members that the PFD had been working with the Public Stadium Authority (PSA) and Mariners to develop a PowerPoint presentation on Stadium District recommendations to the stakeholder group in February. The original timeline had the group submitting recommended policies and EIS alternatives to the Mayor in late-April, refining in June, and a final set going to the Mayor and Council by July. Due to COVID, the February meeting was cancelled, and a tentative late-May date was identified for a webinar to share PowerPoints.

Since then, the PFD's Stadium District Task Force – Tim Burgess, Paul Mar, and Charley Royer – have been working with the PSA to refine the PowerPoint and develop a set of principles to guide any recommendations to the Mayor's Office.

This past Friday, the Mayor's Office notified members that they would be shifting their focus to COVID-19 economic recovery and aligning the Maritime and Industrial effort with that new focus. As part of this shift, they will be looking to members to make recommendations for elements that could be incorporated into an economic recovery plan over the next couple of months.

Joshua stated there is an opportunity for the PFD and PSA recommendations – which include workforce development and mixed-use zoning to encourage makers spaces and limited housing – to fit into a recovery effort and encouraged board members to share any other ideas.

Tim Burgess noted that the recent sale of the Salvation Army site to the developer Alexandria for \$42M is a reminder that development pressure continues. That sale, plus the uncertain future of WOSCA and Chris Hansen properties, creates urgency to get land use right in the area.

Review of Vouchers

Tim Burgess introduced Resolution 20-003 for the approval of vouchers. He noted that he and Joshua had reviewed the costs together and offered to share the King County monthly payment summaries to any board members who were interested. Carol Nelson moved to approve Resolution 20-003, seconded by Paul Mar. Following discussion, the motion was approved 6-0 (Charley Royer having left the meeting at 3:00 p.m.).

REPORTS

Chair's Report

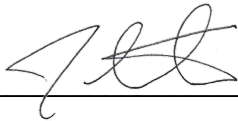
Chair Graven noted that Joshua had been very busy setting up or refreshing many of the PFD's administrative systems – payroll, business credit card, payment vouchers, etc., and that he'd been doing a great job under the circumstances of social distancing and remote communications. Paul Mar and Tim Burgess chimed in, adding that they thought Joshua was doing "one helluva a job."

Executive Director Report

Joshua summarized the Executive Director report, which is attached. In addition to the report, he expressed that the PFD's website and logo could use a refresh. Based on a few inquiries, he believed that a \$20-25K budget would be sufficient to hire a firm to help provide these services and requested that the PFD Board set up a task force to help him with the procurement. He noted that he and Chair Graven had conflicts of interests with two possible applicants and so would need to recuse themselves. He looked forward to Board members volunteering to serve on an ad hoc web site Task Force.

ADJOURNMENT

There being no further business before the Board, Chair Graven declared the meeting adjourned at 3:45 p.m.



Joshua Curtis
Recording Clerk



Stacy Graven, Chair
Board of Directors, Public Facilities District