

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, October 26, 2020, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914
Conf. Code: 369 570 480#

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 2:36 p.m. Board members joining the Microsoft Teams meeting: Paul Mar, Tim Burgess, Carol Nelson, Omar Riojas, and Chris Marr. Board member Charles Royer was not in attendance. Staff present: Joshua Curtis (Executive Director), Sharon Bruckart (Office Manager) and Tom Backer (Legal Counsel). Also joining were Fred Rivera, EVP and General Counsel at the Seattle Mariners, Trevor Gooby (Seattle Mariners), Pat Dunn (Legislative), Bryan Slater and Dan Barrett (CAA ICON). Also joining: Carmela Ennis (King County Council staff).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

Chair Graven asked for a motion to approve the September 14, 2020 Regular Board Meeting Minutes. Board Member Riojas moved to approve minutes, seconded by Board Member Nelson. Motion carried 6-0.

BOARD BRIEFINGS

Final Review on Club's Submittals by CAA ICON

Bryan Slater of CAA ICON presented a PPT updating the Board on the final review of the 2021 Ballpark Operations Plan and Ballpark Management Plan (attached).

Board Member Burgess asked about the difference between the Long-Term Capital Needs Assessment (LTCNA) numbers for capital expenditures and the Mariners 2021 Cap Ex plan numbers. Bryan Slater said the main difference is the timing of the expenditures, with some expenditures being slated for after the 10 years.

Board Member Nelson asked that the record show that there had been separate briefings with Board members prior to this meeting to go over the CAA ICON presentation and findings in more detail and to answer questions.

Joshua thanked the Mariners with their assistance in getting the information for the report. Tom Backer noted that a letter had been drafted to the Mariners regarding the PFD's review and conclusions, which would be discussed in the Executive Session.

Energy District Value Planning Exercise

Joshua asked for approval of a request to approve a Resolution authorizing the PFD Executive Director to enter into an agreement with the Bullitt Foundation to co-host and contribute \$30k to a value planning exercise to evaluate the feasibility of an energy district in the Stadium area. Board Member Mar asked for a clarification on whether or not the Public Stadium Authority (PSA) was participating. Joshua stated that they were not, noting that the PSA had made a number of energy efficiency and clean energy improvements in the past 10 years. Board Member Mar asked that Joshua encourage the PSA to participate in the evaluation. Board Member Nelson also asked what the benefits would be to the PFD. Joshua stated it enhanced the discussion around the proposed Stadium District Comprehensive Plan amendments, which approval could help to improve the feasibility of an energy district. He also noted that it was a good opportunity for partnership with the Port of Seattle. After further discussion, Chair Graven moved to approve the resolution. Board Member Burgess seconded, and the Resolution was approved 6-0.

Review of Vouchers

Tim Burgess introduced Resolution 20-010 for the approval of vouchers. Board Member Burgess stated that the resolution is for approval of August and September vouchers. He also made note that the August vouchers included some one-time expenses. Board member Burgess also explained that the credit noted on the September voucher was due to an over payment. Board Member Graven moved to approve Resolution 20-010, seconded by Board Member Mar. The resolution was approved 6-0.

REPORTS

Chair's Report

Nothing to report.

Executive Director's Report

Joshua Curtis summarized the Executive Director's Report included in the Board packet (materials provided).

Joshua informed the Board that the 2019 Audit had begun, and he and the Office Manager Sharon Bruckart were working to gather the information requested by the State Auditor. He also stated an entrance meeting is scheduled for Tuesday, October 27th.

Joshua provided an update on the Website Redesign/Logo Refresh process and stated that Chair Graven and Board Member Nelson had reviewed some early options. A final set of options for the updated logo will be presented to the Board at the November 9th meeting. Joshua also stated that the new website is being worked on and hopefully will be up and running by the end of the year.

Joshua summarized the 2021 Proposed Budget, discussing the assumptions outlined in his Executive Director report. Following some discussion, Joshua reported that he would talk

further with Board members and bring the 2021 budget back to the Board in November for approval. Board Member Mar wanted it stated in the record that Joshua has been doing a great job at the PFD during these unprecedented times.

EXECUTIVE SESSION

The Board entered Executive Session for the reasons stated in the agenda. The session was anticipated to last 30 minutes and formal Board action was expected following the Executive Session. The PFD entered Executive Session at 3:49 p.m. The Board left Executive Session at 4:14 p.m.

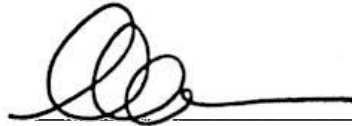
Following the Executive Session, Board member Burgess moved that the draft letter from the PFD to the Seattle Mariners commenting on the Club's 2021 operations plan and approving the 2021 ballpark management plan be sent as drafted, subject to any final revisions approved by the Board Chair and Executive Director. Following discussion, Board Member Mar seconded and the motion passed 6-0.

ADJOURNMENT

There being no further business before the Board, Chair Graven declared the meeting adjourned at 4:15 p.m.



Sharon Bruckart
Recording Clerk



Stacy Graven, Chair
Board of Directors, Public Facilities District