

1 **October 26, 2020**

Proposed No.: 20-010

2 **RESOLUTION NO. 486**

3 A RESOLUTION of the Board of Directors of the Washington State Major
4 League Baseball Stadium Public Facilities District authorizing the Executive
5 Director to enter into an agreement with the Bullitt Foundation to co-host and
6 co-fund a value planning exercise for an Energy District.

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

10 WHEREAS, pursuant to RCW 36.100.010(5), RCW 36.100.180 and other
11 provisions of state law, the District has broad powers to enter into contracts for materials,
12 work and services necessary for the operations of a ballpark; and

13 WHEREAS, District Resolutions authorize the Executive Director to contract for
14 professional services, subject to ratification by the District Board; and

15 WHEREAS, all contracts in excess of \$50,000, regardless of how procured,
16 require Board approval or ratification; and

17 WHEREAS, the District has supported the Stadium District Plan, which
18 contemplates an amendment to the City of Seattle Comprehensive Plan to establish a
19 Stadium District; and

20 WHEREAS, a value planning exercise will evaluate the feasibility of an energy
21 district, increase partnership opportunities, and support the effort to establish a Stadium
22 District; and

23 WHEREAS, the attached letter from Denis Hayes of the Bullitt Foundation invites
24 the PFD to agree to be a co-host and to co-fund the \$100,000 effort with a \$30,000
25 contribution; and

26 WHEREAS, the Board finds that it is in the best interest of the District and
27 consistent with the District’s procurement procedures and policies to authorize the
28 Executive Director to enter into an agreement with the Bullitt Foundation.

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

32 Section 1. The Executive Director is hereby authorized to enter into an agreement
33 with the Bullitt Foundation to the co-host and to contribute \$30,000 to a value planning
34 exercise to evaluate the feasibility of an energy district.


35 PASSED by a vote of 6 to 0 this 26th day of October 2020.

36
37 BOARD OF DIRECTORS
38 WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
39 FACILITIES DISTRICT



40 _____
41 Stacy Graven, Chair

42 ATTEST:


43 _____
44 Clerk

DATE: October 12, 2020

TO: [Stacy Graven](#), Chair Washington State Major League Baseball Stadium Public Facilities District
[Debra Smith](#), CEO Seattle City Light
[Elizabeth Leavitt](#), Senior Director, Engineering, Environment and Sustainability

CC: [Joshua Curtis](#), Executive Director, Washington State Major League Baseball Stadium Public Facilities District
[David Logsdon](#), Director of Electrification and Strategic Technology, Seattle City Light
[Sandy Kilroy](#), Director of Maritime Environment & Sustainability, Port of Seattle

FROM Denis Hayes, CEO Bullitt Foundation

RE: Creating a Transformative Energy Plan for Seattle Waterfront and Stadium District

The Center for Sustainable Infrastructure (CSI), a long-time Bullitt Foundation grantee, has worked with creative thinkers in your organizations to align around an industrial symbiosis opportunity spanning Seattle's Waterfront and Stadium District, centered on integrated clean energy, jobs, and social justice.

CSI brings extensive experience in industrial symbiosis and sustainable economic development. Those symbiotic processes mimic nature, in that the waste of one party becomes "food" for the next. Perhaps the most widespread example may be the co-location of thermal powerplants and high-temperature industrial plants with facilities needing low-grade heat, perhaps then linked to agricultural structures that merely need warmth. But it can be much broader, converting wastes and pollutants into valuable feedstocks.

Each of your organizations already are thinking about how such an approach could be linked to exciting opportunities in Seattle's working waterfront and Stadium District—from makerspaces to urban agriculture, to clean transportation and renewable energy, bolstered by learning and next generation career training opportunities for the full diversity of Seattle's workforce.

I hope to persuade you to join with the Bullitt Foundation to co-host and help underwrite a preliminary exploration of such an integrated approach to the Stadium District and the Waterfront—places where you are already planning investments in clean, renewable technologies. It is possible that by making better uses of resources that would otherwise be wasted, you could achieve your ends more cheaply and with a smaller environmental footprint. For example, the district might be able to meet 100 percent of its space heating requirements by harnessing waste heat from a major sewage line serving the area.

Here is why I am excited about this opportunity. The Port of Seattle's Maritime Division *already is considering* a Seattle Waterfront Clean Energy Strategic Plan that will decarbonize Port maritime facilities using renewable electricity and alternative fuels. Separately and simultaneously, the Seattle

Stadium District *already is considering* whether a heating and cooling energy district is a good fit with the goals of redevelopment, job creation, and place-making.

Seattle City Light, which provides electricity to both the Stadium District and the Port of Seattle Maritime Operations and plans to retain its claim as the greenest utility in America, is also essential to the success of this effort.

Each of you care about creating opportunities to lift up communities of color in Seattle. Integral to this partnership is a focus on leveraging clean energy investments to open up new business and new job opportunities for black, indigenous and other people of color.

CSI, which is always searching for high-impact opportunities, brought this one to my attention.

CSI's point-of-entry is at the earliest stage in the design process, before any 'answer' to the project challenge is locked in. They deploy 'value planning' to galvanize principals and key stakeholders around a project development roadmap. The roadmap is a set of smart, cost-effective project investments with a clear business case, and a sequence of action steps and milestones that add up to a compelling strategy that can attract funding from local, state, and federal agencies.

Specific request:

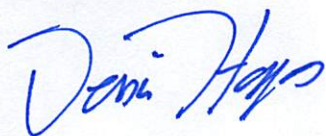
1. Agree to co-host and co-fund the effort
2. Identify a creative representative of your organization to help prepare for the Workshop
3. Be willing to seriously consider the results of this collaborative process and explore ways that you can work collaboratively with one another, and other District stakeholder, to optimize your joint outputs.

We envision a fast track: convening (virtually) a core team in October, 2020; hosting virtual brainstorming meeting of principals in January; and presenting the conclusions by the end of Q1

The budget for this first phase is \$100,000. I hope the Stadiums, Port, and SCL each will supply \$30,000. The Bullitt Foundation will contribute an initial \$10,000.

Thank you for taking the time to consider this opportunity to launch a transformative effort in the heart of Seattle.

Sincerely,



Denis Hayes, CEO
Bullitt Foundation.

Value Planning process & timeline

