

#1



NATIONAL FOOTBALL LEAGUE

Paul Tagliabue
Commissioner

April 28, 2006

Senator Larry Pogemiller
Chairman
Senate Tax Committee
Minnesota Senate
235 Capitol
St. Paul, MN 55155

Dear Senator Pogemiller and Members of the Senate Tax Committee,

We are very pleased to hear of the progress that is being made on ensuring the long term viability of the Vikings franchise in Minnesota.

I want to offer the assistance of the National Football League in support of your efforts. If you believe it would be helpful, I would be pleased to go to Minnesota to work with you, Governor Pawlenty, other legislative leaders, and the Vikings to help fashion a solution. We have seen in 20 other NFL communities during the past decade the tremendous community and economic benefits that come from resolving these issues through public-private partnerships.

The National Football League welcomed the Wilf family ownership group into the League approximately one year ago. We are extremely fortunate - - and believe Minnesota is fortunate - - to have such a fine family that has committed to keep the Vikings in Minnesota. They understand the honor it is to own a Vikings franchise that is synonymous with NFL history and tradition. The Wilf family's commitment to Minnesota, to giving back to the community, and to investing significant private capital into Minnesota will serve us all well in the future.

The Vikings and the National Football League deeply value their relationship with Minnesota. We will celebrate the team's 50th anniversary there in 2010. We believe that NFL football and the Vikings will continue to be tremendous assets to the community.

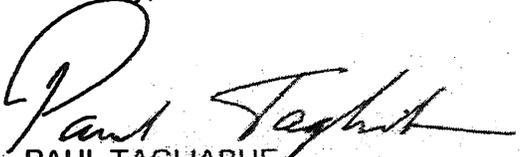
Resolving the Vikings' stadium issue at this time and investing the hundreds of millions of dollars of private capital that are committed to this project presents a great opportunity for the State. Resolving the Vikings', Twins', and Gophers' stadium issues in one package now presents even a greater opportunity for the State and its citizens.

Page Two
April 28, 2006

We have worked closely with public officials and have seen first hand the outstanding results and benefits that NFL stadium projects bring to a community. In addition to the private investment in a stadium, an NFL franchise brings with it hundreds of millions of dollars of economic activity, which in turn generates jobs, tax revenue, community and charitable developments, and national and international attention.

Again, I want to offer my personal commitment to participate wherever needed in making the Vikings exciting stadium development project a reality. Please do not hesitate to contact me if my office can provide information or service to the State of Minnesota as you move forward on this legislation.

Sincerely,



PAUL TAGLIABUE

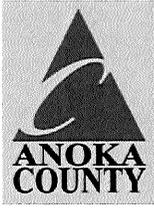
cc: Members, Senate Tax Committee
Governor Tim Pawlenty
Senate Majority Leader Dean Johnson
Senate Republican Leader Dick Day
House Speaker Steve Sviggum
House Democrat Leader Matt Entenza

#2

STADIUM COSTS – \$675 million

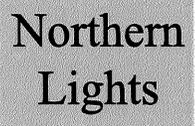


Minnesota Vikings \$280 million



Anoka County \$280 million

Funded from a 3/4 percent countywide sales tax
(\$0.75 per \$100 spent)



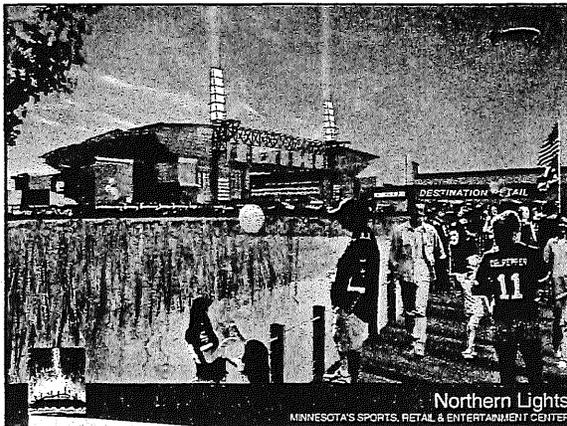
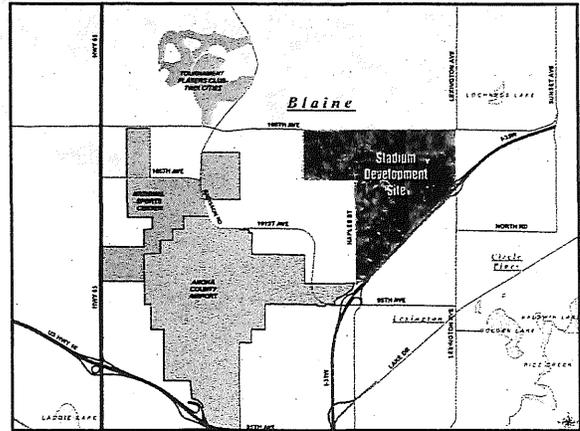
Project-generated revenue \$115 million

(Derived from state taxes collected from users
of the project)

Stadium costs with retractable roof; excluding recommended off-site infrastructure improvements

PRESENTATION TO THE
**SENATE STATE AND LOCAL
 GOVERNMENT OPERATIONS
 COMMITTEE**
 5 April 2006

Northern Lights
 MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER

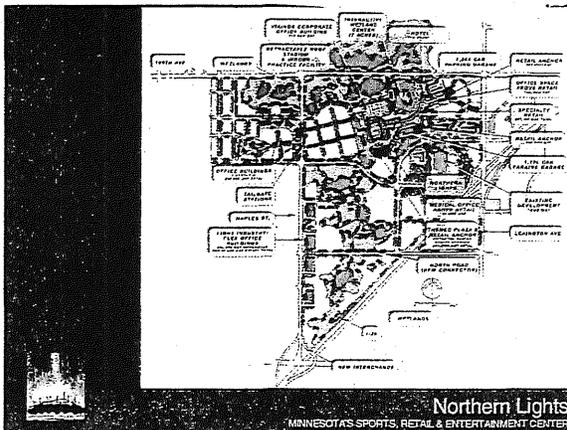


DISTRICT PLAN

- 740 acres total
- ±260 acres of wetlands (to be verified)
- ±480 acres of developable land (to be verified)

CONNECTION TO RAIL & NATIONAL SPORTS CENTER

Northern Lights
 MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER



PROJECT FEATURES

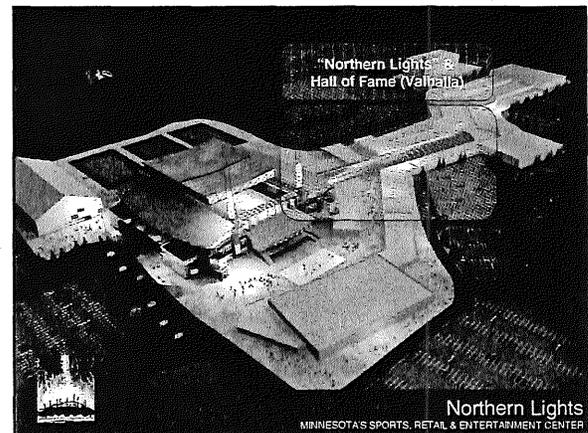
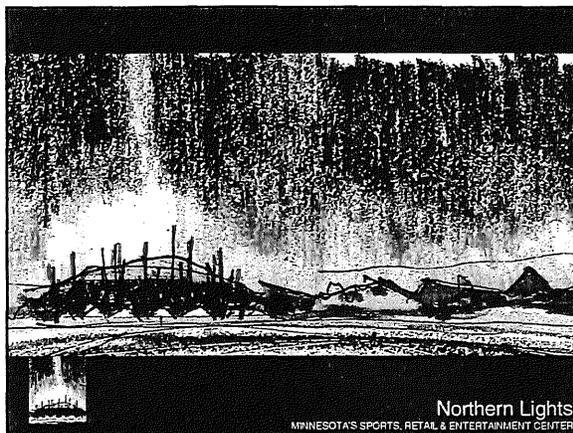
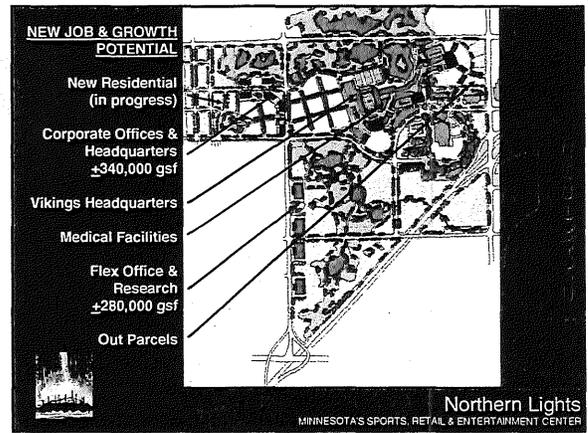
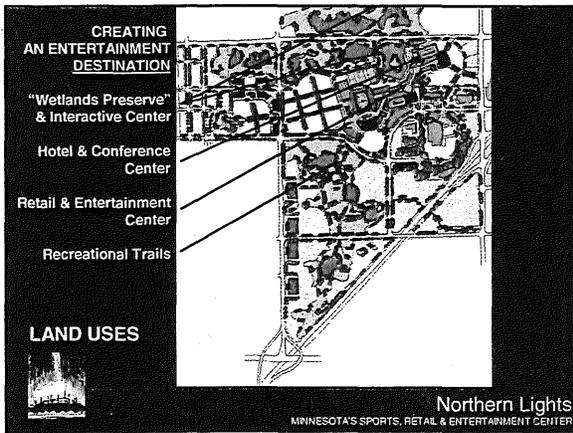
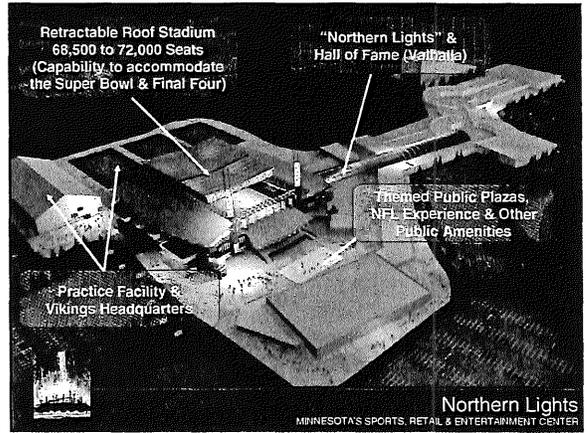
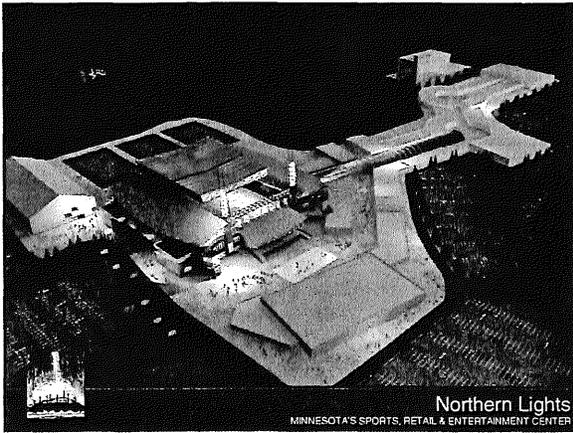
PRIVATE INVESTMENT OF \$1 BILLION

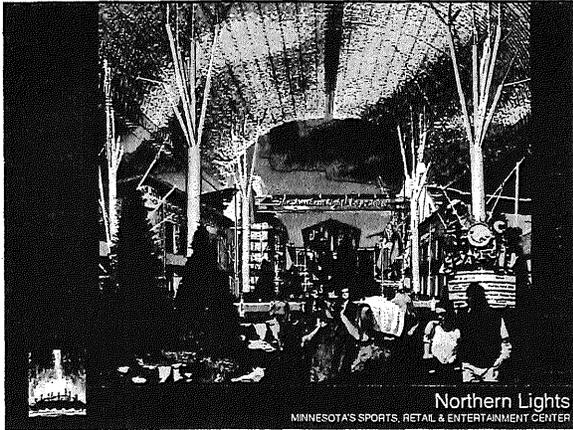
CREATION OF A NEW ENTERTAINMENT DESTINATION

CREATION OF NEW JOBS & ECONOMIC DEVELOPMENT OPPORTUNITIES

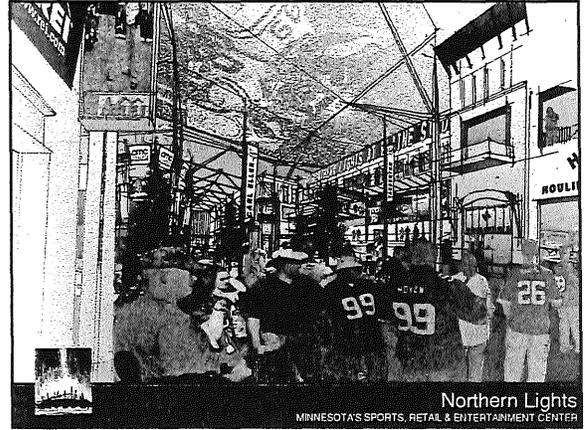
WETLANDS INTEGRATED WITH DEVELOPMENT IN ACCORDANCE WITH RICE CREEK WATERSHED DISTRICT REQUIREMENTS

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 MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER

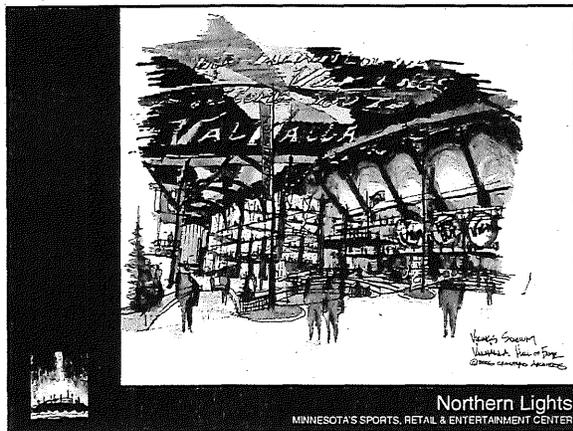




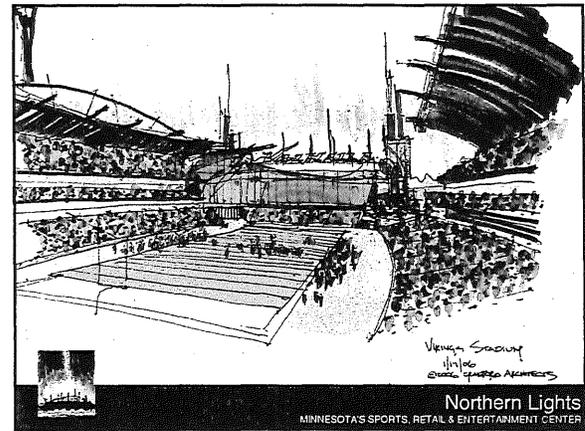
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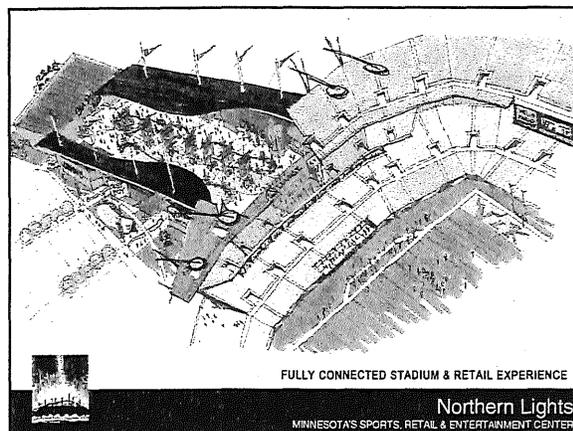
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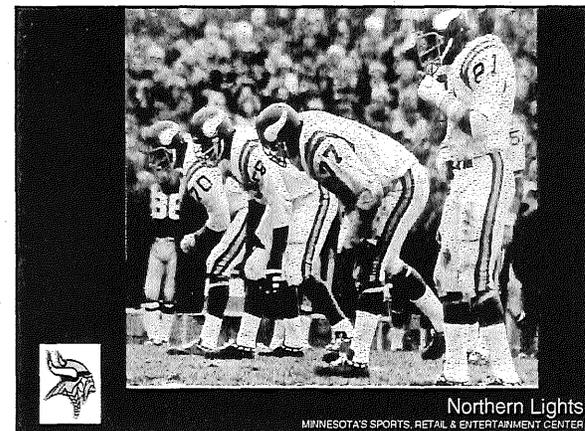
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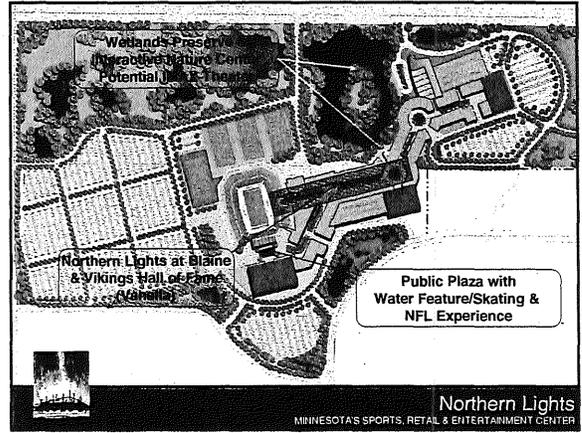
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MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER



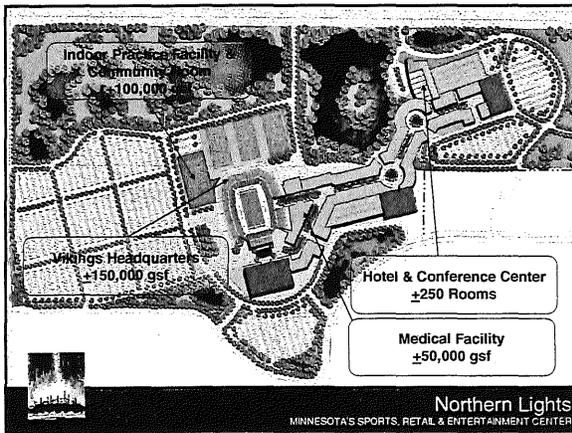
FULLY CONNECTED STADIUM & RETAIL EXPERIENCE
Northern Lights
MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER



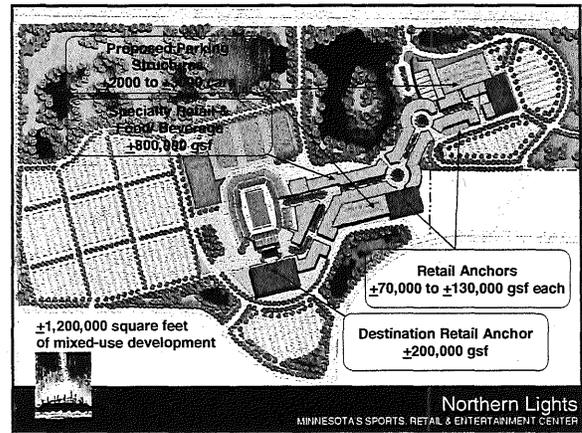
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MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER

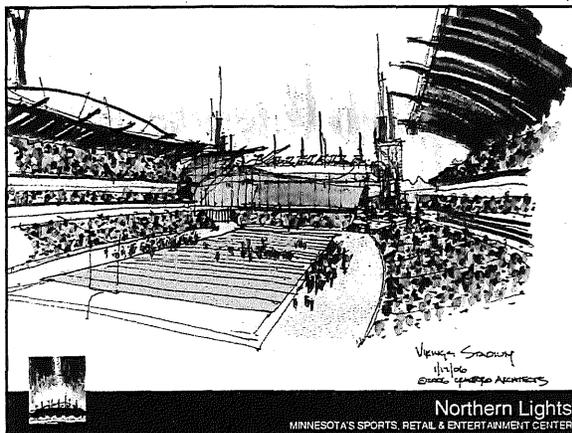


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MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER

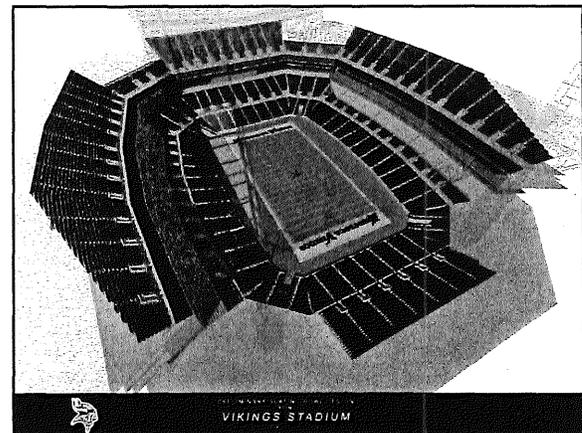


±1,200,000 square feet of mixed-use development

Northern Lights
MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER



Northern Lights
MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER



VIKINGS STADIUM

	Vikings Program	NFL Average	Existing Metrodome
Total Seating Capacity	68,500-72,000 *	71,500	64,121
Percentage of Seats on Sideline	58%	56.40%	45.70%
Club Seats	7,500	10,950	0
Suites	125	159	112
Suite Capacity	2,700	2,650	1,714
Stadium Club Area	90,000 gsf	gsf	0 gsf
Concession Stands	52	50.4	33
Concession Points of Sale	390	390.4	243
Main Concourse	48 feet	40.8 feet	24 feet

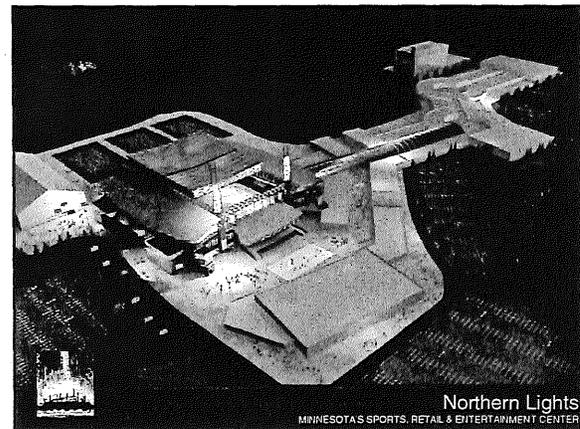
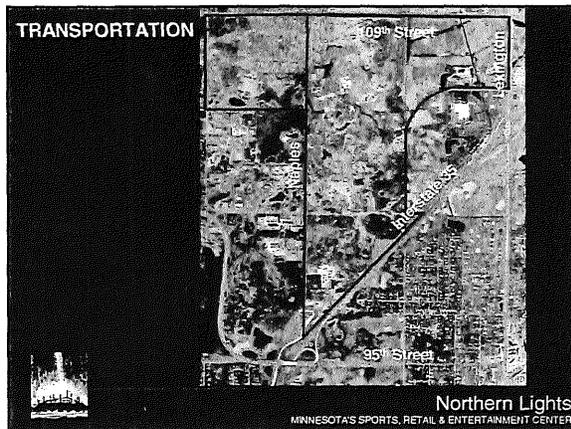
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MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER

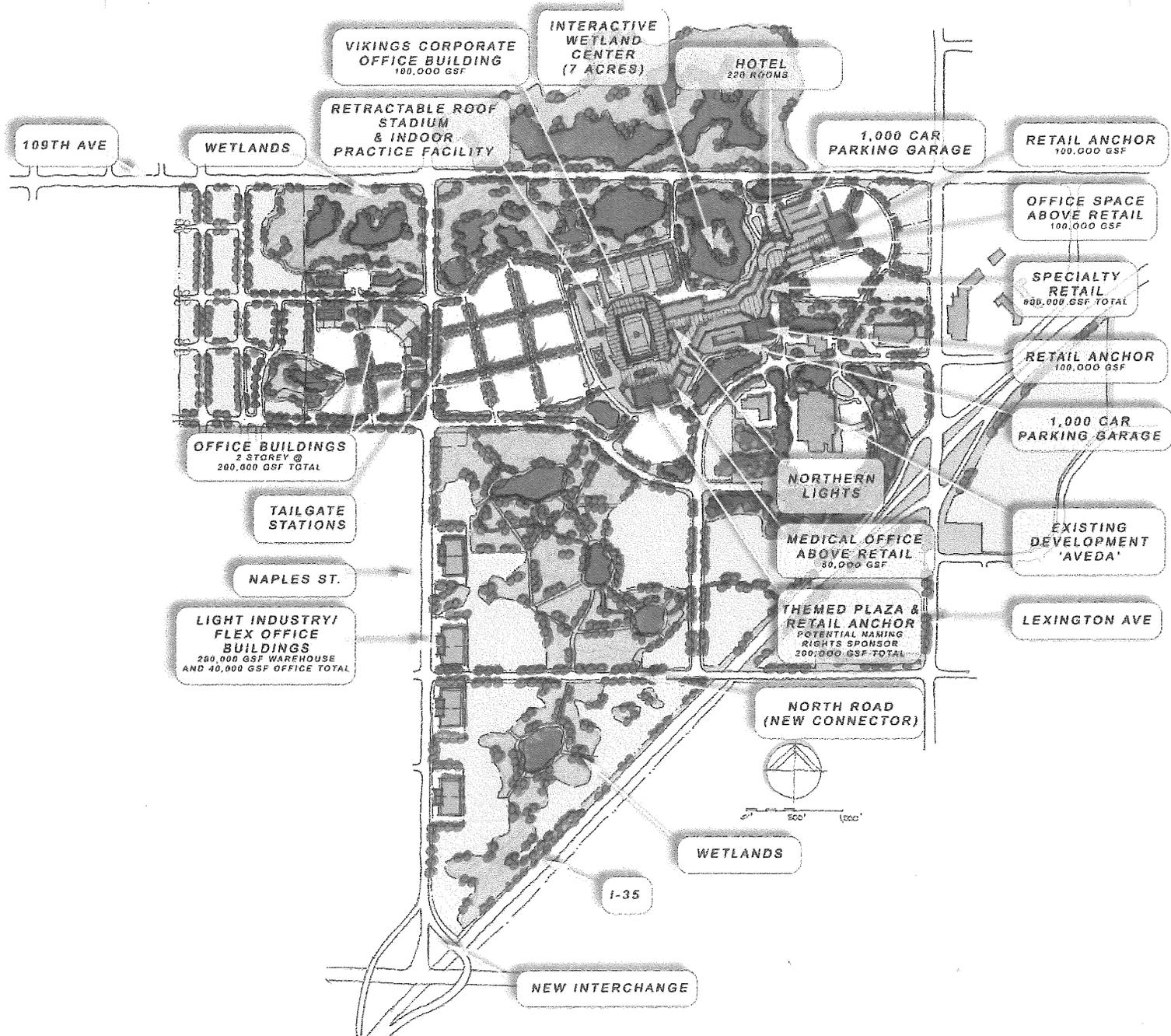
ECONOMIC IMPACTS
Preliminary estimates indicate that this project will generate:

- Approximately 4,000 construction jobs each year during a three year build out.
- Approximately 9,000 permanent, full-time jobs after construction in such areas as retail, medical, hotel, & corporate positions.
- Retail sales of approximately \$270 million annually, generating approximately \$14 million in new, incremental state sales tax each year.

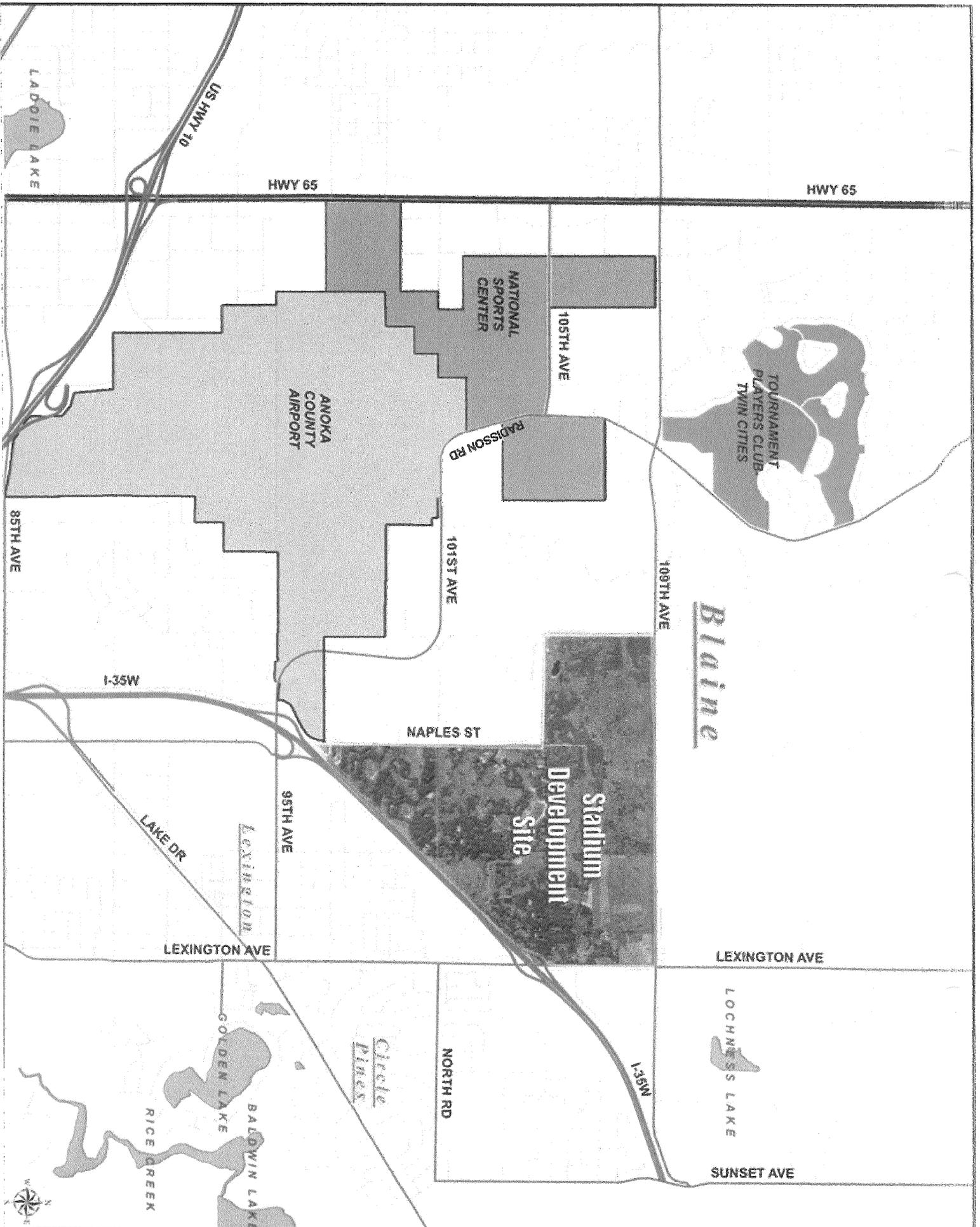
We have commissioned an economic impact analysis to provide more detail, and we will keep you apprised of that information as we receive it.

 Northern Lights
MINNESOTA'S SPORTS, RETAIL & ENTERTAINMENT CENTER





Handout #4



LADOLE LAKE

US HWY 70

HWY 65

HWY 65

ANOKA COUNTY AIRPORT

NATIONAL SPORTS CENTER

105TH AVE

RADISSON RD

101ST AVE

109TH AVE

TOURNAMENT PLAYERS CLUB TWIN CITIES

Blaine

1-35W

NAPLES ST

Stadium Development Site

LAKE DR

Lexington

95TH AVE

LEXINGTON AVE

LEXINGTON AVE

GOLDEN LAKE
BALDWIN LAKE
RICE CREEK

Circle Pines

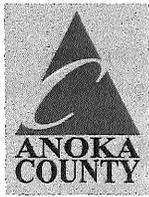
NORTH RD

1-35N

LOCHNESS LAKE

SUNSET AVE





ANOKA COUNTY AND THE MINNESOTA VIKINGS



OVERVIEW

NORTHERN LIGHTS – MINNESOTA'S SPORTS, RETAIL AND ENTERTAINMENT CENTER

What are the details of the proposed project?

- A proposed 68,500-seat retractable roof stadium and associated community development located just off I-35W in Blaine, 15 minutes north of both Minneapolis and St. Paul.
- The stadium will be the anchor of a sports, retail and entertainment center that will feature a unique mix of retail shops, office buildings, private residences, and nature preserves along with a medical center and a hotel.
- \$1 billion in private capital from Vikings' ownership will be invested in this economic development project.
- The cost of the stadium development is projected to be \$675 million for stadium and on-site infrastructure; an additional \$115 million is recommended for off-site infrastructure, such as improvements to I-35W.
- The county and team seek legislation to authorize the local option sales tax and to establish a special taxing district for the project (14 Minnesota communities already have a local option sales tax, and 11 others have the authority for such a tax but have not yet implemented it).
- The proposal asks the state to bond \$115 million to pay for on-site infrastructure and a portion of the retractable roof. Separate of the stadium project, the proposal asks the state to accelerate planned off-site road improvements, such as widening I-35W and improving access to the freeway at a cost of an additional \$115 million, which could also be paid for with project-generated revenues.
- Stadium Financing:
 - \$280 million in private investment from the Minnesota Vikings.
 - \$280 million from Anoka County through a $\frac{3}{4}$ percent sales tax (75¢ per \$100 purchase).
 - \$115 million in state bonding for on-site infrastructure and a portion of the retractable roof to be paid back by incremental revenues generated by the development (sales tax TIF).

How will this project benefit the state of Minnesota?

- Brings in unprecedented private investment, adding thousands of jobs, building the area's infrastructure and contributing millions of dollars to the tax base.
- Has total economic and fiscal impact of approximately \$100 million per year through growth in the property tax base, sales taxes generated within the development and benefits to the state from enhanced economic activity, not including such special events as a Super Bowl and NCAA Final Four tournament.
- Provides local economic impact from the projected millions of visitors each year to Anoka County for Vikings' games and other events.
- Accelerates planned regional roadway projects and provides a revenue source for such projects (revenue that wouldn't be available but for this project). Frees up transportation funds for other projects in the state.
- Produces an estimated 4,000 construction jobs and 9,000 permanent, full-time jobs.
- Places Minnesota in the upper echelon of sports tourism destinations in the Midwest and the country.
- Provides Vikings fans and all Minnesotans a world-class, year-round, state-of-the-art facility.

How does this proposal impact Minnesota taxpayers?

- The state's entire contribution – including the roads the state has already committed to build with transportation funds – is to be paid by new state tax proceeds generated by the project.

Why should the Minnesota Legislature resolve the Vikings stadium issue in 2006?

- The proposal provides an opportunity for \$1 billion in private investment, which will add thousands of jobs, build the area's infrastructure and contribute millions of dollars to the local tax base.
- The stadium plan is fiscally responsible and finally resolves the Vikings' stadium issue after years of delay.
- This plan meets the Governor's "but for" test for the state portion of financing – that "but for" this development, the state would not receive the tax revenues that can be applied to this project. No state general fund dollars would be used.
- Delaying this project will cost millions in inflationary expenses due to rising interest rates and increasing labor, construction and steel costs.
- Further inaction risks losing the local partners of Blaine and Anoka County and makes any stadium solution immensely more difficult in the future.
- The lack of conclusion on the three stadium proposals (Gophers, Twins, and Vikings) has become a symbol to the public of legislative indecision and inaction. It is time to stop talking and get these deals done.

Contacts: Steve Novak (Anoka County) at 763-323-5727 or Lester Bagley (Minnesota Vikings) at 952-918-8350

www.co.anoka.mn.us or www.vikings.com



NORTHERN LIGHTS – MINNESOTA'S SPORTS RETAIL AND ENTERTAINMENT CENTER

Minnesota Sports, Retail & Entertainment Center

March 2006

Plan leverages stadium for statewide development opportunity

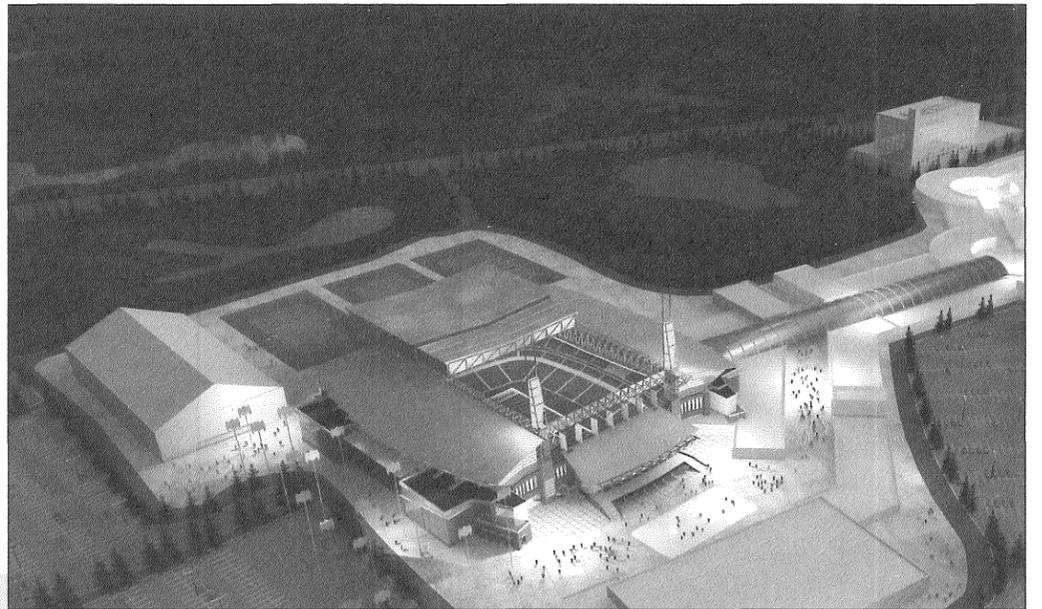
Many citizens have contacted the county asking questions, expressing support or opposition to the stadium development project. Here are some key facts about the project:

The Vikings will not own the stadium. Neither will team owner Zygi Wilf. The stadium will be owned by the citizens of Anoka County and the state, and operated by a stadium authority, similar to how the Metrodome is operated. The Vikings will play their 10 home games a year there, will pay 41 percent of the cost of construction (\$280 million), will have a long-term lease, and will pay rent.

It's much more than just a stadium. The master planned development will include a business class hotel, medical facility, retail, housing, commercial property, and corporate offices. In addition to 4,000 construction jobs expected to last three years, there will be 9,000 permanent jobs. The 740 acre site will be developed as one piece, allowing wetlands to be preserved and incorporated as an enhancement to the overall plan. The project will have to be designed with the oversight and approval of the City of Blaine.

This is about creating a major regional destination. The reason Anoka County is involved in this project is to create benefits to the community in the form of thousands of jobs,

No existing state general fund money will be used. The breakdown of funding for constructing the stadium is: \$280 million from the team, \$280 million from the countywide 3/4 percent sales tax (75 cents/\$100 purchase), and \$115 million from state sales tax revenue generated by the development itself that wouldn't exist "but for" this project. No existing state general fund money will be used; only new state taxes generated by the development itself will be tapped. The plan also provides that an



The county is leveraging the NFL stadium as the cornerstone for \$1 billion in private development.

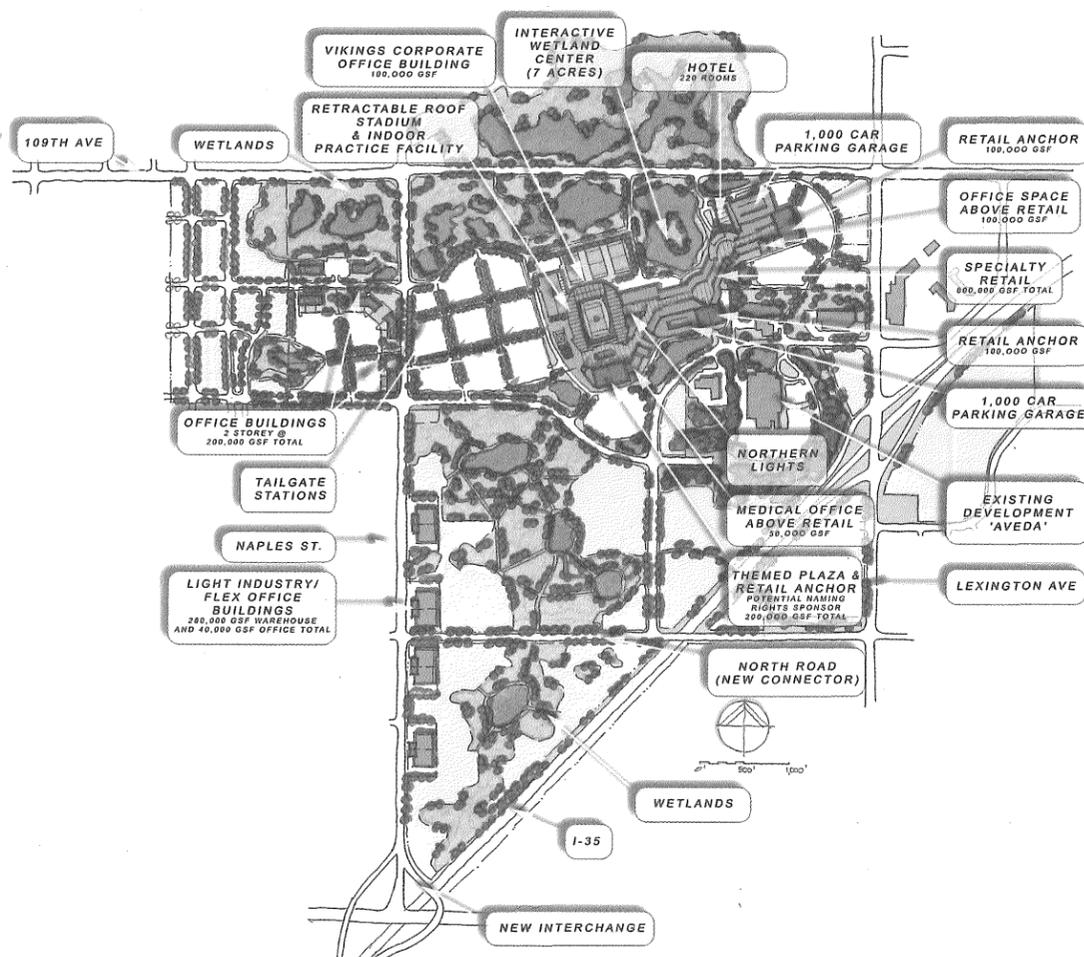
attracting development that will pay property taxes, and helping pay for important services such as road improvements. The project will bring major economic development to the area to help fuel the local economy and the state's economy as well. The county is leveraging the NFL stadium as the cornerstone for over \$1 billion in private development. This project will tie into the existing National Sports Center (NSC) and Tournament Players Club of the Twin Cities, and will balance entertainment activity in the metro area from leaning heavily to the south, to finally including the northern suburbs as an equal participant. The NSC already attracts three million visitors a year. Most NSC visitors come here from outside of Anoka County, with many being from other states and countries.

additional \$115 million in state sales tax revenue generated by the development would pay for accelerated road improvements to benefit, not only this development, but the entire region, such as improving interchanges and widening a portion of 35W. Again, only state revenue generated by the project itself will be used, freeing up existing highway dollars for other projects statewide.

The county sales tax does not apply to automobiles. Nor does it apply to food, clothing, or medications. It only applies to those items currently taxed by the state's 6.5 percent sales tax, and would bring the county sales tax to 7.25 percent. An estimated one quarter of sales taxes paid in Anoka County are paid by people who live outside of Anoka County. Local sales taxes, such as the one Anoka County is proposing, are currently used by 14 other Minnesota communities for economic development and construction projects, including building arenas and convention centers.

Building a statewide asset requires statewide leadership. State decision-makers will be asking themselves how important it is for Minnesota to continue to be competitive nationally for major events such as NFL football, college basketball Final Four tournaments, the Super Bowl, as well as having an indoor facility to host major conferences, concerts, and amateur sporting events such as high school tournaments. Unless and until the Metrodome is replaced, Minnesota is out of the market for many major events that in the past have brought millions of dollars into the state.

Anoka County will comply with applicable state law related to a referendum. The state legislature will decide if the county may implement a sales tax, and whether a referendum will apply or not. The county perspective is that a referendum should not be required. The Anoka County Board of Commissioners annually makes decisions on financing projects, programs, and services. The 2006 total county operating budget is \$225 million, and the county's five-year capital improvements budget is \$260 million. The regional assets of the Mall of America, Target Center, Xcel Energy Center, Metrodome, Minneapolis Convention Center, Science Museum, etc., were all built with public assistance and without referenda. Whether the county participates in the stadium development project should be decided in the same manner – by the people elected to do so.



Vikings unveil development proposal to City of Blaine

Vikings team owner and project developer Zygi Wilf unveiled his development plans for the Minnesota Sports, Retail and Entertainment Center to the Blaine City Council in February.

The 740-acre development includes retail shops, restaurants, residential housing, space for small businesses, corporate offices, a hotel, a medical facility, and 260 acres of preserved wetlands, all of which will surround a new retractable-roof stadium for Vikings football and other events throughout the year. The project includes \$1 billion in private investment.

“We are extremely excited and optimistic about the potential of this property and this development,” said Wilf. “This development ... will bring in millions of visitors each year, add thousands of jobs to the economy, and build the area’s infrastructure. This community will have something of which they can be extremely proud.”

The development is expected to create 4,000 construction jobs per year for three years, and 9,000 permanent jobs in the areas of corporate, retail, hotel, restaurant, sports-related, and medical-related fields.

Wilf indicated that several key pieces of property are already under contract for purchase, making up the bulk of the development.

Along with Wilf, David Murphy of Crawford Architects presented the team’s current master plan and development concepts. “The proposed Minnesota Sports, Retail and Entertainment Center represents the latest trends in mixed-use development,” said Murphy. “It is an entertainment destination that will serve as a catalyst for development in Anoka County and Blaine for years to come.”

Michael Monahan from the transportation consulting group SRF detailed the project’s traffic and infrastructure issues, and indicated that they are working with the city, county, Rice Creek Watershed District, Minnesota Department of Transportation and other agencies to identify and resolve issues.

New state tax revenue generated by the development would pay for accelerated road improvements to benefit not only this project but the entire region – for example, improving interchanges and

widening a portion of 35W. Using revenues from the development for these off-site road

This development will provide economic opportunity and thousands of jobs.”

*Dan Erhart
Anoka County Commissioner*

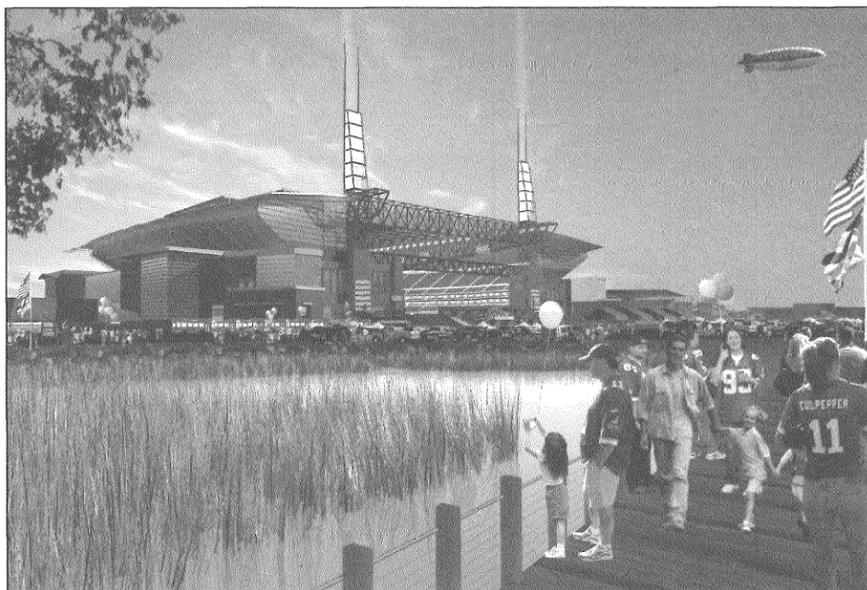
improvements would free up state money for other road projects around the state.

“When we said we were going to build the National Sports Center here, people laughed,” said Blaine Mayor Tom Ryan. “Now we have the largest amateur sports facility in the world here in Blaine, with the largest soccer complex, and soon to be the largest ice arena in the world. We’re used to taking on big projects that people say can’t be done. This can be done, and we owe it to our citizens to make it the best possible development to benefit the community.”

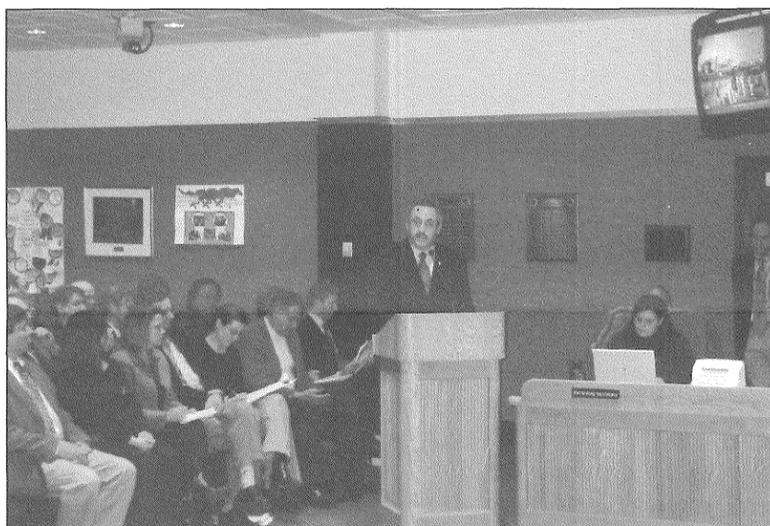
“This development will provide economic opportunity and thousands of jobs,” said Anoka County Commissioner Dan Erhart, who chairs the county’s Finance and Capital Improvements Committee. “This will change the future outlook of Anoka County and the entire north metro area.”

Project summary:

- 740-acre site, including 260 acres of wetlands, with approximately 480 acres to be developed.
- Retractable-roof NFL stadium with 68,500 seats (expandable to 72,000 seats to accommodate a Super Bowl), 125 suites, 7,500 club seats. Wide concourses, 400 points of sale for food and beverages, 600 toilet fixtures for women and 500 for men, 12-14 elevators.
- New headquarters for the Minnesota Vikings, with administrative offices, training facilities, and indoor practice facilities.
- 800,000 square feet of specialty retail shops, restaurants, and entertainment.
- 200,000 square feet for a destination anchor store.
- Two 100,000 square foot retail anchors.
- “Northern Lights” pedestrian mall.
- 50,000 square foot medical facility.
- 250 room hotel and conference center.
- 20,000 square foot interactive wetlands preserve visitors center.
- 20,000 square feet of exhibits and interactive features at the “Valhalla” Vikings Hall of Fame.
- 340,000 square feet for corporate offices.
- 280,000 square feet for flex-office space.
- Five to seven additional parcels for future development.
- Parking facilities for all project components, include tailgating areas for stadium parking.



The 740-acre site in Blaine will be developed in one piece, allowing wetlands to be preserved.



Vikings Owner Zygi Wilf unveils his development plans before the Blaine City Council in February.



Blaine City Council members review the proposed development plan.

For more information about the development proposal, go to www.MinnesotaMomentum.com

Anoka County Public Information
2100 3rd Ave., Anoka, MN 55303
Steve Novak
Governmental Services Division Manager
763-323-5727
publicinfo@co.anoka.mn.us
www.AnokaCounty.us/stadium

Northern Lights



Minnesota Sports, Retail & Entertainment Center

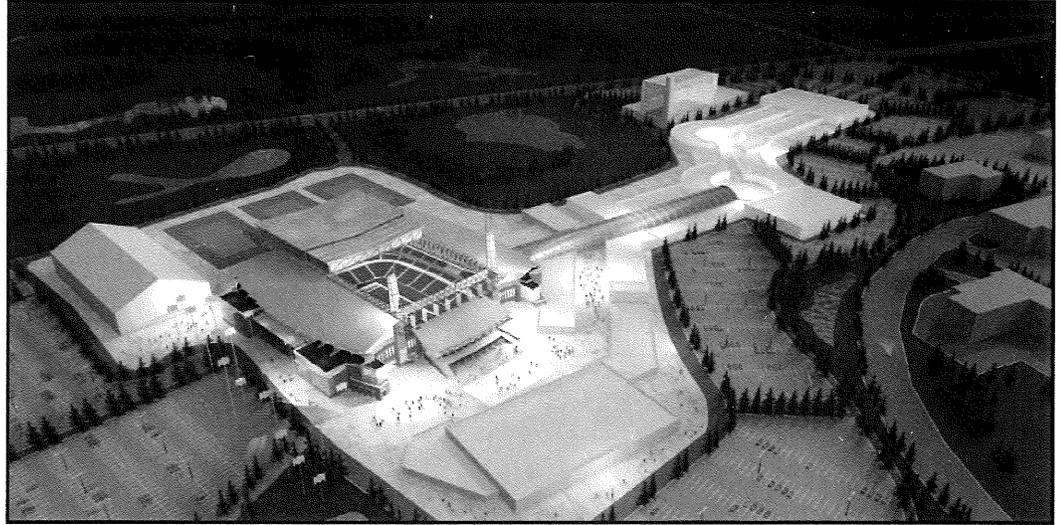
Anoka County / City of Blaine / Minnesota Vikings



Since January 2004, Anoka County has proposed a more than 1.5 billion mixed-use development that would include an NFL stadium on the 740-acre site in Blaine along 35W. In June 2005, a developer emerged when real estate developer Zygi Wilf bought the Minnesota Vikings.

Wilf has presented a proposed master plan called "The Minnesota Sports, Retail and Entertainment Center" for a mixed-use private development

surrounding an NFL stadium complex. He has called the enclosed retail center leading up to the stadium the "Northern Lights at Blaine."



Located 15 minutes from Minneapolis and St. Paul along I-35W, the development would include...

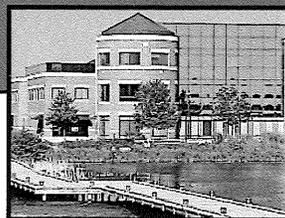
- **A Vikings Stadium and Corporate Complex** - a retractable-roof stadium with 68,500 seats (expandable to 72,000 seats); 24,000 surface parking tailgating areas; Vikings corporate headquarters, training camp facilities; Vikings hall-of-fame.
- **Hotel and Conference Center** - 250 room business-class hotel and meeting rooms.
- **Medical facility** - 50,000 square foot.
- **Northern Lights at Blaine** - destination retail, specialty shops, restaurants, entertainment, and enclosed pedestrian corridor leading to the stadium.
- **Housing, Preserved Wetlands and Trails** - 260 acres of preserved wetlands, trails and residential areas, including a 20,000 square foot interactive wetlands preserve visitor center.
- **Corporate Offices** - 50,000 square feet.



The Stadium



Retail Shops



Corporate Center



Residences



Preserved Wetlands

Turn to the next pages for:

Page 2: Benefits of the development

Page 3: Map of the surrounding area

Page 4: Funding & why action is needed now

For more information:

www.AnokaCounty.us/stadium

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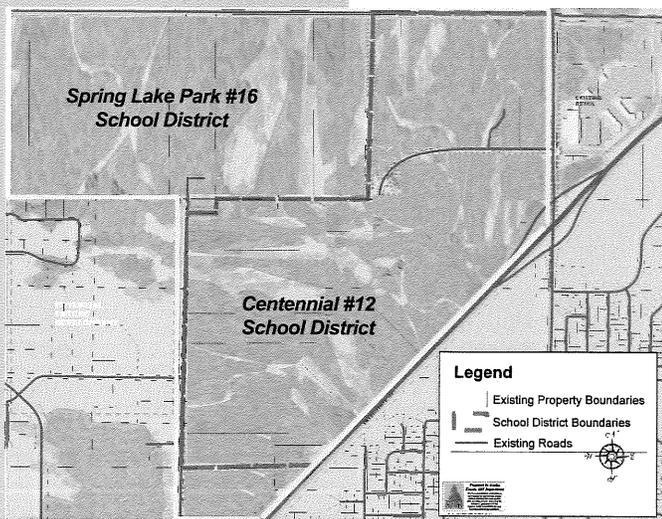
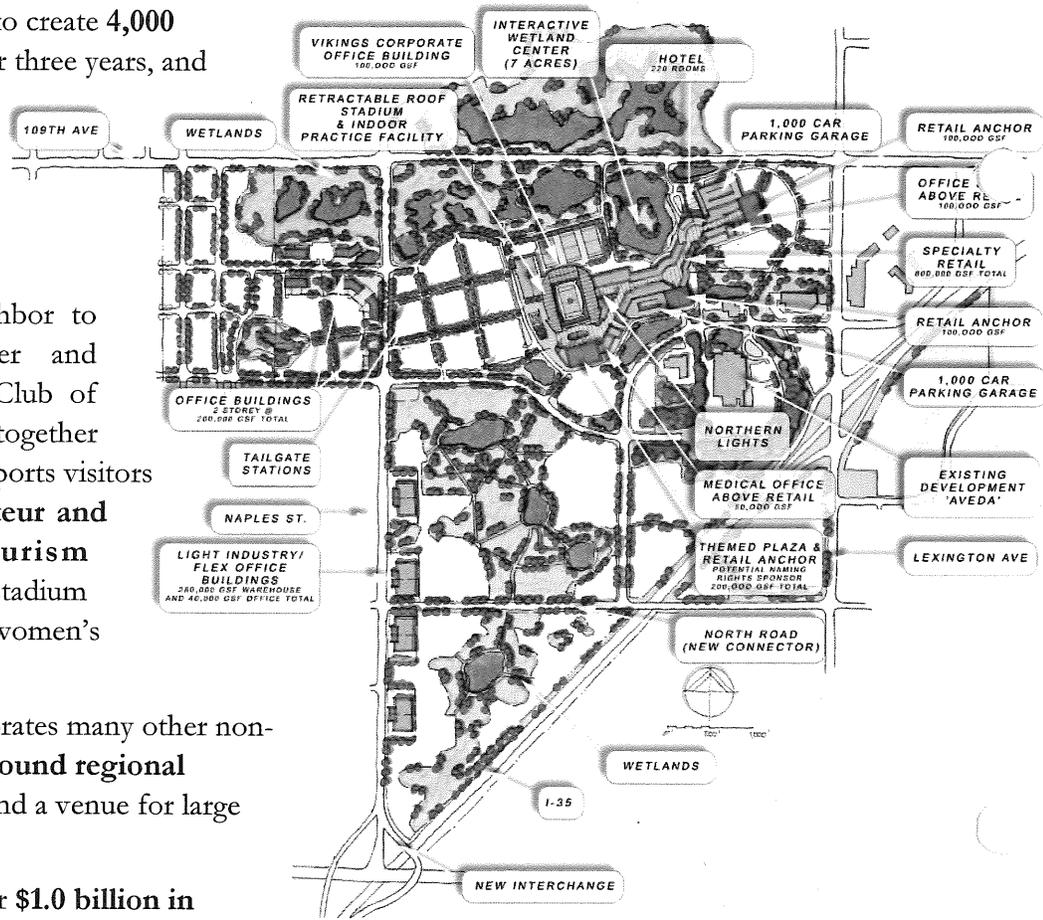
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Benefits to the County Jobs, Tax Base, and

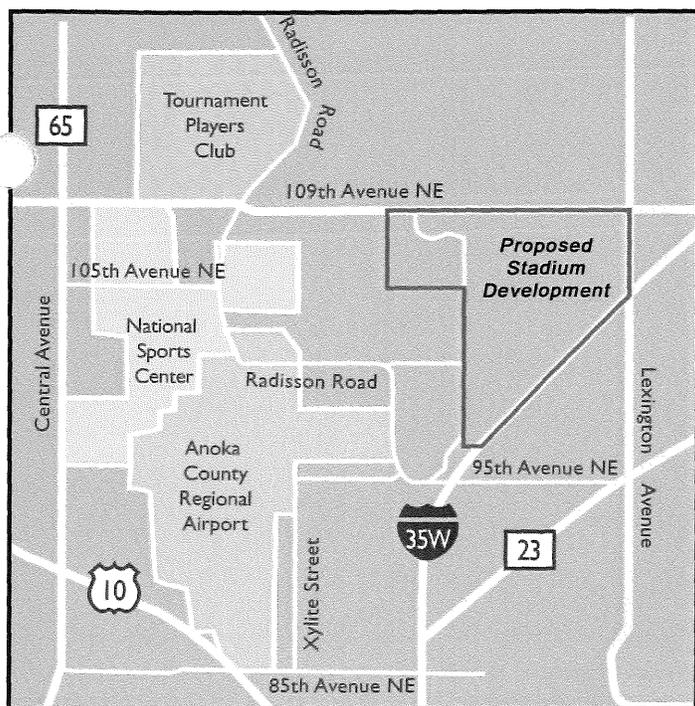
- The development is expected to create **4,000 construction jobs** per year for three years, and **9,000 permanent jobs** in the areas of corporate, retail, hotel, restaurant, sports-related, and medical-related fields.
- The development, as a neighbor to the National Sports Center and PGA's Tournament Players Club of the Twin Cities, which together already attract over 3 million sports visitors per year, **will create an amateur and professional sports tourism destination.** The proposed stadium could also host men's and women's World Cup soccer.
- The development plan incorporates many other non-football uses to create a **year-round regional entertainment destination**, and a venue for large national events.
- The development includes over **\$1.0 billion in private investment.**



The over \$1.0 billion development will pay property taxes to the county, city, and two school districts.

- The over **\$1.0 billion development** will pay property taxes to the county, city, and two school districts. This increased revenue will allow the schools, county and city to hold down household and business property taxes, while providing greater flexibility in funding important services. There will be an immediate return from increased property values from the new development, as local property tax TIF is not proposed.
- The project provides for **\$115 million in accelerated road improvements** using state tax dollars generated by the project itself, including interchange upgrades and widening a portion of 35W that benefits the region and state. While Anoka County is the third fastest growing county in the state, it is currently slated to receive only one interchange in the next 2 decades, and no new roads or widening of existing roads under the state's current funding plan. Tapping the state tax revenue generated from the development itself frees up other state transportation money for other road improvements throughout the state.

Community and State: Economic Growth



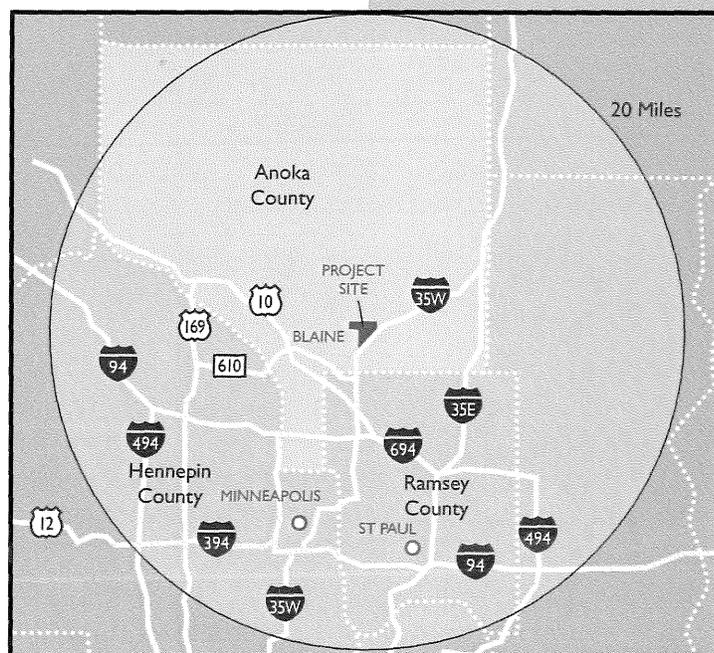
The development is within a mile of the National Sports Center and TPC of the Twin Cities

- Preliminary estimates indicate that the **total economic and fiscal impact of the development will be nearly \$100 million per year** in the form of property taxes paid by the development, sales taxes generated within the development, and the benefit to the state from enhanced economic activity. These figures do not include the one-time infusions that would come into the state from such special events as a Super Bowl and NCAA Final Four tournament, which would bring in hundreds of millions of out-of-state dollars to Minnesota.
- **Professional football generates direct benefits to the state.** The Vikings each year pay approximately \$10-12 million in property, income, sales and ticket taxes. Over the next three years alone, the Vikings will bring into the state an average of \$89 million/year from NFL revenue sharing, which is primarily TV revenue that would not come into the state otherwise. Since its inception, the Vikings Children Fund has donated \$6.5 million to children's charities in the state, including the University of Minnesota Pediatrics Foundation.

- A 1999 Philadelphia Federal Reserve study determined that **NFL stadiums bring a quality-of-life benefit to communities** (an average \$184/person/year) easily exceeding the public investment provided in all 25 cities that hosted a new or remodeled NFL stadium in the 1990s. In addition, increased property tax revenues exceeded the public contribution in 22 of the 25 cities that provided stadium funding.

- The Federal Reserve researchers point out that if a community loses an NFL team, those communities are consistently willing to invest far more to attract a new NFL team than they would have had to invest to keep the old team, indicating **communities feel the negative impact of losing a team.**

A 2003 St. Paul Chamber of Commerce study indicates that the Xcel Energy Center (hockey arena built to attract a new NHL team after the loss of the North Stars) provides the equivalent of \$170/year of economic activity per St. Paul household.



The stadium site is located within 15 miles of both downtowns and includes 1.5 miles of frontage on 35W.

Finance Plan Uses Revenue from the Development

Anoka County and the Minnesota Vikings propose to build a \$675 million retractable roof public stadium facility paid for by:

- \$280 million in private investment from the team owner,
- \$280 million from the county through a $\frac{3}{4}$ % sales tax (75¢ per \$100 purchase), and
- \$115 million from incremental revenues created by the development, primarily in the form of state sales taxes.

This plan proposes using only those state funds that “but for” this development, would not otherwise exist. No state general fund dollars would be used.

The percentage of public to private investments is similar to the financing of the 24 NFL stadiums built or being built in the last 14 years.

Plan Provides for Upgrading Highways

In addition, this plan proposes that incremental revenues created by the development would also cover the cost of \$115 million in accelerated road improvements to benefit not only this development, but the entire region. Using revenues from the development for these off-site road improvements would free up state money for other road projects around the state.

Local Sales Tax is a Commonly-used Funding Source

- Anoka County would need to pay approximately \$18 million per year over the life of the bonds for its \$280 million share of the cost. The proposal recommends that a $\frac{3}{4}$ % (75¢ per \$100 purchased) county-wide sales tax finance the county portion. (Applies to same base as State Sales Tax on Goods and Services (M.S. Chap. 297A), which does not include automobiles, food, clothing, medicines, among other things.)
- County-wide property taxes are not a part of the plan to pay for the stadium.
- Anoka County is asking for the same local option sales tax commonly used by other Minnesota communities for economic development, including building arenas and convention centers.
- Nearly 1/3 of all state taxable sales are currently subject to a local option sales tax.
- 14 Minnesota communities have a local option sales tax, and 11 others have the authority for such a tax but have not yet implemented it.
- The largest commercial districts surrounding Anoka County already have similar local option sales taxes – Minneapolis, St. Paul and St. Cloud.
- It’s estimated that Anoka County residents would pay an average of \$45 per year for a county-wide $\frac{3}{4}$ % sales tax (75¢ per \$100 purchase) - based on the assumption that approximately \$18 million would be paid for debt service on county bonds, of which approximately 75% would be from sales to people who live in the county, divided by 320,000 residents. This impact would be offset by the economic return residents will receive from the property taxes collected in the district and the increased economic vitality and opportunity in the community.

Why the Legislature Needs to Act Now

- This proposal offers the best opportunity for the state to not only keep the Vikings in Minnesota, but also create a professional and amateur sports and tourism destination that serves Minnesota and the entire five state area.
- Each year of delay adds \$25-30 million in inflationary costs alone.

Referendum

Minnesota relies on a representative government, not referendum, to make decisions. This is not just a local project, but rather a major development with state-wide significance. The Xcel Energy Center, Target Center, Mall of America, Metrodome, and Minneapolis Convention Center all used public money as part or all of their funding, all are significant economic engines for the state, and all were done without referendum.

<u>Team</u>	<u>Year Built / Renovated</u>	<u>Project Cost</u>	<u>% of Public Financing</u>
Atlanta Falcons	1992	\$214 M	100
Baltimore Ravens	1998	\$223 M	100
Oakland Raiders	1996	\$116 M	100
St. Louis Rams	1995	\$280 M	100
Tampa Bay Bucs	1998	\$168.5 M	100
Jacksonville Jaguars	1995	\$161 M	91
Cincinnati Bengals	2000	\$458 M	87
Indianapolis Colts	2008 (construction)	\$625 M	84
Denver Broncos	2001	\$401 M	77
San Diego Chargers	1997	\$78 M	77
Cleveland Browns	1999	\$290 M	73
Houston Texans	2002	\$425 M	73
Tennessee Titans	1999	\$290 M	71
Seattle Seahawks	2002	\$430 M	70
Arizona Cardinals	2006 (construction)	\$355 M	69
AVERAGE	-	-	68
Chicago Bears	2003	\$606 M	66
Minnesota Vikings	proposed	\$675 M	59
Green Bay Packers	2002	\$295 M	57
Pittsburg Steelers	2001	\$281 M	56
Dallas Cowboys	2009 (construction)	\$650 M	50
Philadelphia Eagles	2003	\$512 M	35
Washington Redskins	1997	\$250.5 M	28
Carolina Panthers	1996	\$187 M	27
Detroit Lions	2002	\$500 M	25
New England Patriots	2002	\$325 M	22

The Anoka County / Minnesota Vikings stadium financing plan comes in below the average on percentage of public funding used.

* Data Courtesy of UBS Banking and Financial Services Group

MINNESOTA VIKINGS

PROJECT FACT SHEET

NORTHERN LIGHTS – MINNESOTA’S SPORTS, RETAIL AND ENTERTAINMENT CENTER

The proposed Northern Lights – Minnesota’s Sports, Retail and Entertainment Center represents the latest trends in mixed-use development. It is an entertainment destination that will serve as a catalyst for development in Anoka County and Blaine for years to come.

The overall site is approximately 740 acres, including 260 acres of wetlands and preserve areas. Approximately 480 acres will be developed to include the following components.

- Retractable-roof NFL Stadium (68,500 seats, 125 suites, 7,500 club seats). The stadium will be expandable to $\pm 72,000$ seats.
- New headquarters for the Minnesota Vikings. Administrative offices and training facilities are anticipated to be integral with the stadium as shown.
- Specialty retail shops, restaurants and entertainment - $\pm 800,000$ square feet.
- Destination retail anchor - $\pm 200,000$ square feet.
- Retail anchors – 2 anchors at $\pm 100,000$ square feet each.
- Medical facility - $\pm 50,000$ square feet.
- Hotel and conference center – 250 rooms.
- Interactive wetlands preserve visitors center - $\pm 20,000$ square feet.
- Public open spaces including the “Northern Lights” feature and the Minnesota Vikings Hall of Fame.
- Multiple pad sites corporate offices - $\pm 340,000$ square feet of potential future development.
- Multiple pad sites for flex-office and research facilities - $\pm 280,000$ square feet.
- Out parcel sites for future development – 5 to 7 potential sites.
- Parking facilities for all project components.

Infrastructure improvements are proposed in accordance with the State of Minnesota Department of Transportation long-range plan.

MINNESOTA VIKINGS

STADIUM FACT SHEET

NORTHERN LIGHTS – MINNESOTA’S SPORTS, RETAIL AND ENTERTAINMENT CENTER

The proposed new Vikings stadium at Northern Lights – Minnesota’s Sports, Retail and Entertainment Center will be one of the finest, state-of-the-art facilities in the NFL. With its dramatic retractable roof, the facility will be able to accommodate 365 event-days a year. It will serve as the region’s home for flat-floor shows and will attract national events such as the Super Bowl and Final Four.

The stadium design is seeking to create an intimate seating bowl on par with the new Qwest Field in Seattle. A daunting home field advantage is envisioned which will celebrate the rich history of the Minnesota Vikings franchise.

The new stadium is vital to the future of the Minnesota Vikings and will include the following components:

- Seating capacity of 68,500 seats, including 125 suites and 7,500 club seats. The stadium will be expandable to ±72,000 seats.
- Wider Concourses – ranging from 35 feet to 50 feet wide.
- Nearly 400 points of sale for food and beverage.
- Nearly 600 toilet fixtures for the ladies and approximately 500 toilet fixtures for the men.
- Four (4) family (unisex) toilet facilities shall be provided on each level of the stadium.
- Valhalla, the new Minnesota Vikings Hall of Fame, will be incorporated with the retail center and will include approximately 20,000 square feet of exhibits and interactive features.
- Approximately 4.0 acres of roof area will be provided, including the retractable roof.
- Twelve (12) to 14 elevators are anticipated to improve patron and service access to all levels of the stadium.
- The new headquarters for the Minnesota Vikings will include administrative offices and training facilities (±150,000 square feet) plus an indoor practice facility.

The stadium and its ancillary facilities shall be fully accessible in accordance with the American with Disabilities Act (ADA)



« [A CHAMPIONSHIP] COMES AT A PRICE. IT'S A SACRIFICE THAT WE'RE WILLING TO MAKE. »

Zygi Wilf, Vikings owner

Small-market team, big-market attitude

- From a beefed-up Vikings payroll to Winter Park renovations, Zygi Wilf is showing he will take a loss if it helps his team win.

VIKINGS INSIDER KEVIN SEIFERT



To the right was the Vikings' \$49 million man, Steve Hutchinson, participating in offensive line drills. To the left were Fred Smoot, Jermaine Wiggins, Pat Williams and a handful of other players whose deferred bonuses have come due in the past 10 months. In every direction, of course, were a team-record 21 assistant coaches.

Zygi Wilf's largesse was evident all around Winter Park this weekend, his first minicamp as Vikings owner. After paying a premium price of \$600 million for the franchise last spring, Wilf already has put out one cash call to his ownership group for expenses that include: increased player and coaching payrolls, a Winter Park renovation project and a back load of bonuses deferred from previous owner Red McCombs' era.

Vikings continues C5 ▶



Wilf shows big-market attitude

◀ VIKINGS FROM C1

That cash fueled the franchise following a significant financial loss in 2005, estimated to be more than \$10 million, after three years of annual profits under McCombs. And despite the promise of greater revenue sharing from the NFL's new collective bargaining agreement, Wilf is projecting another loss for 2006.

In an interview Saturday, Wilf said he was prepared to subsidize short-term losses when he purchased the team in June. And while he acknowledged that a new stadium would reverse those losses, he insisted, "I bought this team with the intent of enjoying football."

He added: "We will continue to improve our team, and that certainly will take a toll on us financially. My primary goal, as I've always stated, is to stay competitive and do what's necessary to get to the championship. But it comes at a price. It's a sacrifice that we're willing to make."

Wilf would not confirm specific numbers but acknowledged the Vikings were in the red in 2005.

"We are requiring supplemental revenues," he said, "and that gives the means to conclude that we are operating at a deficit."

Wilf has chafed at recent suggestions that the league's new collective bargaining agreement will cover his projected losses. In general, owners have agreed that the teams with the 15 highest annual rev-

enues will contribute money to a pot that will be distributed to the league's 15 lowest-revenue teams in the first four years of the deal.

Some details remain in negotiations, and some small-market owners are concerned the plan will not bridge the gap between them and the NFL's most cash-flush teams. Most projections suggest that the Vikings, who will be the NFL's lowest producer of local revenue this year, will receive an additional \$5 million to \$7 million in new revenue-sharing subsidies.

At the same time, however, the new CBA raised the salary cap almost \$8 million for 2006. The cap will continue to rise as Arizona, Dallas and other teams build new stadiums. In essence, the new CBA is projected to be a zero-net result for the Vikings if they continue their current spending habits.

"Revenue sharing will buffer us from further losses," Wilf said. "We're hoping that building a new stadium will allow us to become profitable. But right now, you really have to love your football. You have to love your football, because on the financial side it will become more and more difficult."

This offseason, Wilf authorized a team-record player payroll. For the first time in years, the Vikings are spending to the salary cap rather than stopping short and devising artificial means to push the excess space into future seasons. In other words, the Vikings will spend at least \$102 million in cash this season on player salaries.

About \$30 million of that

total represents deferred bonuses from the McCombs era. But a larger portion comes from the estimated \$35 million in guaranteed money and first-year salaries the Vikings committed to their 10-man free-agent class this spring.

Among other expenses Wilf has taken on:

- Adding six new coaching positions to the staff and some \$5 million to the coaching salary budget. Last season, former coach Mike Tice entered training camp with 15 coaches and a total salary budget of less than \$3 million. Wilf has pledged to bring the coaching budget to the NFL average, which is about \$8 million. As of today, the Vikings have 21 assistants, and coach Brad Childress alone is making \$2 million.
- Spending more than \$2 million on Winter Park renovations, which will include additional meeting rooms; a larger player lounge and a new, 2,900-square-foot locker room.
- Doubling the size of the executive staff from three vice presidents to six.

McCombs spent in a similar manner during his first three years as owner before cutting back. As he watched his team take the field this weekend, Wilf pledged not to make football decisions based on his bottom line.

"We've felt we've needed to spend the money to be competitive, and we did that," Wilf said. "We will continue to do that. We know it will continue to eat away at our profitability until we're able to get into a new stadium."

Kevin Seifert • kseifert@startribune.com

0.75% Anoka County Sales and Use Tax
(\$000s)

C.Y. 2007	\$23,400
C.Y. 2008	\$24,000
C.Y. 2009	\$24,600

Note: The amounts shown are for full calendar years. The revenue yield would depend upon the effective date of the tax and would need to be adjusted to account for the delay in when the tax is remitted.

A 0.75% sales and use tax in Anoka County would be imposed on the same base as the state 6.5% sales and use tax. It would not include the separate motor vehicle sales tax.

- The estimate was based on calendar year 2004 sales and use tax statistics produced by the Department of Revenue.
- Total Anoka County state sales and use tax reported in 2004 was \$198.3 million.
- Of this amount, \$10.3 million was from the 9% rate on alcoholic beverages. An adjustment was made to remove the additional 2.5% tax.
- The adjusted county tax was reduced by 8% to account for sales tax reported by businesses in Anoka County on sales made outside the county (e.g. billing processes that are centralized in one county for regional utility companies or wireless phone providers).
- After the adjustments, the 2004 county sales and use tax estimating base was reduced to \$180 million.
- This amount was converted from tax at the 6.5% rate to the proposed 0.75% rate. The calendar year 2004 amount was \$20.7 million.
- The estimate from 2004 data was increased annually by growth in state sales tax receipts based on the February 2006 state revenue forecast from the Department of Finance.

Minnesota Department of Revenue
Tax Research Division
April 28, 2006

A bill for an act

relating to state and local government operations; providing a process for developing a new baseball stadium; establishing a metropolitan ballpark authority; providing for the membership, powers, and duties of the authority; authorizing Hennepin County to contract with the ballpark authority, issue bonds, and impose an additional sales tax; specifying certain duties of the city of Minneapolis; amending Minnesota Statutes 2004, section 297A.71, by adding a subdivision; Minnesota Statutes 2005 Supplement, section 10A.01, subdivision 35; repealing Minnesota Statutes 2004, sections 473I.01; 473I.02; 473I.03; 473I.04; 473I.05; 473I.06; 473I.07; 473I.08; 473I.09; 473I.10; 473I.11; 473I.12; 473I.13.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. Minnesota Statutes 2005 Supplement, section 10A.01, subdivision 35, is amended to read:

Subd. 35. **Public official.** "Public official" means any:

- (1) member of the legislature;
- (2) individual employed by the legislature as secretary of the senate, legislative auditor, chief clerk of the house, revisor of statutes, or researcher, legislative analyst, or attorney in the Office of Senate Counsel and Research or House Research;
- (3) constitutional officer in the executive branch and the officer's chief administrative deputy;
- (4) solicitor general or deputy, assistant, or special assistant attorney general;
- (5) commissioner, deputy commissioner, or assistant commissioner of any state department or agency as listed in section 15.01 or 15.06, or the state chief information officer;

- 2.1 (6) member, chief administrative officer, or deputy chief administrative officer of a
 2.2 state board or commission that has either the power to adopt, amend, or repeal rules under
 2.3 chapter 14, or the power to adjudicate contested cases or appeals under chapter 14;
- 2.4 (7) individual employed in the executive branch who is authorized to adopt, amend,
 2.5 or repeal rules under chapter 14 or adjudicate contested cases under chapter 14;
- 2.6 (8) executive director of the State Board of Investment;
- 2.7 (9) deputy of any official listed in clauses (7) and (8);
- 2.8 (10) judge of the Workers' Compensation Court of Appeals;
- 2.9 (11) administrative law judge or compensation judge in the State Office of
 2.10 Administrative Hearings or referee in the Department of Employment and Economic
 2.11 Development;
- 2.12 (12) member, regional administrator, division director, general counsel, or operations
 2.13 manager of the Metropolitan Council;
- 2.14 (13) member or chief administrator of a metropolitan agency;
- 2.15 (14) director of the Division of Alcohol and Gambling Enforcement in the
 2.16 Department of Public Safety;
- 2.17 (15) member or executive director of the Higher Education Facilities Authority;
- 2.18 (16) member of the board of directors or president of Minnesota Technology, Inc.; ~~or~~
- 2.19 (17) member of the board of directors or executive director of the Minnesota State
 2.20 High School League; or
- 2.21 (18) member of the Minnesota Ballpark Authority established in section 4.

2.22 Sec. 2. Minnesota Statutes 2004, section 297A.71, is amended by adding a subdivision
 2.23 to read:

2.24 Subd. 37. **Building materials exemption.** Materials, supplies, and equipment used
 2.25 or consumed in, and incorporated into the construction or improvement of the ballpark,
 2.26 and public infrastructure constructed pursuant to sections 3 to 12, are exempt.

2.27 Sec. 3. **CONSTRUCTION AND FINANCING OF MAJOR LEAGUE**
 2.28 **BALLPARK.**

2.29 Subdivision 1. **Purpose; findings.** The purpose of this act is to provide for the
 2.30 construction, financing, and long-term use of a ballpark primarily as a venue for major
 2.31 league baseball. It is hereby found and declared that the expenditure of public funds for
 2.32 this purpose is necessary and serves a public purpose. It is further found and declared that
 2.33 any provision in a lease or use agreement with a major league team, that requires the team
 2.34 to play its home games in a publicly funded ballpark for the duration of the lease or use

3.1 agreement, serves a unique public purpose for which the remedies of specific performance
3.2 and injunctive relief are essential to its enforcement. It is further found and declared
3.3 that government assistance to facilitate the presence of major league baseball provides
3.4 to Hennepin County, the state of Minnesota, and its citizens highly valued intangible
3.5 benefits that are virtually impossible to quantify and, therefore, not recoverable even if
3.6 the government receives monetary damages in the event of a team's breach of contract.
3.7 Minnesota courts are, therefore, charged with protecting those benefits through the use
3.8 of specific performance and injunctive relief as provided herein and in the lease and
3.9 use agreements.

3.10 Subd. 2. Location. The ballpark must be located in the city of Minneapolis at a
3.11 site within the development area.

3.12 Subd. 3. Definitions. As used in this act, the following terms have the meanings
3.13 given in this subdivision:

3.14 (a) "Authority" means the Minnesota Ballpark Authority established under section 4.

3.15 (b) "Ballpark" means the stadium suitable for major league baseball to be constructed
3.16 and financed under this act.

3.17 (c) "Ballpark costs" means, unless the context otherwise indicates, the cost of
3.18 designing, constructing, and equipping a ballpark suitable for major league baseball.

3.19 "Ballpark cost" excludes the cost of land acquisition, site improvements, utilities, site
3.20 demolition, environmental remediation, railroad crash wall, site furnishings, landscaping,
3.21 railroad right-of-way development, district energy, site graphics and artwork and other
3.22 site improvements identified by the authority, public infrastructure, capital improvement
3.23 reserves, bond reserves, capitalized interest, and financing costs.

3.24 (d) "County" means Hennepin County.

3.25 (e) "Development area" means the area in the city of Minneapolis bounded
3.26 by marked Interstate Highway 394, vacated Holden Street, the Burlington Northern
3.27 right-of-way, Seventh Street North, Sixth Avenue North, and Fifth Street North.

3.28 (f) "Public infrastructure" means all property, facilities, and improvements
3.29 determined by the authority or the county to facilitate the development and use of
3.30 the ballpark, including but not limited to property and improvements for drainage,
3.31 environmental remediation, parking, roadways, walkways, skyways, pedestrian bridges,
3.32 bicycle paths, and transit improvements to facilitate public access to the ballpark, lighting,
3.33 landscaping, utilities, streets, and land acquired and prepared for private redevelopment in
3.34 a manner related to the use of the ballpark.

3.35 (g) "Team" means the owner and operator of the baseball team currently known
3.36 as the Minnesota Twins.

4.1 Sec. 4. MINNESOTA BALLPARK AUTHORITY.

4.2 Subdivision 1. Establishment. To achieve the purposes of this act, the Minnesota
4.3 Ballpark Authority is established as a public body, corporate and politic, and political
4.4 subdivision of the state. The authority is not a joint powers entity or an agency or
4.5 instrumentality of the county. The authority may acquire title to all land, air rights, and
4.6 other interests in real property needed for construction and operation of the ballpark
4.7 and related facilities. The authority may enter into contracts for and take all actions
4.8 necessary or desirable to design, construct, furnish, equip, and provide for the operation,
4.9 maintenance, and improvement of the ballpark and related facilities, and has all powers
4.10 necessary or incidental to those actions.

4.11 Subd. 2. Composition. (a) The Minnesota Ballpark Authority shall be governed
4.12 by a commission consisting of:

4.13 (1) two members appointed by the governor;

4.14 (2) two members, including the chair, appointed by the county board; and

4.15 (3) one member appointed by the governing body of the city of Minneapolis.

4.16 (b) All members appointed under paragraph (a), clause (1), serve at the pleasure of
4.17 the governor. All members appointed under paragraph (a), clause (2), serve at the pleasure
4.18 of the county board. The member appointed under paragraph (a), clause (3), serves at the
4.19 pleasure of the governing body of the city of Minneapolis.

4.20 (c) Compensation of members appointed under paragraph (a) is governed by
4.21 Minnesota Statutes, section 15.0575.

4.22 (d) One member appointed under paragraph (a), clause (1), must be a resident of
4.23 a county other than Hennepin. All other members appointed under paragraph (a) must
4.24 be residents of Hennepin County.

4.25 Subd. 3. Chair. The chair shall preside at all meetings of the commission, if
4.26 present, and shall perform all other assigned duties and functions. The commission may
4.27 appoint from among its members a vice-chair to act for the chair during the temporary
4.28 absence or disability of the chair.

4.29 Subd. 4. Bylaws. The authority shall adopt bylaws to establish rules of procedure,
4.30 the powers and duties of its officers, and other matters relating to the governance of the
4.31 authority and the exercise of its powers. The bylaws adopted under this subdivision shall
4.32 be similar in form and substance to bylaws adopted by the Metropolitan Sports Facilities
4.33 Commission pursuant to Minnesota Statutes, section 473.553.

4.34 Subd. 5. Web site. The authority shall establish a Web site for purposes of providing
4.35 information to the public concerning all actions taken by the authority. At a minimum, the
4.36 Web site must contain a current version of the authority's bylaws, notices of upcoming

5.1 meetings, minutes of the authority's meetings, and contact telephone and fax numbers for
5.2 public comments.

5.3 **Sec. 5. POWERS OF AUTHORITY.**

5.4 Subdivision 1. **Actions.** The authority may sue and be sued. The authority is a
5.5 public body and the ballpark and public infrastructure are public improvements within the
5.6 meaning of Minnesota Statutes, chapter 562. The authority is a municipality within the
5.7 meaning of Minnesota Statutes, chapter 466.

5.8 Subd. 2. **Acquisition of property.** The authority may acquire from any public or
5.9 private entity by lease, purchase, gift, or devise all necessary right, title, and interest in and
5.10 to real or personal property deemed necessary to the purposes contemplated by this act.

5.11 Subd. 3. **Property tax exemption; special assessments.** Any real or personal
5.12 property acquired, owned, leased, controlled, used, or occupied by the authority or county
5.13 for any of the purposes of this act is declared to be acquired, owned, leased, controlled,
5.14 used, and occupied for public, governmental, and municipal purposes, and is exempt from
5.15 ad valorem taxation by the state or any political subdivision of the state; provided that the
5.16 properties are subject to special assessments levied by a political subdivision for a local
5.17 improvement in amounts proportionate to and not exceeding the special benefit received
5.18 by the properties from the improvement. No possible use of any of the properties in any
5.19 manner different from their use under this act at the time may be considered in determining
5.20 the special benefit received by the properties. Notwithstanding Minnesota Statutes, section
5.21 272.01, subdivision 2, or section 273.19, real or personal property leased by the authority
5.22 or county to another person for uses related to the purposes of this act, including the
5.23 operation of the ballpark and related parking facilities, is exempt from taxation regardless
5.24 of the length of the lease. This subdivision, insofar as it provides an exemption or special
5.25 treatment, does not apply to any real property that is leased for residential, business, or
5.26 commercial development or other purposes different from those contemplated in this act.

5.27 Subd. 4. **Data practices; open meetings.** Except as otherwise provided in this act,
5.28 the authority is subject to Minnesota Statutes, chapters 13 and 13D.

5.29 Subd. 5. **Facility operation.** The authority may equip, improve, operate, manage,
5.30 maintain, and control the ballpark and related facilities constructed, remodeled, or
5.31 acquired under this act, subject to the rights and obligations transferred to and assumed by
5.32 the team or other user under the terms of a lease or use agreement.

5.33 Subd. 6. **Disposition of property.** The authority may sell, lease, or otherwise
5.34 dispose of any real or personal property acquired by it that is no longer required for
5.35 accomplishment of its purposes. The property may be sold in accordance with the

6.1 procedures provided by Minnesota Statutes, section 469.065, except subdivisions 6 and 7,
6.2 to the extent the authority deems to be practical and consistent with this act. Title to the
6.3 ballpark shall not otherwise be transferred or sold without approval by the legislature.

6.4 Subd. 7. **Employees; contracts for services.** The authority may employ persons
6.5 and contract for services necessary to carry out its functions, including the utilization of
6.6 employees and consultants retained by other governmental entities. The authority may
6.7 employ on the terms it deems advisable persons or firms to provide peace officers to direct
6.8 traffic on property under the control of the authority and on the city streets in the general
6.9 area of the property controlled by the authority.

6.10 Subd. 8. **Gifts and grants.** The authority may accept monetary contributions,
6.11 property, services, and grants or loans of money or other property from the United States,
6.12 the state, any subdivision of the state, any agency of those entities, or any person for any
6.13 of its purposes, and may enter into any agreement required in connection with them. The
6.14 authority shall hold, use, and dispose of the money, property, or services according to the
6.15 terms of the monetary contributions, grant, loan, or agreement.

6.16 Subd. 9. **Research.** The authority may conduct research studies and programs;
6.17 collect and analyze data; prepare reports, maps, charts, and tables; and conduct all
6.18 necessary hearings and investigations in connection with its functions.

6.19 Subd. 10. **Use agreements.** The authority may lease, license, or enter into use
6.20 agreements and may fix, alter, charge, and collect rentals, fees, and charges for the use,
6.21 occupation, and availability of part or all of any premises, property, or facilities under
6.22 its ownership, operation, or control for purposes that will provide athletic, educational,
6.23 cultural, commercial, or other entertainment, instruction, or activity for the citizens of
6.24 Minnesota and visitors. Any such use agreement may provide that the other contracting
6.25 party has exclusive use of the premises at the times agreed upon, as well as the right to
6.26 retain all revenues from ticket sales, suite licenses, concessions, advertising, naming
6.27 rights, and other revenues derived from the ballpark. The lease or use agreement with a
6.28 team shall provide for the payment by the team of operating and maintenance costs and
6.29 expenses and provide other terms the authority and team agree to.

6.30 Subd. 11. **Insurance.** The authority may require any employee to obtain and
6.31 file with it an individual bond or fidelity insurance policy. It may procure insurance in
6.32 the amounts it considers necessary against liability of the authority or its officers and
6.33 employees for personal injury or death and property damage or destruction, consistent
6.34 with Minnesota Statutes, chapter 466, and against risks of damage to or destruction of any
6.35 of its facilities, equipment, or other property.

7.1 Subd. 12. Exemption from council review; business subsidy act. The acquisition
7.2 and betterment of a ballpark by the authority must be conducted pursuant to this act and
7.3 are not subject to Minnesota Statutes, sections 473.165 and 473.173. Minnesota Statutes,
7.4 section 116J.994, does not apply to any transactions of the county, the authority, or other
7.5 governmental entity related to the ballpark or public infrastructure, or to any tenant or
7.6 other users of them.

7.7 Subd. 13. Local government action; environmental review. Local governmental
7.8 units shall take action promptly and within project design and construction timetables on
7.9 applications for building permits and certificates of occupancy. The county shall be the
7.10 responsible governmental unit for any environmental impact statement prepared under
7.11 Minnesota Statutes, section 116D.04. Governmental units granted authority under this act
7.12 may make decisions and take actions to acquire land, obtain financing, and impose the tax
7.13 under section 7, prior to completion of environmental review.

7.14 Subd. 14. Contracts. The authority may enter into a development agreement with
7.15 the team, the county, or any other entity relating to the construction, financing, and
7.16 use of the ballpark and related facilities and public infrastructure. The authority may
7.17 contract for materials, supplies, and equipment in accordance with Minnesota Statutes,
7.18 section 471.345, except that the authority, with the consent of the county, may employ
7.19 or contract with persons, firms, or corporations to perform one or more or all of the
7.20 functions of architect, engineer, or construction manager with respect to all or any part of
7.21 the ballpark and public infrastructure. Alternatively, at the request of the team and with
7.22 the consent of the county, the authority shall authorize the team to provide for the design
7.23 and construction of the ballpark, subject to terms of this act. The construction manager
7.24 may enter into contracts with contractors for labor, materials, supplies, and equipment
7.25 for the construction of the ballpark through the process of public bidding, except that the
7.26 construction manager may, with the consent of the authority or the team:

7.27 (1) narrow the listing of eligible bidders to those which the construction manager
7.28 determines to possess sufficient expertise to perform the intended functions;

7.29 (2) award contracts to the contractors that the construction manager determines
7.30 provide the best value, which are not required to be the lowest responsible bidder; and

7.31 (3) for work the construction manager determines to be critical to the completion
7.32 schedule, award contracts on the basis of competitive proposals or perform work with
7.33 its own forces without soliciting competitive bids if the construction manager provides
7.34 evidence of competitive pricing.

7.35 The authority may require that the construction manager shall certify, before the contract
7.36 is finally signed, a certified, fixed, and stipulated construction price and completion date

8.1 to the authority and shall post a bond in an amount at least equal to 100 percent of the
8.2 certified price, to cover any costs, which may be incurred in excess of the certified price,
8.3 including but not limited to costs incurred by the authority or loss of revenues resulting
8.4 from incomplete construction on the completion date. The authority may secure surety
8.5 bonds as provided in Minnesota Statutes, section 574.26, securing payment of just claims
8.6 in connection with all public work undertaken by it. Persons entitled to the protection
8.7 of the bonds may enforce them as provided in Minnesota Statutes, sections 574.28 to
8.8 574.32, and shall not be entitled to a lien on any property of the authority under the
8.9 provisions of Minnesota Statutes, sections 514.01 to 514.16. Contracts for construction
8.10 and operation of the ballpark must include programs to provide for participation by small,
8.11 local, women, and minority businesses, and the inclusion of women and people of color
8.12 in the workforces of contractors and ballpark operators.

8.13 Subd. 15. **Zoning and planning.** It is hereby found and declared that the
8.14 construction of a ballpark within the development area is consistent with the adopted
8.15 area plan, is the preferred ballpark location, and is a permitted land use. Local units of
8.16 government may not impose restrictions or conditions on ballpark and public infrastructure
8.17 land use approvals except those which are based on reasonable land use grounds and
8.18 criteria which are within their jurisdiction to apply. This subdivision applies to establish a
8.19 procedure for all land use reviews and approvals by local governments for the ballpark
8.20 and related public infrastructure and supersedes all land use rules and restrictions and
8.21 procedures imposed by other law, charter, or ordinance. Minnesota Statutes, section 15.99,
8.22 subdivision 3, paragraphs (f) and (g), shall not apply. Within 60 days of enactment, the city
8.23 of Minneapolis and the county shall establish a ballpark implementation committee with
8.24 equal representation from the city of Minneapolis and county to make recommendations
8.25 on street vacation, parking, roadways, walkways, skyways, pedestrian bridges, bicycle
8.26 paths, transit improvements to facilitate public street access to the ballpark, and integration
8.27 into the transportation plan for downtown and the region, lighting, landscaping, utilities,
8.28 streets, drainage, environmental remediation, and land acquired and prepared for private
8.29 redevelopment in a manner related to the use of the ballpark. The recommendations of
8.30 the committee shall be forwarded to the city of Minneapolis Planning Commission for an
8.31 advisory recommendation and then to the city council for action in a single resolution.

8.32 **Sec. 6. CRITERIA AND CONDITIONS.**

8.33 Subdivision 1. **Binding and enforceable.** In developing the ballpark and entering
8.34 into related contracts, the authority must follow and enforce the criteria and conditions in

9.1 subdivisions 2 to 14, provided that a determination by the authority that those criteria or
9.2 conditions have been met under any agreement or otherwise shall be conclusive.

9.3 Subd. 2. Team contributions. The team must agree to contribute \$125,000,000
9.4 toward ballpark costs, less a proportionate share of any amount by which actual ballpark
9.5 costs may be less than a budgeted amount of \$360,000,000. The team contributions
9.6 must be funded in cash during the construction period. In addition to any other team
9.7 contribution, the team must agree to assume and pay when due all cost overruns for the
9.8 ballpark costs that exceed the budget, excluding land, site improvements, and public
9.9 infrastructure.

9.10 Subd. 3. Reserve for capital improvements. The authority shall require that
9.11 a reserve fund for capital improvements to the stadium be established and funded with
9.12 annual team payments of \$600,000 and annual payments from other sources of \$1,400,000,
9.13 which annual payments shall increase according to an inflation index determined by the
9.14 authority. The authority may accept contributions from the county or other source for the
9.15 portion of the funding not required to be provided by the team.

9.16 Subd. 4. Lease or use agreements. The authority and team must agree to a
9.17 long-term lease or use agreement with the team for its use of the ballpark. The team
9.18 must agree to play all regularly scheduled and postseason home games at the ballpark.
9.19 Preseason games may also be scheduled and played at the ballpark. The lease or use
9.20 agreement must be for a term of at least 30 years from the date of ballpark completion.
9.21 The lease or use agreement must include terms for default, termination, and breach of the
9.22 agreement. Recognizing that the presence of major league baseball provides to Hennepin
9.23 County, the state of Minnesota, and its citizens highly valued, intangible benefits that
9.24 are virtually impossible to quantify and, therefore, not recoverable in the event of a
9.25 team owner's breach of contract, the lease and use agreements must provide for specific
9.26 performance and injunctive relief to enforce provisions relating to use of the ballpark for
9.27 major league baseball and must not include escape clauses or buyout provisions.

9.28 Subd. 5. Notice requirement for certain events. Until 30 years from the date
9.29 of ballpark completion, the team must provide written notice to the authority not less
9.30 than 90 days prior to any action, including any action imposed upon the team by Major
9.31 League Baseball, which would result in a breach or default of provisions of the lease
9.32 or use agreements required to be included under subdivision 4. If this notice provision
9.33 is violated and the team has already breached or been in default under the required
9.34 provisions, the authority, the county, or the state of Minnesota is authorized to specifically
9.35 enforce the lease or use agreement, and Minnesota courts are authorized and directed to

10.1 fashion equitable remedies so that the team may fulfill the conditions of the lease and use
10.2 agreements, including, but not limited to, remedies against Major League Baseball.

10.3 Subd. 6. Enforceable financial commitments. The authority must determine before
10.4 ballpark construction begins that all public and private funding sources for construction
10.5 and operation of the ballpark are included in written agreements. The committed funds
10.6 must be adequate to design, construct, furnish, and equip the ballpark.

10.7 Subd. 7. Community ownership option. (a) The lease or use agreement for the
10.8 baseball facility must provide that if the owner of the baseball franchise seeks to sell the
10.9 franchise during the term of the agreement, the franchise must first be offered for sale to
10.10 the entity formed in compliance with paragraph (b) on the same terms offered to any other
10.11 entity. The offer to sell the franchise to this entity must remain open for at least one
10.12 year. The amounts that would otherwise be returned to the public under subdivision 9
10.13 may be used by an entity created under paragraph (b) to offset the cost of acquiring the
10.14 baseball franchise.

10.15 (b) The governor and the authority must attempt to facilitate the formation of
10.16 a corporation to acquire the baseball franchise and to identify an individual private
10.17 managing owner of the corporation. The corporation formed to acquire the franchise shall
10.18 have a capital structure in compliance with all of the following provisions:

10.19 (1) there may be two classes of capital stock: common stock and preferred stock.
10.20 Both classes of stock must give holders voting rights with respect to any relocation
10.21 or contraction of the franchise;

10.22 (2) the private managing owner must own no less than 25 percent and no more than
10.23 35 percent of the common stock. For purposes of this restriction, shares of common stock
10.24 owned by the private managing owner include shares of commons stock owned by any
10.25 related taxpayer as defined in section 1313(c) of the Internal Revenue Code of 1986, as
10.26 amended. Other than the rights of all other holders of common stock and preferred stock
10.27 with respect to relocation of the franchise or voluntary contraction, the private managing
10.28 owner must control all aspects of the operation of the corporation;

10.29 (3) other than the private managing owner, no individual or entity may own more
10.30 than five percent of the common stock of the corporation;

10.31 (4) at least 50 percent of the ownership of the common stock must be sold to
10.32 members of the general public in a general solicitation and no person or entity must own
10.33 more than one percent of common stock of the corporation; and

10.34 (5) the articles of incorporation, bylaws, and other governing documents must
10.35 provide that the franchise may not move outside of the state or agree to voluntary
10.36 contraction without approval of at least 75 percent of the shares of common stock and at

11.1 least 75 percent of the shares of preferred stock. Notwithstanding any law to the contrary,
11.2 these 75 percent approval requirements shall not be amended by the shareholders or
11.3 by any other means.

11.4 (c) Except as specifically provided by this act, no state agency may spend money
11.5 from any state fund for the purpose of generating revenue under this subdivision or for the
11.6 purpose of providing operating support or defraying operating losses of a professional
11.7 baseball franchise.

11.8 Subd. 8. **Environmental requirements.** The authority must comply with all
11.9 environmental requirements imposed by regulatory agencies for the ballpark, site, and
11.10 structure. The authority must ensure that the ballpark receives Leadership in Energy and
11.11 Environmental Design (LEED) certification for environmental design, and to the extent
11.12 practicable, that the ballpark design is architecturally significant.

11.13 Subd. 9. **Public share upon sale of team.** The lease or use agreement must provide
11.14 that, if the team is sold after the effective date of this act, a portion of the sale price must
11.15 be paid to the authority and deposited in a reserve fund for improvements to the ballpark
11.16 or expended as the authority may otherwise direct. The portion required to be so paid to
11.17 the authority is 75 percent of the increased value of the team.

11.18 Subd. 10. **Access to books and records.** The authority must seek a provision in
11.19 the lease or use agreement that provides the authority access to annual audited financial
11.20 statements of the team and other financial books and records that the authority deems
11.21 necessary to determine compliance by the team with this act and to enforce the terms
11.22 of any lease or use agreements entered into under this act. Any financial information
11.23 obtained by the authority under this subdivision is nonpublic data under Minnesota
11.24 Statutes, section 13.02, subdivision 9.

11.25 Subd. 11. **Affordable access.** To the extent determined by the authority or required
11.26 by a grant agreement, any lease or use agreement must provide for affordable access to the
11.27 professional sporting events held in the ballpark.

11.28 Subd. 12. **No strikes; lockouts.** The authority must use its best efforts to negotiate a
11.29 public sector project labor agreement or other agreement to prevent strikes and lockouts
11.30 that would halt, delay, or impede construction of the ballpark and related facilities.

11.31 Subd. 13. **Youth and amateur sports.** The lease or use agreement must require that
11.32 the team provide or cause to be provided \$250,000 annually for the term of the agreement
11.33 for youth activities and amateur sports without reducing the amounts otherwise normally
11.34 provided for and on behalf of the team for those purposes. The amount shall increase
11.35 according to an inflation factor not to exceed 2.5 percent annually and may be subject to a
11.36 condition that the county fund grants for similar purposes as authorized by this act.

12.1 Subd. 14. Name retention. The lease or use agreement must provide that the
12.2 team and league will transfer to the state of Minnesota the Minnesota Twins' heritage
12.3 and records, including the name, logo, colors, history, playing records, trophies and
12.4 memorabilia in the event of any dissolution or relocation of the Twins franchise.

12.5 Subd. 15. Sustainable building guidelines. The construction process used for a
12.6 ballpark constructed under this act must, to the extent feasible, follow sustainable building
12.7 guidelines established under section 16B.325.

12.8 Subd. 16. American steel. The authority must ensure that a ballpark constructed
12.9 under this act be, to the greatest extent practicable, constructed of American-made steel.

12.10 **Sec. 7. COUNTY ACTIVITIES; BONDS; TAXES.**

12.11 Subdivision 1. Activities; contracts. (a) The county may authorize, by resolution,
12.12 and make one or more grants to the authority for ballpark development and construction,
12.13 public infrastructure, reserves for capital improvements, operating expenses, and other
12.14 purposes related to the ballpark on the terms and conditions agreed to by the county and
12.15 the authority.

12.16 (b) To the extent funds are available from collections of the tax authorized by
12.17 subdivision 3 after payment each year of debt service on the bonds authorized and issued
12.18 under subdivision 2 and payments for the purposes described in paragraph (a), the county
12.19 may also:

12.20 (1) authorize by resolution and expend or make grants to the authority and to
12.21 other governmental units and nonprofit organizations in an aggregate amount of up to
12.22 \$2,000,000 annually for youth activities and amateur sports; and

12.23 (2) authorize by resolution expenditure of up to \$2,000,000 annually to pay the cost
12.24 of extending the hours of operation of county libraries and Minneapolis public libraries.

12.25 The maximum amounts of the expenditures under clause (1) may be increased by up
12.26 to 2.5 percent per year after the first year of the expenditure for that purpose.

12.27 (c) The amount that the county may grant or expend for ballpark costs shall not
12.28 exceed \$235,000,000. The amount of any grant for capital improvement reserves shall not
12.29 exceed \$1,400,000 annually, subject to annual increases according to an inflation index
12.30 acceptable to the county. This act does not limit the amount of grants or expenditures
12.31 for land, site improvements, and public infrastructure. Such agreements are valid and
12.32 enforceable notwithstanding that they involve payments in future years and they do not
12.33 constitute a debt of the county within the meaning of any constitutional or statutory
12.34 limitation or for which a referendum is required. The county may acquire land, air rights,
12.35 and other property interests within the development area for the ballpark site and public

13.1 infrastructure and convey it to the authority with or without consideration, prepare a site
13.2 for development as a ballpark, and acquire and construct any related public infrastructure.
13.3 The county may review and approve ballpark designs, plans, and specifications to the
13.4 extent provided in a grant agreement and in order to ensure that the public purposes of the
13.5 grant are carried out. Public infrastructure designs must optimize area transit and bicycle
13.6 opportunities, including connections to planned or existing trails and transportation
13.7 corridors, including Central, Hiawatha, I-394, Northstar, Northwest, Red Rock, Rush
13.8 Line, and Southwest. The county may enforce the provisions of any grant agreement by
13.9 specific performance. Except to require compliance with the conditions of the grant, the
13.10 county has no interest in or claim to any assets or revenues of the authority. The county
13.11 may initiate an environmental impact statement as the responsible governmental unit
13.12 under Minnesota Statutes, section 116D.04, and conduct other studies and tests necessary
13.13 to evaluate the suitability of the ballpark site. The county has all powers necessary or
13.14 convenient for those purposes and may enter into any contract for those purposes. The
13.15 county may reimburse a local governmental entity within its jurisdiction or make a
13.16 grant to such a governmental unit for site acquisition, preparation of the site for ballpark
13.17 development, and public infrastructure. Amounts expended by a local governmental unit
13.18 with the proceeds of a grant or in expectation of reimbursement by the county shall not be
13.19 deemed an expenditure or other use of local governmental resources by the governmental
13.20 unit within the meaning of any law or charter limitation. Exercise by the county of its
13.21 powers under this section shall not affect the amounts that the county is otherwise eligible
13.22 to spend, tax, or receive under any law.

13.23 (d) It is the intent of the legislature that, except as expressly limited herein, the
13.24 county has the authority to acquire and develop a site for the ballpark, to enter into
13.25 contracts with the authority and other governmental entities, to appropriate funds, and
13.26 to make employees, consultants, and other revenues available for those purposes.
13.27 The county may exercise for those purposes all the powers of a city, a housing and
13.28 redevelopment authority, a port authority, a community development agency, and an
13.29 economic development authority notwithstanding any limitations on the powers of those
13.30 entities with respect to the development of sports facilities buildings designed or used
13.31 primarily for professional sports.

13.32 Subd. 2. County revenue bonds. The county may, by resolution, authorize, sell,
13.33 and issue revenue bonds to provide funds to make a grant to the authority and to finance
13.34 all or a portion of the costs of site acquisition, site improvements and other activities
13.35 necessary to prepare a site for development of a stadium, and to acquire and construct
13.36 any related parking facilities and other public infrastructure. The county may also, by

14.1 resolution, issue bonds to refund the bonds issued pursuant to this section. The bonds must
14.2 be limited obligations, payable solely from or secured by taxes levied under subdivision 3,
14.3 and any other revenues to become available under this act. The bonds may be issued in
14.4 one or more series and sold without an election. The bonds shall be sold in the manner
14.5 provided by Minnesota Statutes, section 475.60. The bonds shall be secured, bear
14.6 the interest rate or rates or a variable rate, have the rank or priority, be executed in the
14.7 manner, be payable in the manner, mature, and be subject to the defaults, redemptions,
14.8 repurchases, tender options, or other terms, as the county may determine. The county may
14.9 enter into and perform all contracts deemed necessary or desirable by it to issue and
14.10 secure the bonds, including an indenture of trust with a trustee within or without the state.
14.11 The debt represented by the bonds shall not be included in computing any debt limitation
14.12 applicable to the county. Subject to this subdivision, the bonds must be issued and sold in
14.13 the manner provided in Minnesota Statutes, chapter 475. The bonds shall recite that they
14.14 are issued under this act and the recital shall be conclusive as to the validity of the bonds
14.15 and the imposition and pledge of the taxes levied for their payment. In anticipation of the
14.16 issuance of the bonds authorized under this subdivision and the collection of taxes levied
14.17 under subdivision 3, the county may provide funds for the purposes authorized by this act
14.18 through interfund loans from other available funds of the county.

14.19 Subd. 3. **Sales and use tax.** (a) Notwithstanding Minnesota Statutes, section
14.20 477A.016, or any other law, the governing body of the county may, by ordinance, impose
14.21 an additional sales tax at a rate not to exceed 0.15 percent on sales taxable under Minnesota
14.22 Statutes, chapter 297A, that occur within the county, and may also, by ordinance, impose a
14.23 compensating use tax at a rate not to exceed 0.15 percent on uses of property within the
14.24 county, the sale of which would be subject to the additional sales tax but for the fact that
14.25 the property was sold outside the county.

14.26 (b) Voter approval is not required for imposition of the taxes authorized by paragraph
14.27 (a). The tax authorized under this act and the manner by which it is imposed are exempt
14.28 from Minnesota Statutes, section 297A.99, subdivisions 2 and 3.

14.29 (c) The tax must be dedicated to the purposes described in this act and terminates
14.30 upon payment or provision for payment of all bonds issued under subdivision 2 and
14.31 the payment or provision for payment of all obligations of the county under any grant
14.32 agreements or funding commitments entered into pursuant to this act.

14.33 (d) To the extent not inconsistent with this act, the provisions of Minnesota Statutes,
14.34 sections 297A.95; 297A.96; 297A.98; and 297A.99, subdivisions 4, 5, 6, 7, 8, 9, 10, 11,
14.35 and 12, apply to the tax.

15.1 (e) The tax shall not be included in determining the amount of sales tax that may be
15.2 imposed on lodging in the city of Minneapolis for purposes of the limitation contained
15.3 in Laws 1986, chapter 396, section 5, or in determining the amount of tax that may be
15.4 imposed under any other limitation.

15.5 (f) In the event of any amendment to Minnesota Statutes, chapter 297A, enacted
15.6 subsequent to the effective date of this act that exempts sales or uses that were taxable
15.7 under Minnesota Statutes, chapter 297A, on the effective date of this act, the county may,
15.8 by ordinance, adjust the tax rate authorized in this section, provided that the governing
15.9 body shall have determined that such adjustment is necessary to provide revenues for
15.10 the uses to which taxes may be applied under this section and further provided that,
15.11 in the estimation of the governing body, the aggregate annual collections following
15.12 such adjustment will not exceed the aggregate annual collections that would have been
15.13 generated if Minnesota Statutes, chapter 297A, as in effect on the effective date of this act,
15.14 were then in effect. Any bonds issued in accordance with this act may, with the consent
15.15 of the governing body, contain a covenant that the tax will be so adjusted to the extent
15.16 necessary to pay principal and interest on the bonds when due.

15.17 Subd. 4. Uses of taxes. Revenues received from the tax imposed under subdivision
15.18 3 may be used:

15.19 (1) to pay costs of collection;

15.20 (2) to pay or secure the payment of any principal of, premium, or interest on bonds
15.21 issued in accordance with this act;

15.22 (3) to pay costs and make grants described in subdivision 1, including financing
15.23 costs related to them; and

15.24 (4) to maintain reserves for the foregoing purposes deemed reasonable and
15.25 appropriate by the county.

15.26 After completion of the ballpark and public infrastructure, the tax revenues not
15.27 required for current payments of the expenditures described above shall be used to (i)
15.28 redeem or defease the bonds and (ii) prepay or establish a fund for payment of future
15.29 obligations under grants or other commitments for future expenditures which are permitted
15.30 by subdivision 1. Upon the redemption or defeasance of the bonds and the establishment
15.31 of reserves adequate to meet such future obligations, the tax shall terminate and shall
15.32 not be reimposed.

15.33 **Sec. 8. METROPOLITAN SPORTS FACILITIES COMMISSION.**

15.34 The Metropolitan Sports Facilities Commission may authorize, by resolution,
15.35 technical, professional, or financial assistance for the development of the ballpark

16.1 upon such terms and conditions as the county and the Metropolitan Sports Facilities
16.2 Commission may agree, including reimbursement of financial assistance from the
16.3 proceeds of the bonds authorized in this chapter.

16.4 **Sec. 9. RAILROAD AUTHORITY CONVEYANCE.**

16.5 At the request of the authority, the Hennepin County Regional Railroad Authority
16.6 shall convey land it owns within the development area that is not currently used for rail
16.7 purposes to the authority without charge for use in connection with the ballpark and
16.8 public infrastructure.

16.9 **Sec. 10. CITY REQUIREMENTS.**

16.10 Subdivision 1. **Third Avenue.** At the request of the authority, the city of
16.11 Minneapolis shall vacate the portion of Third Avenue North from Seventh Street North to
16.12 the intersection of Third Avenue North and the on-ramp to marked Interstate Highway 394
16.13 without impeding on-ramp access.

16.14 Subd. 2. **Land conveyance.** At the request of the authority, the city of Minneapolis
16.15 shall convey to the authority at fair market value all real property it owns that is located in
16.16 the development area and is not currently used for road, sidewalk, or utility purposes and
16.17 that the authority determines to be necessary for ballpark or public infrastructure purposes.

16.18 Subd. 3. **Liquor licenses.** The city of Minneapolis shall issue intoxicating liquor
16.19 licenses that are reasonably requested for the premises of the ballpark. These licenses
16.20 are in addition to the number authorized by law. All provisions of Minnesota Statutes,
16.21 chapter 340A, not inconsistent with this section apply to the licenses authorized under
16.22 this subdivision.

16.23 Subd. 4. **Charter limitations.** Actions taken by the city of Minneapolis under this
16.24 section shall not be deemed to be an expenditure or other use of city resources within the
16.25 meaning of any charter limitation.

16.26 **Sec. 11. LOCAL TAXES.**

16.27 No local unit of government shall impose a new or additional tax on sales or uses
16.28 of any item that is not in effect for the ballpark site on the date of enactment of this act,
16.29 except taxes generally applicable throughout the jurisdiction.

16.30 **Sec. 12. REPEALER.**

16.31 Minnesota Statutes 2004, sections 473I.01; 473I.02; 473I.03; 473I.04; 473I.05;
16.32 473I.06; 473I.07; 473I.08; 473I.09; 473I.10; 473I.11; 473I.12; and 473I.13, are repealed.

17.1 **Sec. 13. EFFECTIVE DATES.**

17.2 Sections 1 to 6 and 8 to 12 are effective the day following final enactment. Section 7
17.3 is effective the day after the governing body of Hennepin County and its chief clerical
17.4 officer timely complete their compliance with Minnesota Statutes, section 645.021,
17.5 subdivisions 2 and 3.

473I.01 DEFINITIONS.

Subdivision 1. **Application.** The definitions in this section apply to sections 473I.01 to 473I.13.

Subd. 2. **Municipality.** "Municipality" means a statutory or home rule charter city in the metropolitan area, as defined in section 473.121, subdivision 2.

Subd. 3. **Commission.** "Commission" means the Metropolitan Sports Facilities Commission as defined in section 473.551.

Subd. 4. **Commissioner.** "Commissioner" means the commissioner of finance.

473I.02 SITE SELECTION FOR BASEBALL PARK.

In selecting a site to be proposed to the team for the new baseball park, the municipality shall consider at least the following:

- (1) the adequacy of the size of the site relative to the preferred design for the baseball park;
- (2) the adequacy of existing public infrastructure serving the site, including parking and highway, road, and transit access, to meet the demands created by events at the baseball park in combination with other uses or events in the area that create traffic, transit, or parking demands;
- (3) the costs of any likely infrastructure improvements for the facility;
- (4) potential development advantages, including development of compatible mixed use, commercial, and housing developments, in the area surrounding the baseball park;
- (5) compatibility of surrounding uses with the baseball park; and
- (6) appropriate aesthetic considerations.

473I.03 PRECONDITIONS TO ISSUING BONDS.

Subdivision 1. **Money available.** Before issuing bonds under section 473I.06, the commissioner must determine that:

- (1) \$120,000,000 in cash from the team or other private sources has been paid to the commissioner for deposit in a construction account for leasehold improvement of the baseball park;
- (2) the municipality and the team have agreed to make payments on the ballpark loan, to be credited to the baseball park debt service account under section 473I.04, at the times and in the amounts provided in the loan agreement, but not less than \$12,000,000 per year unless the commissioner of finance determines otherwise;
- (3) the revenues pledged to pay principal and interest on the bonds will be sufficient to make all debt service payments as they come due and make the bonds marketable;
- (4) the bid demonstrates the financial capacity of the municipality to make the annual payments under and satisfy any other conditions of the loan under section 473I.05; and
- (5) the other conditions required in this section have been met.

Subd. 2. **Major league baseball guaranty.** The commissioner of finance determines that the major league of which the baseball team is a member and major league baseball have both executed an agreement with the city that guarantees the continuance of a major league franchise in the metropolitan area for the greater of (1) 30 years from the date of the agreement or (2) the term of the bonds under sections 473I.06 and 473I.11.

Subd. 3. **Baseball economic reform.** (a) The executive council shall review information from major league baseball and assess:

(1) whether major league baseball and the major league baseball players' association are making a good faith effort to agree upon a new economic system for major league baseball to enhance the competitiveness of small market teams; and

(2) the prospects for adoption of changes to major league baseball providing increased revenues for small market teams and enhancing the viability of a new baseball park.

(b) The executive council shall assess whether, in its opinion, there is reasonable basis for concluding that major league baseball and the major league baseball players' association will agree to a system in the foreseeable future, which, after full implementation and considering all of its elements, will reduce the disparity in team revenues.

(c) The commissioner may issue bonds under section 473I.06 only after the executive council determines that there are reasonable prospects for changes in the revenue sharing structure of major league baseball that will provide sufficient revenues for the major league baseball team to make the proposed baseball park a financially viable facility for the term of the bonds to be issued under sections 473I.06 and 473I.11. The executive council must make the determination

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within 30 days after a referendum conducted under section 473I.07, subdivision 2, has passed, but no later than September 30, 2002. The determination of the executive council under this paragraph is conclusive and is not subject to judicial review.

Subd. 4. Construction of baseball park; maximum price. The municipality must have executed agreements that provide for the construction of a roof-ready baseball park to be owned by the municipality for a guaranteed maximum price not to exceed \$330,000,000, and that require performance bonds in an amount at least equal to 100 percent of the guaranteed maximum price to cover any costs incurred over and above the guaranteed maximum price, including, but not limited to, costs incurred by the municipality and loss of revenues resulting from incomplete construction on the substantial completion date. The major league baseball team is responsible for and must pay all cost overruns.

Subd. 5. Construction of baseball park; labor and materials. The municipality must have entered into an agreement with the major league baseball team that the major league baseball team has the following obligations during the period of construction of the baseball park:

(1) the payment of the prevailing wage rate as defined in section 177.42 to all construction workers;

(2) the provision to the municipality of a signed agreement between the major league baseball team and the construction unions that will work on the baseball park that mandates a no-strike and no-lockout period during construction of the baseball park; and

(3) all construction materials for the baseball park produced from or containing steel, so far as practicable, must use steel produced in the United States from taconite produced in Minnesota.

Subd. 6. Socially disadvantaged persons. The major league baseball team must have entered into an agreement with the municipality to make all reasonable efforts to ensure that businesses owned by socially disadvantaged persons are awarded contracts for construction and operation of the baseball park in proportion to the number of qualified businesses owned by socially disadvantaged persons in the metropolitan area. The agreement must provide that the team will make all reasonable efforts to ensure that employment of socially disadvantaged persons for the construction or operation of the baseball park will be proportionate to the number of qualified workers who are socially disadvantaged persons in the metropolitan area. For the purposes of this subdivision, "socially disadvantaged persons" is as defined in Minnesota Rules, part 1230.0150, subpart 24. The municipality must report to the legislature annually on the implementation of this subdivision.

Subd. 7. Use agreement; team. The municipality must have entered into a use agreement with the major league baseball team that provides:

(1) the major league baseball team will use the baseball park for all scheduled home preseason, regular season, and postseason games that the major league baseball team is entitled to play at home for not less than 30 years without an escape clause for the major league baseball team;

(2) the baseball park will be available on nongame days for potential use by the University of Minnesota, Minnesota State Colleges and Universities, private colleges and universities, the State High School League, the municipality for community events, and the Minnesota Amateur Sports Commission;

(3) the major league baseball team will ensure that a portion of the tickets for its games are accessible and affordable;

(4) the major league baseball team and the municipality will cooperate in maintaining the facility as a smoke-free facility;

(5) an American flag manufactured in the United States will be publicly displayed at all baseball games and other events conducted at the baseball park;

(6) the major league baseball team will receive all revenue generated at the stadium, except as otherwise specifically provided in this section;

(7) a listing of all revenue streams generated from use of the baseball park with a specification of what revenues are available to cover the major league baseball team operations, what revenues accrue to the municipality, and what revenues are available to repay the bonds;

(8) the major league baseball team is responsible for repair, maintenance, and replacement of equipment or property in the baseball park, including inspections by the municipality and a representative of the state, as rent;

(9) the agreement must afford to the municipality the rights and remedies at law and equity that are deemed necessary and appropriate to provide reasonable assurance that the baseball team and the owner will comply with the agreements through the 30-year term. The remedies must include specific performance and injunctive relief and may include any other equitable remedies, and any additional remedies or ownership, voting, or other security arrangements the municipality reasonably determines to be effective in ensuring the baseball team will play the required games in the baseball park throughout the 30-year term. The legislature finds that a material breach of an

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agreement between a municipality and a professional athletic team that commits to the long-term playing of major league games at public facilities causes irreparable harm for which no adequate remedy at law is available and that the grant of equitable relief to remedy the breach is in the public interest and shall be liberally so construed;

(10) that transfer of any portion of ownership or equity in the major league baseball team does not change any obligations, responsibilities, or privileges under the agreement, this section, or section 473I.07; and

(11) if there is a sale or transfer of ownership of the major league baseball team, the owner of the team will pay to the state an amount equal to the state's share of the appreciated value of the team. The state's share must be based on the value of the state investment in the baseball park and must be determined according to a formula included in the use agreement.

Subd. 8. **Community ownership of team.** The owner of the team must attempt to reach an agreement on the sale of a majority interest in the team to one or more buyers who will keep the team in this state before attempting to sell the majority interest to others.

Subd. 9. **Use of team name and logo.** The major league baseball team must have entered into an agreement with the municipality under which the municipality will obtain from the team the rights to the control and use of the team name and logo if the team relocates to another state. Under the agreement, the team must notify the municipality within 24 hours of signing an agreement to relocate, and at midnight immediately following notification, all income from existing contracts for the use of the team name and logo and all team property with the team name and logo, other than personal property of team members and principals, will become the property of the municipality. This agreement and the requirement that it be entered into may not be construed as authorizing or permitting the team to relocate before the end of the lease and use agreements with the municipality.

Subd. 10. **Compliance with discovery orders.** The commissioner of finance determines with regard to a case in Hennepin County District Court, entitled Metropolitan Sports Facilities Commission v. Minnesota Twins Partnership and Major League Baseball, No. 0116998 (Hennepin County District Court), that one of the following has occurred:

(1) disclosure to the Metropolitan Sports Facilities Commission by the Minnesota Twins and the office of the commissioner of major league baseball of all documents relating to the Twins' finances, including tax records of the team and its owners, deals between the commissioner and the Twins' owner, contraction plans developed by team owners, and all other documents covered by all applicable discovery orders issued by the Hennepin County District Court;

(2) the Hennepin County District Court approves a settlement agreement signed by the metropolitan sports facilities commission and the Minnesota Twins; or

(3) the court has dismissed the case.

473I.04 SPORTS FACILITIES FUND.

Subdivision 1. **Creation.** The sports facilities fund is established as a special account in the state treasury.

Subd. 2. **Baseball park revenue bond proceeds account.** A baseball park revenue bond proceeds account is established in the sports facilities fund. The proceeds of any bonds issued under section 473I.06 must be credited to the account. The amount necessary to make the loan under section 473I.05 is appropriated from the account to the commissioner.

Subd. 3. **Baseball park debt service account.** (a) A baseball park debt service account is established in the sports facilities fund. The assets of the account and its investment earnings are pledged to and may only be used to pay principal and interest on bonds issued under section 473I.06.

(b) The State Board of Investment shall contract with the investment advisors specified by the team to invest money in the endowment account. The account must be invested in authorized investments under section 11A.24, except (1) corporate obligations described in section 11A.24, subdivision 3, paragraph (b), and (2) investments described in section 11A.24, subdivision 6, paragraph (a), clauses (1) to (4).

(c) The commissioner shall review the investment performance of the account at the end of the second year after the baseball park begins operations and every four years thereafter. The commissioner shall require the owner of the baseball park to impose a surcharge on admissions to events at the baseball park, in one-half of one percent increments, not to exceed five percent, in an amount sufficient to equal the money that would be in the fund, if an 8.5 percent annual rate of return had been earned. Notwithstanding the preceding sentence, the commissioner shall set the required rate of return for the first four years after the account is established. If the rate of return on the fund during the period exceeded 8.5 percent, the commissioner may use the excess to retire

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or defease the bonds. In making the determination under this paragraph, the commissioner must assume that the municipality has timely made all payments required under the loan agreement, regardless of whether the payments were made.

(d) In addition, the commissioner may require, as part of the loan agreement, that the municipality exercise its authority under section 473I.07 to provide money to the commissioner to make up any deficiency that is not eliminated under paragraph (c). The municipality may recover from the team any payments made under this paragraph.

(e) Money in the debt service account is appropriated to the commissioner to pay principal and interest on bonds issued under section 473I.06.

473I.05 LOAN AGREEMENT.

After making the determinations required by section 473I.03, the commissioner shall provide a loan to the municipality from money in the baseball park bond proceeds account, in an amount up to \$330,000,000. The proceeds of the loan must be used by the municipality to acquire and prepare a site for and to design, construct, furnish, and equip the baseball park. The commissioner shall specify the terms of the loan agreement.

473I.06 BASEBALL PARK REVENUE BONDS.

Subdivision 1. **Purposes.** After making the determinations required by section 473I.03, the commissioner may sell and issue revenue bonds to make the loan to the municipality, to establish a reserve fund or funds, and to pay the cost of issuance of the bonds.

Subd. 2. **Amount.** The principal amount of the bonds issued for the purposes specified in subdivision 1 must not exceed \$330,000,000. The commissioner shall deposit an amount of the proceeds equal to the contributions under section 473I.03, subdivision 1, clause (1), from the team and other private sources, in the baseball debt service account.

Subd. 3. **Procedure.** The commissioner may sell and issue the bonds on the terms and conditions the commissioner determines to be in the best interests of the state. The bonds may be sold at public or private sale. The commissioner may enter any agreements or pledges the commissioner determines necessary or useful to sell the bonds that are not inconsistent with sections 473I.01 to 473I.07. Sections 16A.672 to 16A.675 apply to the bonds. The metropolitan sports facilities commission shall transfer an amount, not to exceed one percent of the principal amount of the bonds, from its accumulated reserves to the commissioner to pay for the cost of issuance of the bonds.

Subd. 4. **Revenue sources.** The bonds are payable only from the following sources:

- (1) the principal and any investment earnings on the assets of the debt service account;
- (2) payments of the municipality and team under the loan made by the commissioner; and
- (3) other revenues pledged to the payment of the bonds.

Subd. 5. **Refunding bonds.** The commissioner may issue bonds to refund outstanding bonds issued under subdivision 1, including the payment of any redemption premiums on the bonds and any interest accrued or to accrue to the first redemption date after delivery of the refunding bonds. The proceeds of the refunding bonds may, in the discretion of the commissioner, be applied to the purchases or payment at maturity of the bonds to be refunded, or the redemption of the outstanding bonds on the first redemption date after delivery of the refunding bonds and may, until so used, be placed in escrow to be applied to the purchase, retirement, or redemption. Refunding bonds issued under this subdivision must be issued and secured in the manner provided by the commissioner.

Subd. 6. **Not a general or moral obligation.** Bonds issued under this section are not public debt, and the full faith, credit, and taxing powers of the state are not pledged for their payment. The bonds may not be paid, directly in whole or part from a tax of statewide application on any class of property, income, transaction, or privilege. Payment of the bonds is limited to the revenues explicitly authorized to be pledged under this section and section 473I.07 and the legislature intends that no state money will be used to pay the bonds. The state neither makes nor has a moral obligation to pay the bonds, if the pledged revenues and other legal security for them is insufficient.

Subd. 7. **Trustee.** The commissioner may contract with and appoint a trustee for bond holders. The trustee has the powers and authority vested in it by the commissioner under the bond and trust indentures.

Subd. 8. **Pledges.** Any pledge made by the commissioner is valid and binding from the time the pledge is made. The money or property pledged and later received by the commissioner is immediately subject to the lien of the pledge without any physical delivery of the property or

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money or further act, and the lien of any pledge is valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the commissioner, whether or not those parties have notice of the lien or pledge. Neither the order nor any other instrument by which a pledge is created need be recorded.

Subd. 9. **Bonds; purchase and cancellation.** The commissioner, subject to agreements with bondholders that may then exist, may, out of any money available for the purpose, purchase bonds of the commissioner at a price not exceeding (1) if the bonds are then redeemable, the redemption price then applicable plus accrued interest to the next interest payment date thereon, or (2) if the bonds are not redeemable, the redemption price applicable on the first date after the purchase upon which the bonds become subject to redemption plus accrued interest to that date.

Subd. 10. **State pledge against impairment of contracts.** The state pledges and agrees with the holders of any bonds that the state will not limit or alter the rights vested in the commissioner to fulfill the terms of any agreements made with the bondholders, or in any way impair the rights and remedies of the holders until the bonds, together with interest on them, with interest on any unpaid installments of interest, and all costs and expenses in connection with any action or proceeding by or on behalf of the bondholders, are fully met and discharged. The commissioner may include this pledge and agreement of the state in any agreement with the holders of bonds issued under this section.

473I.07 LOCAL TAXING AUTHORITY.

Subdivision 1. **Use of proceeds.** (a) Subject to the restrictions in this section, the municipality may impose one or more of the taxes under this section to make the payments or meet other obligations under the loan agreement under section 473I.05. The taxes authorized in this section are in addition to taxes authorized under other law. The municipality may repay the state ballpark loan using only revenues from the ballpark and the taxes imposed under this section.

(b) The municipality may not use property taxes or other money, other than ballpark revenues and taxes imposed under this section, to pay for the cost of acquiring, improving, or operating the ballpark. The municipality may not expend more than \$50,000,000 for the cost of public infrastructure related to the ballpark. Public infrastructure related to the ballpark means parking, street improvements, interstate highway connections, sewer, water, and other utilities that are required under an agreement with the major league baseball team or as condition for financing of the baseball park.

(c) If the commissioner determines the money in the debt service accounts is sufficient to pay the bonds in full, the commissioner shall order a temporary or permanent reduction in the taxes imposed under subdivisions 5, 6, and 7 in the order of priority and as the commissioner determines appropriate.

Subd. 2. **Referendum.** (a) Before the municipality imposes a tax under subdivision 5 or 6, the imposition of the tax must be approved by the voters of the municipality at an election held on a Tuesday before September 30, 2002.

(b) Notwithstanding any statute, charter provision, or other law to the contrary, if the tax is approved in a referendum under this subdivision, an ordinance enacting the tax or authorizing expenditures of the proceeds of the tax is not subject to another vote of the electorate by referendum, initiative, charter amendment, or in any other manner.

Subd. 3. **Expiration; local option taxes.** When the bonds issued under section 473I.06 have been defeased or retired, subdivisions 4 to 7 and the taxes authorized by them expire.

Subd. 4. **Baseball park admission tax.** Notwithstanding any other law and only upon the request of the commissioner under section 473I.04, subdivision 3, paragraph (c), the city shall impose an admission tax of up to five percent of the sale price upon the granting, issuance, sale, or distribution, by any private or public person, association, or corporation, of the privilege of admission to activities at the baseball park. No other tax, surcharge, or governmental imposition, except the taxes collected under chapter 297A, may be levied by any other unit of government upon the sale or distribution.

The admission tax must be stated and charged separately from the sales price so far as practicable and must be collected by the grantor, seller, or distributor from the person admitted. The admission tax collected must be used for repayment of the bonds issued under section 473I.06 or to pay for improvements to the baseball park. The tax is a debt from that person to the grantor, issuer, seller, or distributor, and the tax required to be collected is a debt owed by the grantor, issuer, seller, or distributor to the municipality, recoverable at law in the same manner as other debts. Every person granting, issuing, selling, or distributing tickets for admissions to the ballpark may be required to secure a permit, to file returns, to deposit security for the payment of the tax,

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and to pay the penalties for nonpayment and interest on late payments, as deemed necessary or expedient to ensure the prompt and uniform collection of the tax.

Subd. 5. **Food and beverage taxes.** Notwithstanding section 477A.016, or any other limitation of law or charter, the municipality may by ordinance impose taxes on sales of food, as defined in section 297A.61, subdivision 31, and alcoholic beverages, as defined in section 297G.01, not to exceed five percent at a retail level on any business within the municipality. The municipality may impose this tax on all or part of the municipality, as provided in the ordinance. The ordinance must provide for dedication of the taxes or fees, after payment of collection and administrative expenses and refunds, to payment of principal and interest on bonds issued for the baseball park.

Subd. 6. **Lodging tax.** Notwithstanding section 477A.016, or any other limitation of law or charter to the contrary, the municipality may impose, by ordinance, a lodging tax at a rate of no more than five percent on the gross receipts from the furnishing for consideration of lodging as described in section 469.190, subdivision 1. The municipality may impose this tax on all or part of the municipality, as provided in the ordinance and may provide for exempting hotels or motels based on the number of rooms they have available. The ordinance must provide for dedication of the taxes and other income from the tax, after payment of collection and administrative expenses and refunds, to payment of the principal and interest on bonds issued for the baseball park.

Subd. 7. **Parking tax, surcharge, or both.** The municipality may, by ordinance, impose a parking tax or surcharge or both of not less than \$2 per vehicle per event at the baseball park. The parking tax and surcharge apply to public and privately owned parking facilities in the area that the municipality determines in its ordinance provide event parking for the baseball park. The ordinance must provide for dedication of the taxes and other income from the tax, after payment of collection and administrative expenses and refunds, to payment of the principal and interest on bonds issued for the baseball park.

473I.08 DESIGN AND CONSTRUCTION.

The major league professional baseball team shall design and construct the baseball park. Before the design process is complete and construction begins, the municipality and the team must hold at least one public hearing on the proposed design. All money paid to the municipality under section 473I.05 must be managed by the municipality and made available to the team as the team deems necessary for construction purposes.

473I.09 BASEBALL PARK; LIQUOR LICENSE.

The city in which the baseball park is located may issue an intoxicating liquor license for the premises of the baseball park. This license is in addition to the number authorized by law. All provisions of chapter 340A not inconsistent with this section apply to the license authorized under this section.

473I.10 CONDOMINIUM.

The municipality selected to be the location of the baseball park may, by itself or together with another owner, and any other public or private person or entity, as to real or personal property comprising or appurtenant or ancillary to the baseball park, act as a declarant and establish a condominium or leasehold condominium under chapter 515A or as a common interest community or leasehold common interest community under chapter 515B, and may grant, establish, create, or join in other or related easements, agreements, and similar benefits and burdens that the municipality may deem necessary or appropriate, and may exercise any and all rights and privileges, and assume obligations under them as a declarant, unit owner, or otherwise, insofar as practical and consistent with this section. The municipality may be a member of an association and the chair, any members of its governing body, and any officers and employees of the municipality may serve on the board of an association under chapter 515A or 515B.

473I.11 ALTERNATIVE BONDING AUTHORITY.

Subdivision 1. **Commissioner determination.** If the commissioner determines that all or a portion of the bonds could be issued by the municipality at a lower rate of interest than the bonds under section 473I.06, the municipality that is the site for the baseball park may issue a portion of the bonds under this section and chapter 475. The commissioner shall file the determination, in writing, with the secretary of state and the provisions of section 473.553, subdivision 14, take effect.

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Subd. 2. **Alternative ownership of ballpark.** (a) If the commissioner determines to authorize the municipality to issue bonds under this section:

(1) the ownership of the baseball park must be in the commission; and

(2) the commission has all of the powers and responsibilities of the municipality under the provisions of sections 473I.03; 473I.04; 473I.05; 473I.06; 473I.07, subdivision 4; 473I.08; and 473I.10.

(b) The commission shall segregate and maintain separate accounts and records of the revenue and expenditures for the baseball park and may not use baseball park money for its operations and costs related to other sports facilities.

Subd. 3. **Authorization reduction.** The principal amount of any bonds issued under this section must be deducted from the principal amount of the bonds authorized under section 473I.06.

Subd. 4. **Taxability.** The bonds must be issued as tax-exempt revenue bonds.

Subd. 5. **Procedure.** If the municipality issues bonds under this section, the bonds must be sold, issued, and secured in the manner provided in chapter 475 for bonds payable solely from revenues and the municipality has the same powers and duties as a municipality and its governing body in issuing bonds under that chapter. The bonds may be sold at any price and at public or private sale as determined by the municipality. The bonds may be sold in one or more series. Different series may be backed by different revenue sources. An election is not required. The municipality may enter any agreements or arrangements it deems necessary or useful to issue the bonds. The municipality must give the proceeds of the bonds, less the cost of issuance, to the commission to be used for the purposes of acquiring and constructing the ballpark.

Subd. 6. **Security.** The municipality may pledge to the payment of and the bonds are payable from the taxes imposed by the municipality under section 473I.07, except subdivision 4.

473I.12 BASEBALL PARK DISTRICT.

The municipality may establish a baseball park district to foster the development and continuing growth of compact, pedestrian-oriented, compatible mixed uses within buildings and blocks around the baseball park. Before establishing the district, the municipality must:

(1) give public notice of the creation and boundaries of the district, including reasons that support the boundaries set by the municipality; and

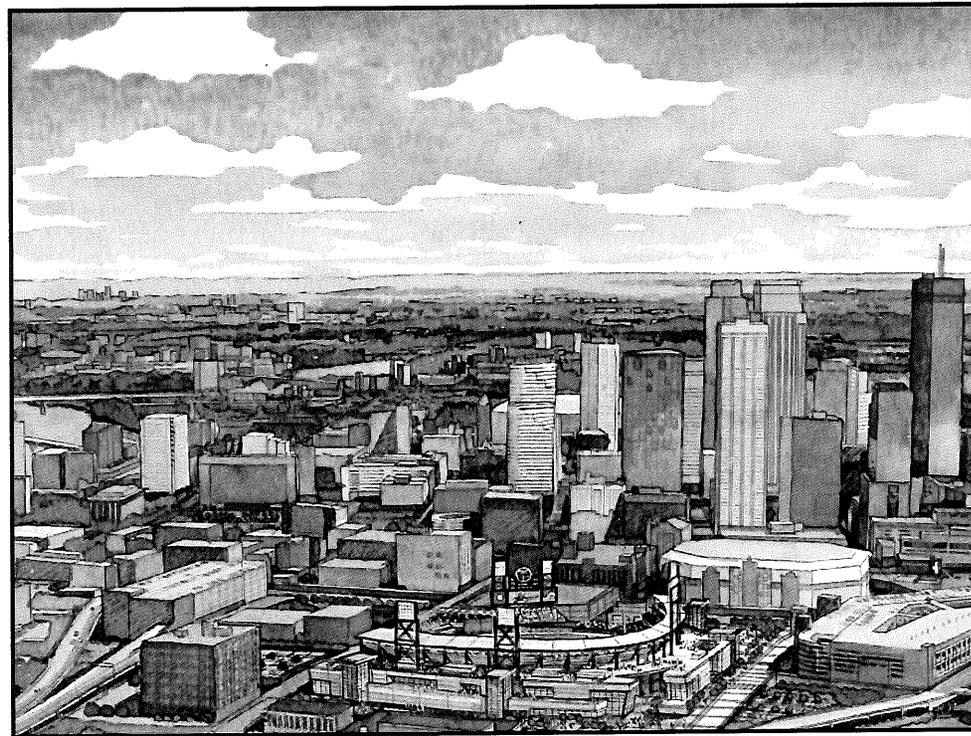
(2) hold at least one public hearing on the proposed establishment of the district.

473I.13 JOINT POWERS AGREEMENT.

Two or more cities may enter a joint powers agreement under section 471.59 to serve as a municipality for purposes of sections 473I.01 to 473I.12. If a joint powers agreement is entered for this purpose, the obligations and powers of and the limitations on a municipality under sections 473I.01 to 473I.12 apply to each of the cities.

Minnesota Twins/Hennepin County New Ballpark Proposal Hennepin County Presentation

April 2006



Safe at Home: Keeping the Twins in Hennepin County

- ◆ The Twins are a state asset.
- ◆ In 2004, the Governor called on local units of government to lead on this issue.
- ◆ Hennepin County has been the home to the Minnesota Twins for over 40 years, and if they are going to stay in business, they belong here.

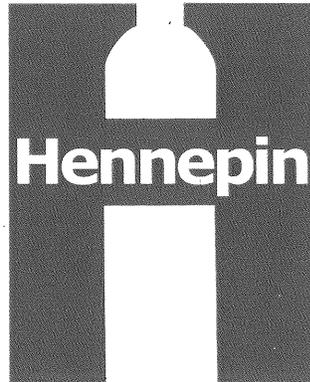


Why Should Hennepin County Lead?

- ◆ Hennepin County has 45 cities within its boundaries.
- ◆ The County is home to almost one-quarter of the state's population and 1 in every 3 jobs.
- ◆ Two-thirds of our metropolitan residents live west of the Mississippi River.
- ◆ The County has a long history of providing new, innovative solutions.



Hennepin's History as an Innovator



4

Hennepin's History as an Innovator— Library System

County Commissioners first allocated funds for library books in 1915 and started the County Library system in 1921.



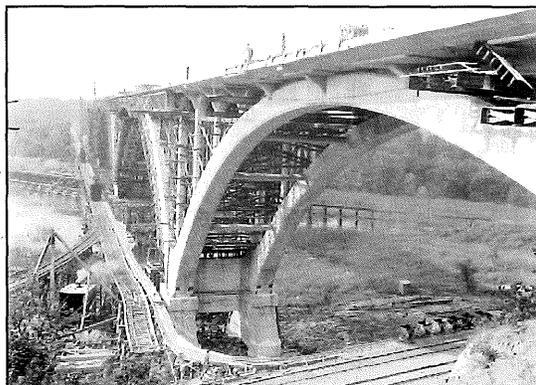
1925 • Book station in Brooklyn Center store operated by Mr. and Mrs. Gadow



5

Hennepin's History as an Innovator— Mendota Bridge

Hennepin County
financed the original
construction of the
Mendota Bridge.



6

Hennepin's History as an Innovator— Protective Services

- ◆ In 1944 the Hennepin County Welfare Department was the first public agency in the nation to offer protective services to neglected and abused children and rehabilitation therapy for their parents.



7

Hennepin's History as an Innovator— Other Innovations

- ◆ The Minneapolis Workhouse became the Hennepin County Adult Corrections Facility.
- ◆ Minneapolis General Hospital became Hennepin County Medical Center.
- ◆ The County developed the first Waste-to-Energy Plant in the metropolitan area.
- ◆ The County led the effort to build the Twin Cities' first light rail line.



8

**Path to Innovation
Has Not Always
Been Smooth**

Library Services Met Resistance

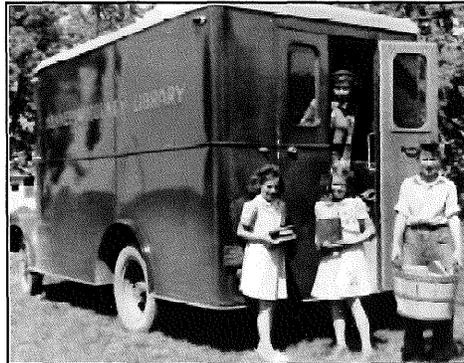
Hennepin County's World Class Libraries



10

Library Services Met Resistance (Continued)

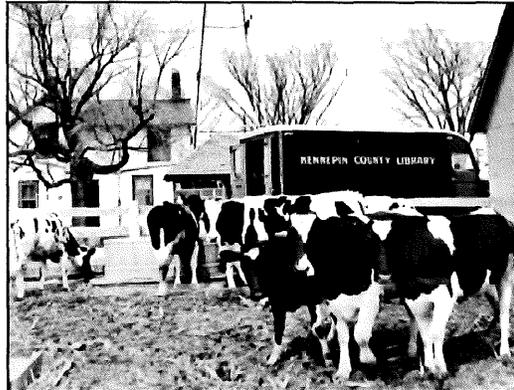
In 1947, with the suburban population booming, Hennepin County sought Legislative authority for an extra mill tax levy for libraries.



11

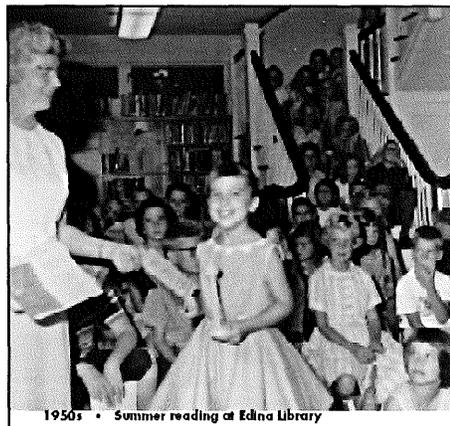
Library Services Met Resistance (Continued)

A last minute qualifying clause eliminated the County from levying the tax.



Library Services Met Resistance (Continued)

The restrictive clause was finally removed in 1949—paving the way for continued growth of the County's popular library service.



Critics Tried to Derail the Hiawatha Line

House opposition
has set up multiple
pitfalls for the project.

Light rail:

*Will it or
won't it
happen?*

By Robert Whereatt
Star Tribune Staff Writer

Star Tribune, April 9, 2000

Voting on Light-Rail Funding

A bill that would have required voters in Hennepin County to approve the \$70 million dedicated by the county for light-rail transit failed to make it into law.

The bill would have required the county to include a question on its November general election ballot asking voters to approve levying or spending any public funds for the Hiawatha Corridor light rail transit project.

From *New Laws 2000*
Minnesota House of Representatives



The Critics Were Wrong

- ◆ In an event destined for the history books, more than 95,000 people rode the Twin Cities new light-rail line on its debut weekend, June 26-27, 2004.



Hennepin County Was Right About LRT

"The Hiawatha line recorded 7.8 million rides [in 2005], exceeding estimates by an impressive 58 percent. With apologies to Senator [Dick] Day, that's an awful lot of people taking 'the train to nowhere.' It is not an overstatement to say that the Hiawatha LRT line is the most successful public works project in our region in at least 25 years."

The Met Council's Chair, Peter Bell, in his State of the Region address
Source: *Star Tribune*



18

Path to Innovation NOT Always Smooth: 2002 Ballpark Legislation Excluded Hennepin County

Sunday Star Tribune Metro Edition
MAY 19, 2002 \$3.75
NEWSPAPER OF THE TWIN CITIES
www.startribune.com

2002 LEGISLATURE

Stadium clears historic hurdle while budget bill survives a veto

WHAT'S NEXT
Countdown to adjournment
Today, it's the second-to-last day that the Legislature may meet this session. However, it is the last

Twins see challenges; Hennepin County is out
By Tom Keneshy
Star Tribune Staff Writer

Ventura said legislators had taken the easy way out
By Patricia Lopez
Star Tribune Staff Writer

one of the most stinging defeats of his term, making him a virtual also-ran in the shaping of a budget he must administer. Ventura used strong language to convey his displeasure with a budget solution that he said was not the best.

After a two-minute deliberation, the Minnesota House widely voted 93 to 18 on Saturday night to override Gov. Jesse Ventura's veto of the Legislature's



19

Highlights of the 2002 Ballpark Legislation

- ◆ Hennepin County was intentionally excluded from the bill.
- ◆ The team was not required to make ANY upfront contributions.
- ◆ The bill included a total budget even though no site had been designated; the cost allocations between the team and the public were an open question.
- ◆ Not surprisingly, the legislation did not produce a ballpark.



What Has Happened Since 2002?

- ◆ The Governor convened a Stadium Screening Committee in 2004.
- ◆ The Committee made specific recommendations:
 - Site criteria.
 - Team and host community funding sources.
 - No state general fund dollars for stadiums.
 - No referendum on host community taxes.
- ◆ The Governor's 2004 stadium bill died in the House Ways and Means Committee after regional taxes were added to the bill.



What Has Happened Since 2002?

In February 2006, a District Court judge ruled the Twins have no ties to the Metrodome.

**Twins
can quit
Dome
after '06**

St. Paul Pioneer Press,
February 7, 2006



22

The Proposal With the Minnesota Twins

Hennepin County Remains Ready to Lead

- ◆ We have learned a number of lessons over the past four years.
- ◆ We listened to the guidance state leaders have provided.
- ◆ In 2005 Hennepin County and the Twins negotiated an agreement with a real budget that would get the ballpark built, without any state funding; an updated 2006 proposal is now before you.



24

What Have Hennepin County and the Twins Done?

- ◆ Negotiated a clean and understandable agreement that follows the Governor's Stadium Screening Committee guidelines, and it would result in a ballpark being built.
- ◆ We have a defined budget and clear cost allocations between the team and the public.



25

Referendum Issue

- ◆ Some opponents incorrectly suggest the County seeks to 'circumvent' state law. These opponents are either confused or they are intentionally misrepresenting what is currently in state law.
- ◆ Political subdivisions have needed special legislation to impose local sales taxes since the early 1970's and in many cases these local sales taxes were enacted by local ordinance after the special legislation was passed.

Source: *Report to the 2004 Legislature, Minnesota's Local Sales and Use Taxes, February 2004, Pages 3-4.*



26

Referendum Issue (Continued)

- ◆ Minneapolis imposed .5% general sales tax for the Convention Center, St. Paul imposed .5% sales tax to support RiverCenter, Xcel Center, and neighborhood programs.
- ◆ While a referendum component was added in 1999, the language the Legislature adopted clearly contemplated situations where a new local sales tax could still be imposed by local ordinance.
- ◆ The ballpark has been extensively debated for the past 12 years. If this project isn't a candidate for the exemption provision, what project would be?



27

A County Role in New Ballparks Well Established Across the Country

- ◆ 17 new ballparks have been built since 1991; 11 involved county or multi-county taxing districts.
- ◆ Counties were the major players in mid-to-small markets like Houston, Seattle, Cincinnati, Denver, and Phoenix.



28

Why the Rapid Park Site in the Warehouse District?

- ◆ The site has unrivaled transit and transportation access, and the needed parking infrastructure is already in place.
- ◆ 8,500 parking spaces within quarter mile of the site. Over 60,000 parking spaces in all of downtown Minneapolis.
- ◆ A pedestrian bridge would provide a direct link between the ballpark and the Warehouse Entertainment District.



29

Next Steps

Next Steps

- ◆ Beware of 11th hour “perfect solutions” or “quick fixes.”
- ◆ Questions about state and regional funding sources have been asked and answered over the past four years.
- ◆ It is important to remember that the seven-county regional tax that supported the development of the Metrodome shrunk to a Minneapolis-only tax after the site was selected.



Next Steps

- ◆ Dave Lawless, the County's CFO, will now walk you through the 2006 financing proposal.
- ◆ Then we will turn it over to the Twins to present how the ballpark will fit into the neighborhood, and how the deal compares with other teams in similarly-sized markets.



Financing Proposal

Financing Proposal

- ◆ Create a structure that provides for an efficient and effective financing and provides for the long term viability of the ballpark.
 - Issue tax-exempt debt to save interest costs, approximately \$78 million present value savings.
 - Requires creation of the ballpark commission and gifting of the bond proceeds to the commission for construction, and requires revenues not tied to the ballpark.
 - Sales tax revenue requires a coverage ratio. (Expected revenues in excess of debt service requirements.) There is no general obligation pledge involved in this transaction.



34

Components of Total Project Costs (In Millions)

Ballpark Construction Costs , Including Over \$20 of Program Elements Required by Minnesota's Climate (Common Area Heating, Roof Canopy Over Upper Deck, Wind Protection, etc.)	\$ 390
On-Site/Off-Site Development Costs (Land Acquisition, Site Preparation, Streets, Utilities, Streetscapes, Lighting, Pedestrian Bridge and Sidewalks)	90
Total Before Debt Issuance Cost	<u>480</u>
Debt Issuance Costs , Debt Service Reserves and Bond Insurance	42
Total Project and Financing Cost	<u><u>\$ 522</u></u>



35

Team Commitments

- ◆ **Cash contribution:** \$130 million up front.
- ◆ **Ironclad lease:** 30-year use agreement requiring specific performance. No escape clause.
- ◆ **Ballpark cost overruns:** Team responsibility.
- ◆ **Ballpark operating expenses:** Team responsibility (\$10.0 million per year estimate).
- ◆ **Capital improvements:** Approximately \$1 million per year.*
- ◆ **Contribution for youth activities and amateur sports:** \$250,000 per year.
- ◆ **Sharing of franchise gross sale proceeds:** 18%, declining through 2017.
- ◆ **Affordable tickets:** Continuation of existing family and student discount programs.

* \$600,000 escalates over time.



36

County Commitments

- ◆ **Ballpark, land and on- and off-site improvement costs:**
Pay for County share by issuing tax-exempt County revenue bonds payable with a .0015 countywide sales tax.
 - 3¢ on every \$20 purchase.
 - Excludes **automobiles**, clothing, food and medical supplies.
- ◆ **Ballpark Authority:** Annual operating budget.
- ◆ **Capital improvements:** \$1.0 million per year.*

* Escalates over time.



37

Other Considerations and Summary

Other Considerations

- ◆ **State tax estimates:** State will collect over \$10.0 million annually from ballpark-related sales and player income taxes.
- ◆ **Incremental parking revenue:** The ballpark will generate over \$1 million per year of incremental parking revenue from existing public parking owners/operators.
- ◆ **Jobs:** Construction alone will generate approximately 500 full-time equivalent jobs for nearly three years.
- ◆ **Roof:** No roof unless a state funding source is determined by the legislature.
 - Roof ready is not a practical option from a cost or logistical standpoint.



Other Considerations (Continued)

- ◆ Provision for **minority-owned** and **small business** participation and a public sector project labor agreement.
- ◆ Provision for using **environmentally friendly materials** and procedures within the ballpark, including a district heating system using waste heat from HERC, etc.
- ◆ **Referendum**: The County and Team's plan will not succeed if a referendum is required.
 - The project financing would not be feasible due to related **time delay**, **interest rate risk** and **project inflation**.



Summary

- ◆ We've come a long way!
- ◆ The Team and Hennepin County have forged a historic plan to get the ballpark built.
- ◆ The nominal Hennepin County sales tax necessitates enabling legislation, leaving the final decision to Hennepin County.
- ◆ This is the right plan, in the right place, at the right time.
- ◆ Now is the time to preserve this important statewide asset, create additional jobs, stimulate development and create an unprecedented regional destination point.
- ◆ Even the harshest of critics have come around!



Question: What do Joe Soucheray, Doug Grow and the St. Paul Pioneer Press Editorial Board all have in common?

Answer: They have endorsed the Hennepin County/Twins proposal to build a new ballpark.

With apologies to stadium foes ... a change of heart

doug grow columnist



"Are you feeling in a forgiving mood?" I asked the Rev. Ricky Rask.

"Why?" she asked, suspiciously.

"I'm going to be seeking it from you



**Appendix I: Financing Summary
(Dollars in Millions)**

	Team Share	County Share	Total
Project Costs			
Ballpark Construction Costs	\$ 130	\$ 260	\$ 390
On/Off Site Development Costs	-	90	90
Total Project Costs	<u>\$ 130</u> ¹	<u>\$ 350</u> ¹	<u>\$ 480</u>
Sources and Uses Statement			
Approximate Sources of Funds:			
Team Up-Front Cash Contribution	\$ 45		\$ 45
Team Second Cash Payment Before Completion	85		85
Net Proceeds From County Financing		\$ 350	350
Total Sources	<u>\$ 130</u>	<u>\$ 350</u>	<u>\$ 480</u>
Approximate Uses of Funds:			
Ballpark Construction			\$ 390
On/Off Site Development Costs			90
Total Uses			<u>\$ 480</u>

¹ The team share can increase to \$132.5; the County share can increase to \$352.5 based on cost sharing associated with surface parking.



Appendix I: Financing Summary (Continued) (Dollars in Millions)

Estimated Sizing of County Debt

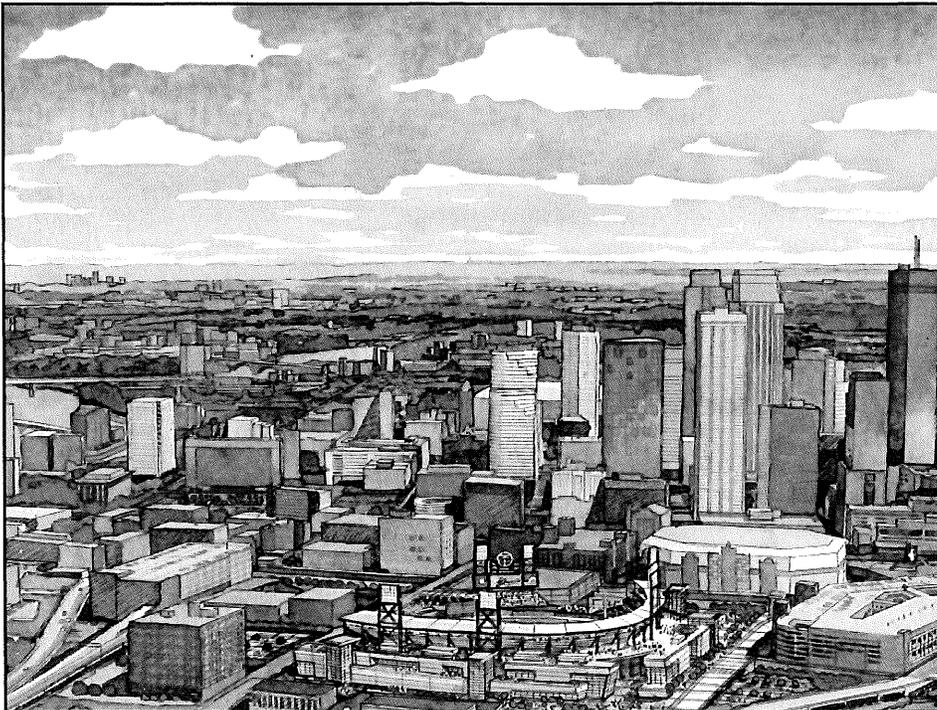
Net Proceeds from County Debt Issuance	\$ 350
Issuance Cost/Debt Service Reserve/Bond Insurance	42
Total County Debt Issuance	\$ 392

Estimated Annual County Debt Service Payment	\$ 23.5
Estimated Annual Tax Revenue Required at 130% Coverage	29.0
Estimated Annual Sales Tax Proceeds at .15%	29.0

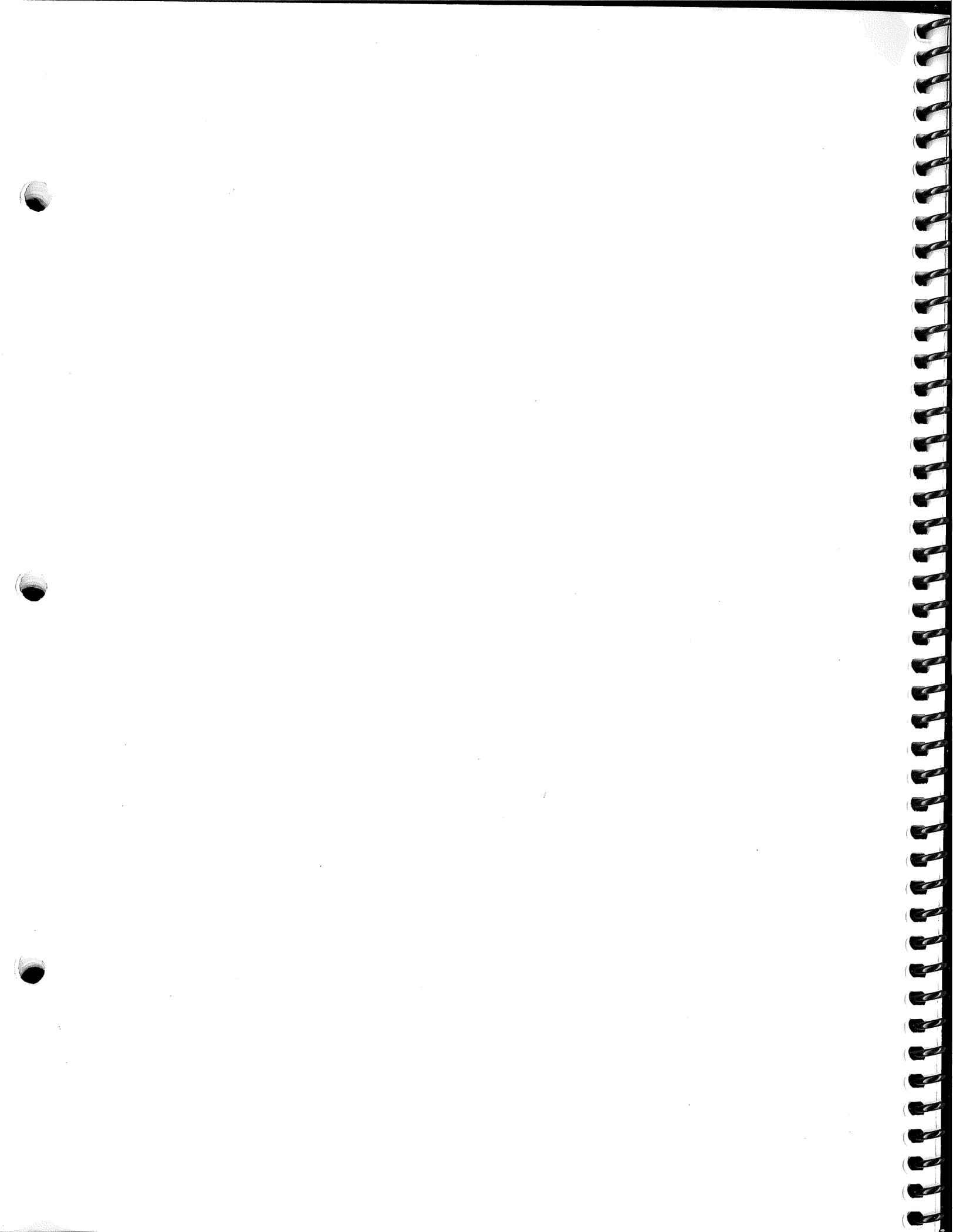
County Debt Statistics

Estimated Average Interest Rate (Variable and Fixed Rate Debt)	5% ¹
Coupon Range	4.1%-5.25%
Assumed Underlying Rating (Coverage Ratio 130%)	"A"
Insured Rating	"AAA"

¹ It is assumed current market rates plus 50 basis points.







Minnesota Twins/Hennepin County New Ballpark Summary Minnesota Twins Presentation April 2006



Opening Remarks

Jerry Bell
President
Twins Sports, Inc.

2

Panel of Experts

Presenter	Topic
Dave St. Peter, Minnesota Twins	Ballpark Vision
Earl Santee, HOK Sport	Ballpark and Site
Ken Sorensen, M.A. Mortenson Company	Cost Estimates and Inflation
Bob Starkey, Starkey Sports Consulting	Other Ballpark Projects
Jerry Bell/Mike Opat	Concluding Remarks

3

The Ballpark Vision

Dave St. Peter
President
Minnesota Twins

4

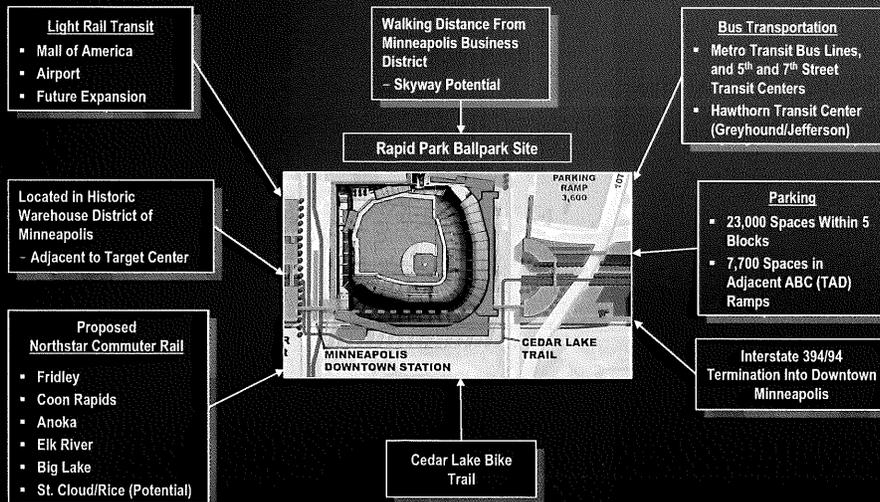
Ballpark

- ◆ 42,000-seat, open-air, natural grass baseball park with a view of the Minneapolis skyline.



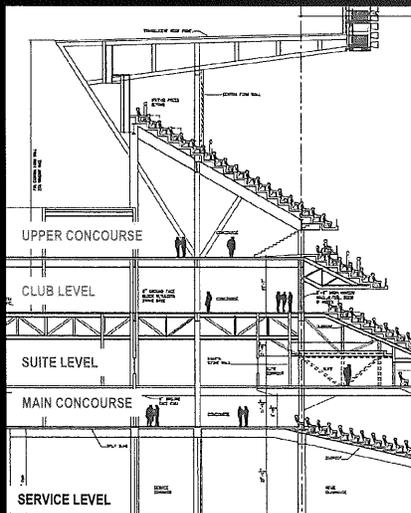
5

The Most Accessible Ballpark in America: A Regional Convergence Point-Not Just a Ballpark



6

Seating



- ◆ Closest seating bowl to playing field in all of Major League Baseball ("MLB").
- ◆ 12,000 seats between 1st and 3rd base (almost 2x the Metrodome).
- ◆ All seats angled toward infield.
- ◆ Rooftop seating in right field.
- ◆ Only 12,000 upper deck seats (lowest in MLB).
- ◆ Suites and club-level seats.
- ◆ Affordable seating.
- ◆ 1,500 standing room only places.
- ◆ Wheelchair and companion seating—820.

7

What's Different vs. Metrodome? Improved Fan Comforts and Convenience

- ◆ Twice as many *public restrooms*.
 - 17 each for men and women.
- ◆ Twice as many *concession stands*.
- ◆ *Concourses* twice as wide.
 - Open to playing field (like Xcel Energy Center).
- ◆ Main concourse provides *360° covered walk area*.

8

What's Different vs. Metrodome? Improved Fan Comforts and Convenience (Continued)

- ◆ Fans will watch baseball outside . . . where it is meant to be played and viewed.
- ◆ Accessibility upgrades:
 - Wheelchair and companion seating.
 - Fewer seats per row.
 - More aisles.

9

What's Different vs. Metrodome? Climate Comfort Considerations

- ◆ Added heating in concession, restroom and bar/lounge areas.
- ◆ Sun roof for added protection from elements.
- ◆ Wind protection in upper deck.
 - Unlike Metropolitan Stadium.
- ◆ Ballpark orientation and design will shelter prevailing winds.
- ◆ The team and County will pursue ways to use Hennepin Energy Recover Center ("HERC") plant to provide heat and energy to the ballpark.

10

The Ballpark Site and Design

**Earl Santee, AIA
Senior Principal
HOK Sport**

11

Earl Santee and HOK Sport

- ◆ One of the most experienced ballpark architects in the world.
- ◆ Named one of the: "Most Influential People in Sports Facility Design, Architecture and Development" by *Sports Business Journal*.
- ◆ Recently involved in the new Busch Stadium, Washington Nationals Ballpark and New Yankees Stadium, as well as over 15 other MLB ballpark projects.
- ◆ *HOK was the lead architect for the Xcel Energy Center.*

12

View of the Underutilized Minneapolis Site (See Surface Parking Below)



13

The Rapid Park Site—Initial Challenges

- ◆ Initially considered a “B” site due to:
 - Size.
 - Existing boundaries.
 - Railroad tracks on west.
 - 5th and 7th Streets on north and south.
 - Interstate 394 on the east.
- ◆ All of these challenges have been addressed and overcome.
- ◆ See ballpark overlays.

14

The Rapid Park Site—Unique Attributes

- ◆ Upon further review, problem solving and planning, the site is now considered an “A” site due to:
 - Proximity to existing Warehouse District entertainment venues.
 - Proximity to downtown population base.
 - Absolute maximization of existing infrastructure.
 - One of the most accessible sites ever built (rail, interstate, buses, bike trails, etc.).
 - Turning HERC plant into a potential source of heat and energy.

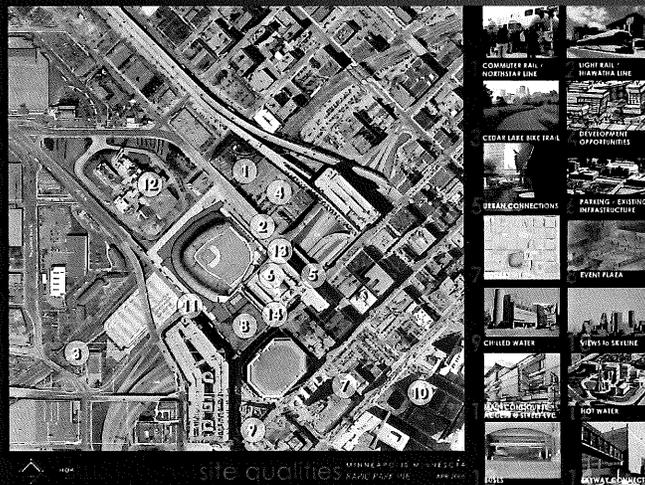
15

The "A" Site Proximity to Rail, Parking and Downtown



16

Extraordinary Qualities of the Site



17

Ballpark Cost Estimates

Ken Sorensen
Vice President
M.A. Mortenson Company

18

M.A. Mortenson Company

- ◆ Minnesota-based construction contractor.
- ◆ One of the most experienced sports construction firms in America.
- ◆ Extensive contractor experience, including:

Local	National
Xcel Energy Center	Coors Field; Denver, CO
Target Center	TWA Dome; St. Louis, MO
Walker Art Center Expansion	Sprint Center; Kansas City, MO
Minneapolis Central Library	FedEx Forum; Memphis, TN
Minneapolis Convention Center	Harold Washington Library; Chicago, IL
7th Street Parking Ramp	Walt Disney Concert Hall; Los Angeles, CA

19

Ballpark Cost Estimate

- ◆ The Twins have performed *extraordinary due diligence* in estimating the ballpark cost.
- ◆ Estimates have been prepared and/or scrutinized by the following experts:
 - M.A. Mortenson Company, initial estimate.
 - Hunt Construction, second opinion.
 - HOK Sport, comparability analysis.
 - International Facilities Group, program and cost review.

20

Construction Costs Have Skyrocketed 10-Year Trend¹

2006	8.3% ²	2001	0.8%
2005	6.6%	2000	1.4%
2004	9.7%	1999	2.3%
2003	3.2%	1998	1.5%
2002	1.8%	1997	2.0%

¹ Inflation indices are based on 20-City Building Cost Indexes published in *Engineering News-Record*.

² Includes a Hurricanes Katrina and Rita cost premium of approximately 3% on certain materials.

21

The Impact and Estimated Cost of Delay 2004-2006 (Ballpark Cost Only)

	<u>Inflation Rate</u>	<u>Revised Ballpark Cost Estimate (In Millions)</u>	<u>Cost of Delay (In Millions)</u>
2006	8.3%	\$390	\$30
2005	6.6%	\$360	\$22
2004	9.7%	\$338	<u>\$30</u>
			<u><u>\$82</u></u>

22

Inflation and Market Adjusted Comparison of Twins Ballpark With Certain Other Comparable Facilities

- ◆ Recent and comparable open-air ballparks.

	<u>Year Construction Started</u>	<u>Ballpark Cost, Adjusted to 2007 Start Date (In Millions)</u>
Pittsburgh	1999	\$ 332
Detroit	1998	354
Minnesota	2007	390
San Diego	2002	392
St. Louis	2004	392 *
San Francisco	1998	417
Cincinnati	2001	435
Philadelphia	2002	452

* Estimate.

Source: HOK and M.A. Mortenson

Note: Inflation indexes are based on 20-City Building Cost Indexes published in Engineering News-Record. Regional cost modifiers are from published construction sources which compare the cost of construction from city to city or region to region.

23

Ballpark Cost Summary

- ◆ Construction costs have inflated dramatically during the past three years.
 - Primarily due to supply and demand for materials, especially steel, cement and petroleum-based products.
- ◆ Cost inflation is projected to increase at an above-average rate in *2006/2007*.
- ◆ The Twins' ballpark cost estimate is less than the average of comparable ballpark projects, as adjusted for inflation.

24

Comparing Ballpark Funding

Bob Starkey
President and CEO
Starkey Sports Consulting, LLC

25

The Ballpark Building Boom

- ◆ Since 1990: 18 new ballparks have been constructed or are in progress.
- ◆ No two ballpark projects are alike.
 - Each project is a unique case study of local economic, political and market factors.
- ◆ There are two distinct components to total project costs:
 - The ballpark structure.
 - Infrastructure improvements (streets and sidewalks, site acquisition and preparation, utilities, etc.).

26

How Were These 18 Projects Funded?

- ◆ *Infrastructure costs* such as roadways, utilities and site costs are paid by the public sector.
- ◆ The *ballpark facilities* have been constructed using three funding approaches:
 - Publicly financed, with little private investment.
 - Privately financed, with little public investment.
 - Combination of public and private financing.

27

Funding Approaches

Similar to the Twins/Hennepin County proposal, the vast majority of ballpark projects involve "combination" partnerships between the team and public sector.

Publicly Financed	Combination	Privately Financed
Chicago (1991)	Baltimore (1992)	San Francisco (2000)
Washington, D.C. (2008)	Texas (1994)	St. Louis (2006)
	Cleveland (1994)	
	Colorado (1995)	
	Atlanta (1997)	
	Arizona (1998)	
	Detroit (1999)	
	Seattle (1999)	
	Houston (2000)	
	Milwaukee (2001)	
	Pittsburgh (2001)	
	Cincinnati (2003)	
	San Diego (2004)	
	Philadelphia (2004)	

28

Publicly Funded Ballparks Exceptions to the Rule

- ◆ The Chicago and Washington, D.C. ballparks were built *overwhelmingly with public funds*.
- ◆ The Washington, D.C. case study is very unique for several reasons.

29

Publicly Funded Ballparks The D.C. Case Study

- ◆ D.C. was without an MLB franchise as the community had lost the Washington Senators to Texas in 1971.
- ◆ In order to select a new home for the Montreal Expos, MLB conducted a public bidding process.
 - MLB had acquired the Expos in 2002 due to poor community and fan support.
- ◆ D.C. won the bidding in 2004.
 - Their bid included a commitment to construct a ballpark using a combination of locally based taxes and *no* upfront payment by the team.

30

Privately Funded Ballparks Exceptions to the Rule

- ◆ There is a *direct correlation*: The highest revenue teams can afford and generally have paid the highest team contributions.
- ◆ San Francisco and St. Louis generate *among the highest revenues in MLB*.
 - San Francisco is a major U.S. market.
 - St. Louis is a unique case study.

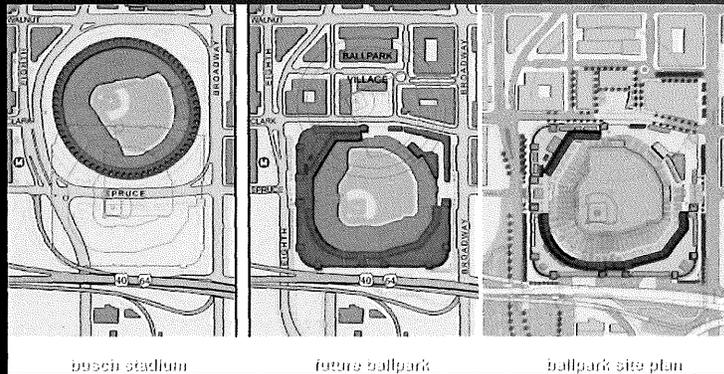
31

St. Louis Case Study More Than a Ballpark

- ◆ The ballpark is part of a *unique development* “play” by the Cardinals owners.
 - Cardinal’s ownership owns the site of the new ballpark, as well as an adjacent six block “Ballpark Village” mixed-use development.
 - See attached visuals.

32

St. Louis Case Study A Development “Play”



BALLPARK VILLAGE

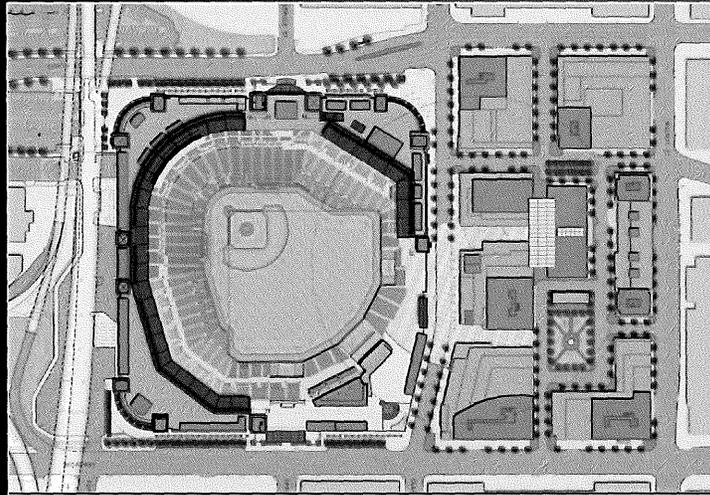
3rd Level, Clark Street Terrace, SE



33

St. Louis Case Study

A Ballpark Anchor to a Six-Block, Mixed-Use Development



34

St. Louis . . . One of a Kind

A Mid-Sized Market, High-Revenue Franchise

- ◆ St. Louis generated revenues in the top 1/3 in MLB, *before* the new ballpark.
- ◆ Third highest average attendance in MLB during the past decade (behind only New York and Los Angeles).
- ◆ Average attendance over *3 million* during the last five years in their *old* ballpark.
- ◆ St. Louis is an anomaly and is considered one of the strongest baseball markets in America.
 - Not unlike Green Bay in the NFL.

35

Ballpark Funding Summary

- ◆ To date, out of the 18 ballparks built or in process since 1990, only two have been substantially financed privately—San Francisco and St. Louis.
 - San Francisco plays in a major and affluent market.
 - St. Louis is part of a larger development “play.”
 - Both franchises have *substantially* higher revenue potential than the Twins.
 - Neither of these cases are remotely analogous to the Twins’ situation.

36

Ballpark Funding Summary (Continued)

- ◆ The Twins’ \$130 million contribution:
 - Is one of the largest private contributions for a middle market franchise.
 - Represents *1/3 of the ballpark cost*.
 - The average contribution for similar markets and comparable facilities is *1/4 of the ballpark cost* (as supported in previous MSFC presentation materials).

37

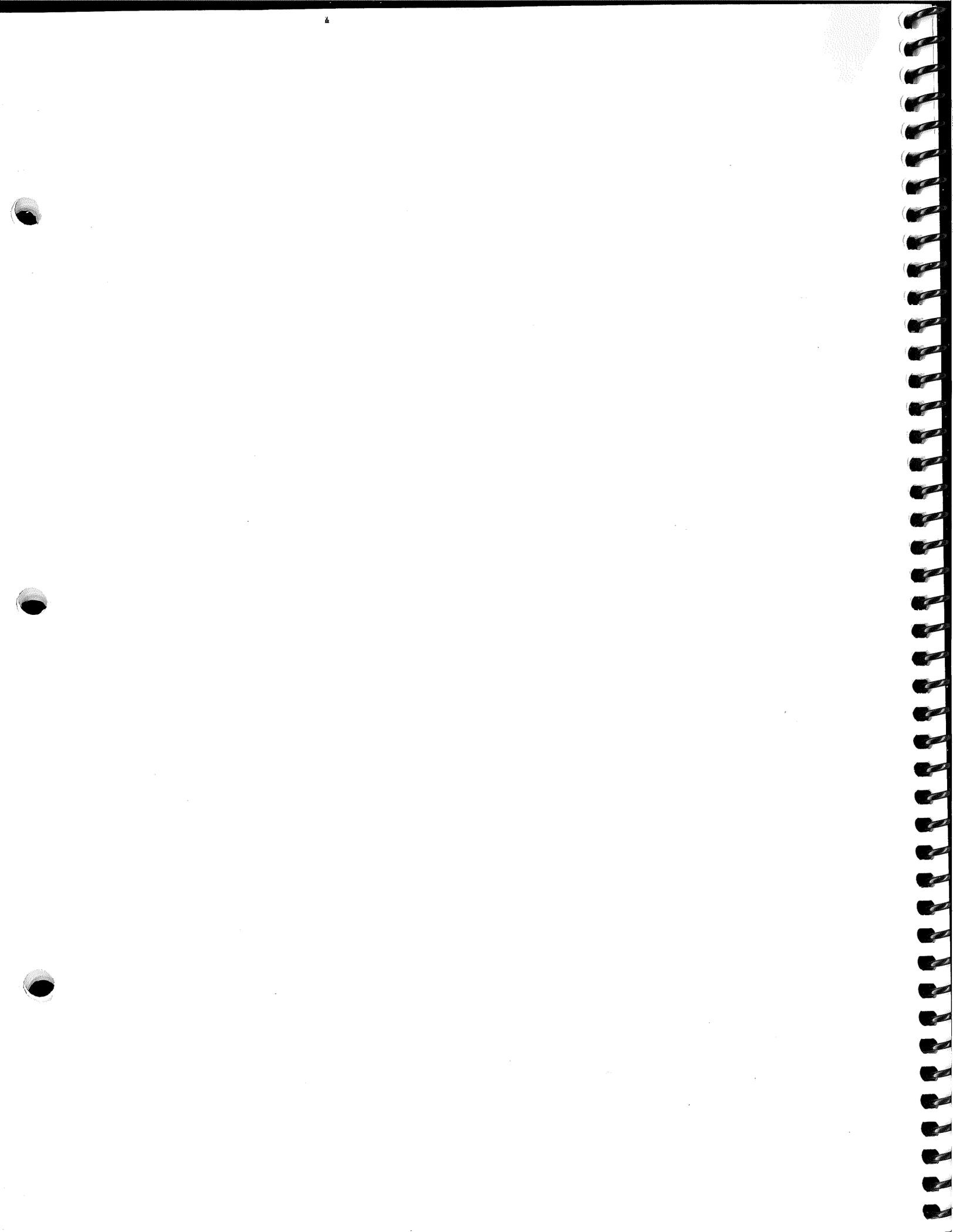
Concluding Remarks and Questions

Jerry Bell
Mike Opat

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Minnesota Twins/Hennepin County
New Ballpark Summary
Minnesota Twins Presentation
April 2006





UNITE HERE

Minnesota State Council of UNITE HERE Unions

Affiliated with UNITE HERE International Union

Headquarters Office

312 Central Avenue · Room 444 · Minneapolis, Minnesota 55414-1089

Local Unions

17•Mpls/St. Paul

21•Rochester

99•Duluth/Int'l Falls

150•Mpls/St. Paul

978•St Cloud

512•Chisholm

1481•Northfield

April 28, 2006

Dear Committee Members,

UNITE HERE Local 17 represents 5,000 members in the hospitality industry in the Twin Cities. Our members work in the best hotels and restaurants in the area, the MSP Airport, arenas and sports facilities. UNITE HERE in Minnesota also represents another 4,000 members in the greater Minnesota cities of Rochester, Duluth, St. Cloud and Northfield.

In recent legislative sessions we have offered our assistance in promoting the idea of renewing and creating new jobs at a new Minnesota Twins Ballpark and a new Minnesota Vikings facility. We were pleased to see real movement on these proposals and the Gophers Stadium at the University of Minnesota in the House Chamber. Now these proposals are before the Senate for your serious consideration.

Members at the HHH Metrodome and similar facilities have benefited from sustainable jobs with benefits and collective bargaining rights. The Minnesota Twins and Minnesota Vikings and their partners have contributed to workers success and we want that relationship to continue in the future in any new facility.

Representing the 800 members in the arenas we are here today as workers, constituents and taxpayers in Hennepin County and Anoka County to enthusiastically offer our support for these proposals. This is a win for workers in the Twin Cities and for all Minnesotans.

Thank you for your consideration today.

Jaye Rykunyk, MN State Director
UNITE HERE International Union

Wade Luneburg, Political Director
UNITE HERE Minnesota

Opeiu#12/WL/mt

1.1 A bill for an act
1.2 relating to higher education; providing a process for state support of a football
1.3 stadium at the University of Minnesota; appropriating money; amending
1.4 Minnesota Statutes 2004, sections 297A.71, by adding a subdivision; 340A.404,
1.5 subdivision 4a; proposing coding for new law in Minnesota Statutes, chapter 473.

1.6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.7 Section 1. **DEFINITIONS.**

1.8 Subdivision 1. Applicability. The definitions in this section apply to sections 2 to 7.

1.9 Subd. 2. Commissioner. "Commissioner" means the commissioner of finance.

1.10 Subd. 3. Stadium. "Stadium" means an athletic stadium suitable for intercollegiate
1.11 National Collegiate Athletic Association (NCAA) Division I football games and related
1.12 infrastructure improvements constructed on the University of Minnesota's east bank
1.13 campus in the city of Minneapolis.

1.14 Subd. 4. Board. "Board" means the Board of Regents of the University of
1.15 Minnesota.

1.16 Subd. 5. Commission. "Commission" means the Metropolitan Sports Facilities
1.17 Commission.

1.18 Sec. 2. **ACTIVITIES; CONTRACTS.**

1.19 The legislature recognizes that the board has all powers necessary or convenient for
1.20 designing, constructing, equipping, improving, controlling, operating, and maintaining the
1.21 stadium and may enter into contracts that are, in its judgment, in the best interests of the
1.22 public for those purposes. Notwithstanding contrary law, the board may adopt the fair
1.23 and competitive design and construction procurement procedures in connection with
1.24 the stadium that it considers to be in the public interest. The total cost of the stadium,

2.1 including the costs of issuing bonds and purchasing bond insurance or other credit
2.2 enhancements or funding reserves, plus the costs of mitigation required by section 6, must
2.3 not exceed \$248,000,000. The board must ensure to the greatest extent practicable, that
2.4 materials derived from American-made steel are used in the construction of the stadium.
2.5 Minnesota Statutes, sections 16B.33 and 16B.335, do not apply to the stadium.

2.6 **Sec. 3. ENVIRONMENTAL REVIEW.**

2.7 The commissioner must not make an annual payment required by this act until the
2.8 board has completed an environmental review of the stadium project and the commissioner
2.9 determines that the board is performing the duties of the responsible governmental unit
2.10 as prescribed in the Minnesota Environmental Policy Act, Minnesota Statutes, chapter
2.11 116D, and the rules adopted under that chapter. The legislature ratifies the Environmental
2.12 Quality Board's designation of the board as a responsible governmental unit.

2.13 **Sec. 4. CONDITIONS FOR PAYMENT TO THE UNIVERSITY.**

2.14 Subdivision 1. **Nonstate revenues required.** Before the commissioner may make
2.15 the first payment to the board authorized in this section, the commissioner must certify
2.16 that the board has received at least \$75,300,000 in pledges, gifts, sponsorships, and other
2.17 nonstate general fund revenue support for the construction of the stadium.

2.18 Subd. 2. **Prohibited funding sources.** No part of the money required to be obtained
2.19 by the board under subdivision 1 may be derived from:

2.20 (1) increased fees or charges imposed on students attending the University of
2.21 Minnesota; or

2.22 (2) money paid by any nonpublic entity as consideration for the right to determine
2.23 the name of the stadium.

2.24 Subd. 3. **Annual state payments; appropriation.** On July 1 of each year after
2.25 certification by the commissioner, but no earlier than July 1, 2007, and for so long
2.26 thereafter as any bonds issued by the board for the construction of the stadium are
2.27 outstanding, the state must transfer to the board up to \$12,900,000 to reimburse the board
2.28 for its stadium costs, provided that bonds issued to pay the state's share of the costs shall
2.29 not exceed \$172,700,000.

2.30 Up to \$12,900,000 is appropriated annually from the general fund for the purpose
2.31 of this section. The board must certify to the commissioner the amount of the annual
2.32 payments of principal and interest required to service bonds issued by the university for
2.33 the construction of the stadium, and the actual amount of the state's annual payment to the
2.34 university must equal the amount required to service the bonds representing the state's

3.1 share of the costs. Except to the extent of the annual appropriation described in this section,
3.2 the state is not required to pay any part of the cost of designing or constructing the stadium.

3.3 Subd. 4. Affordable student access. Before the first payment is made under
3.4 subdivision 3, the board must certify to the commissioner that a provision for affordable
3.5 access for university students to the university sporting events held at the football stadium
3.6 has been made.

3.7 **Sec. 5. NO FULL FAITH AND CREDIT.**

3.8 Any bonds or other obligations issued by the board under this act are not public debt
3.9 of the state, and the full faith and credit and the taxing powers of the state are not pledged
3.10 for their payment, or of any payments that the state agrees to make under this act.

3.11 **Sec. 6. MITIGATION FUND.**

3.12 The board shall organize an advisory group made up of representatives of the
3.13 surrounding residential and business areas to develop proposals to mitigate the impact
3.14 of the construction and operation of the stadium. The commissioner must not make an
3.15 annual payment required by this act until the board has created an endowment fund of
3.16 at least \$1,000,000, the income from which is required to be used, upon advice of the
3.17 advisory group, to mitigate the direct effects of construction of the stadium. For purposes
3.18 of this section, "mitigation" includes, but is not limited to, protection of parking facilities
3.19 and amenities, neighborhood landscaping and beautification projects and financial grants
3.20 for neighborhood and business-developed programs intended to mitigate adverse impacts
3.21 caused by the operation of the stadium.

3.22 **Sec. 7. EMINENT DOMAIN.**

3.23 The board may not acquire the fire station number 19 building for the construction
3.24 of the stadium and related infrastructure, either directly or indirectly, through the exercise
3.25 of the power of eminent domain.

3.26 **Sec. 8.** Minnesota Statutes 2004, section 297A.71, is amended by adding a subdivision
3.27 to read:

3.28 **Subd. 37. Construction materials; University of Minnesota football stadium.**
3.29 Materials, supplies, or equipment used or consumed in connection with the construction,
3.30 equipping, or improvement of a football stadium constructed for use by the University
3.31 of Minnesota are exempt. This subdivision expires one year after substantial completion
3.32 of the football stadium.

4.1 Sec. 9. Minnesota Statutes 2004, section 340A.404, subdivision 4a, is amended to read:

4.2 Subd. 4a. **State-owned recreation; entertainment facilities.** Notwithstanding any
4.3 other law, local ordinance, or charter provision, the commissioner may issue on-sale
4.4 intoxicating liquor licenses:

4.5 (1) to the state agency administratively responsible for, or to an entity holding a
4.6 concession or facility management contract with such agency for beverage sales at, the
4.7 premises of any Giants Ridge Recreation Area building or recreational improvement area
4.8 owned by the state in the town of White, St. Louis County;

4.9 (2) to the state agency administratively responsible for, or to an entity holding a
4.10 concession or facility management contract with such agency for beverage sales at, the
4.11 premises of any Ironworld Discovery Center building or facility owned by the state at
4.12 Chisholm; and

4.13 (3) to the Board of Regents of the University of Minnesota for events at Northrop
4.14 Auditorium and spectator suites and clubs in any intercollegiate football stadium
4.15 constructed by the university on its Minneapolis campus.

4.16 The commissioner shall charge a fee for licenses issued under this subdivision in an
4.17 amount comparable to the fee for comparable licenses issued in surrounding cities.

4.18 Sec. 10. [473.5955] TERMINATION OF LEASE.

4.19 The lease between the Board of Regents of the University of Minnesota and the
4.20 commission dated May 19, 1982, that requires the University of Minnesota football team
4.21 to play its home football games at the Hubert H. Humphrey Metrodome until July 1,
4.22 2012, may be terminated by the board and the commission effective on or after the date
4.23 designated by the board as the date of completion of the stadium on the University of
4.24 Minnesota's east bank campus in the city of Minneapolis.

4.25 Sec. 11. EFFECTIVE DATE.

4.26 Sections 1 to 10 are effective the day following final enactment.

ROLL CALL VOTE

Date: 4/28/06

Senator Pogemiller requested a Roll Call Vote on:

1. adoption of A-8 amendment
deletion
2. passage of F. No.
3. adoption of motion

SENATOR	YES	NO	PASS	ABSENT
Pogemiller		✓		
Bakk		✓	✓	
Belanger	✓		✓	
Betzold	✓			
Johnson	✓		✓	
Limmer	✓			
Marty		✓		
McGinn	✓			
Moua		✓		
Ortman	✓			
Skoe	✓			
Tomassoni		✓	✓	
TOTALS	7	5		

There being 7 Yes votes and 5 No votes the Motion:

Prevailed X

Did Not Prevail

ROLL CALL VOTE

Date: 4/28/06

Senator Pogemiller requested a Roll Call Vote on:

1. adoption of _____ amendment
2. passage of S. F. No. 2400
3. adoption of _____ motion _____

SENATOR	YES	NO	PASS	ABSENT
Pogemiller	✓			
Bakk	✓			
Belanger		✓		
Betzold	✓			
Johnson		✓		
Limmer		✓		
Marty		✓		
McGinn		✓		
Moua	✓			
Ortman		✓		
Skoe	✓			
Tomassoni	✓			
TOTALS	6	6		

There being 6 Yes votes and 6 No votes the Motion:

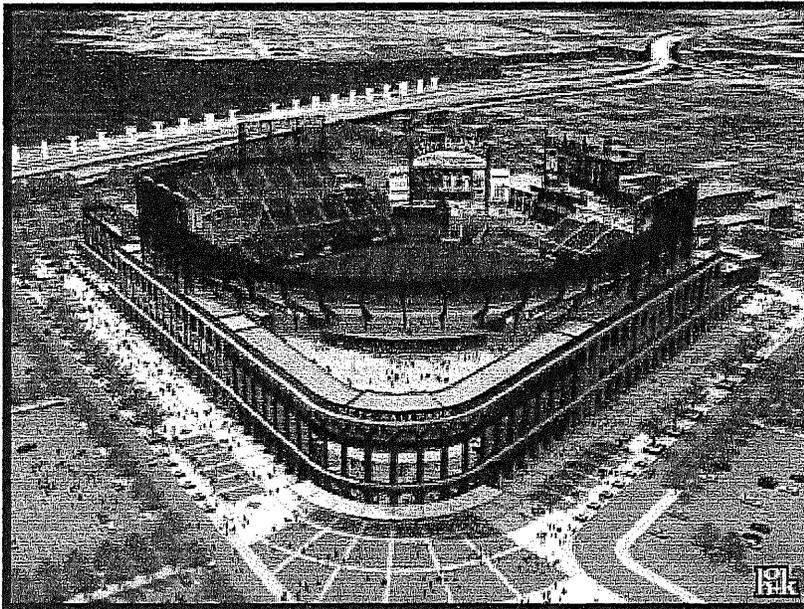
Prevailed _____

Did Not Prevail

#8
From: [REDACTED]@comcast.net
Sent: Sunday, April 09, 2006 10:59 AM
Subject: New Mets and Yankees ballparks

Take me out to the ballgame. Wow !!!! Stunning !!! From the artists renderings I prefer the look of the Mets new facility over 'the house that Ruth built'. It sort of looks like 'Ruth who ?' to me. Both the Mets and the Yankees will be basically paying for their own facilities.
Charlie

Proposed Mets Ballpark



Flushing, New York

Tenant: New York Mets (NL)
Opening: April 2009
Status: Groundbreaking expected in summer of 2006
Capacity: 45,000
Style: Open air
Surface: Grass

Architect: HOK Sport (Kansas City)
Construction: Hunt-Bovis (joint venture of Hunt Construction Group and Bovis Lend Lease)
Owner: New York Mets
Cost: \$600 million (\$444.4 million for the stadium, and the remainder for infrastructure)
Public financing: \$89.7 million in capital funds from the city and \$74.7 million in rent credits from the state
Private financing: Approximatley \$440 million from the team, although the Mets have said they expect to spend close to \$550 million

New York Mets tickets:

Exhibit 1

NOTICE TO PROPOSED INSURED(S)

FEDERAL FAIR CREDIT REPORTING ACT NOTICE

Federal law requires that you be advised that in connection with your application or informal inquiry concerning insurance an investigative consumer report may be prepared whereby information is obtained through a personal interview with your family, friends, neighbors, business associates, financial sources, or others with whom you are acquainted. You have the right to request to be interviewed in connection with the preparation of that report. This report would include information as to your character, general reputation, personal characteristics, and mode of living. If you write to us within a reasonable time after receipt of this notice, we will tell you whether or not an investigative consumer report was requested. If a report was requested, we will tell you the name, address, and telephone number of the agency to whom the request was made. Upon request, the agency will furnish information as to the nature and scope of its investigation. If you would like to inspect and to receive a copy of the report, you may do so by contacting the agency directly.

MIB (MEDICAL INFORMATION BUREAU) DISCLOSURE

Information regarding your insurability will be treated as confidential. The companies named on the reverse side or their reinsurers may, however, make a brief report thereon to the Medical Information Bureau, Inc. (MIB). MIB is a non-profit membership organization of life insurance companies. It operates an informational exchange bureau on behalf of its members. If you apply to another member company for life, health, or disability insurance, or a claim for benefits is submitted to such a company, MIB, upon request, will supply that company with the information it may have in its file.

Upon receipt of a request from you, MIB will arrange disclosure of any information it may have in your file. If you question the accuracy of the information in that file, you may contact MIB and seek a correction in accordance with the procedures set forth in the federal Fair Credit Reporting Act. The address of MIB's information office is Post Office Box 105, Essex Station, Boston, Massachusetts 02112. The phone number is (617) 426-3660.

Each named company or its reinsurers may also release information in its file to other insurance companies to whom you may apply for life, health, or disability insurance, or to whom a claim for benefits may be submitted.

NOTICE OF INSURANCE INFORMATION PRACTICES

In the course of properly underwriting and administering your insurance coverage, the companies named on the reverse side will rely primarily on information provided by you. They may also seek information from others, such as medical professionals who have treated you. In some cases, they may ask a consumer reporting agency to collect information and submit an investigative consumer report to them. You may receive a copy of the report upon request as explained in the Federal Fair Credit Reporting Act Notice.

In some situations, and in compliance with applicable law, they may disclose necessary items of information to third parties without your specific authorization.

You have the right to be told about, and to see and copy if you wish, items of personal information about you which appear in our files, including information contained in investigative consumer reports. You also have the right to seek correction of information you believe to be inaccurate.

THE ABOVE IS A GENERAL DESCRIPTION OF THE NAMED COMPANIES' AND YOUR AGENT'S INFORMATION PRACTICES. IF YOU WOULD LIKE TO RECEIVE A MORE DETAILED EXPLANATION OF THESE PRACTICES, PLEASE CONTACT THE COMPANIES DIRECTLY. FOR A MORE DETAILED EXPLANATION OF THESE PRACTICES AS THEY PERTAIN TO FIRST COLONY LIFE INSURANCE COMPANY, PLEASE SEND YOUR REQUEST TO: The Director of Underwriting, First Colony Life Insurance Company, P.O. Box 1280, Lynchburg, Virginia 24505-1280.

1 file: 1/1/1

- **Viewpoint Tickets** - Best prices on Mets tickets, MLB tickets and MLB All Star tickets.

Location: Adjacent to Shea Stadium In Queens, near Flushing Meadow Park, site of the 1939 and 1964 World's Fairs, just southeast of La Guardia Airport.

Dimensions: Left field: 335 feet; left-center: 379 feet; center field: 408 feet; right-center: 391 feet; right field: 300 feet.

Fences: Unknown

Materials: Brick, limestone, granite and cast stone with exposed steel.



On April 6, 2006, the Mets presented plans for their new, open-air ballpark to be built in the parking lot next to Shea Stadium. Several features, including a rotunda at the entrance, evoke memories of Ebbets Field. This was the intention of Mets owner Fred Wilpon, who was raised in Brooklyn when the Dodgers played there. The park features irregular outfield fences, elaborate steel bridgework and a cantilevered deck in right field.

The total project costs are estimated at \$600 million. The approximately \$444.4 million ballpark will be financed by tax-exempt and taxable bonds to be issued by the city's Industrial Development Agency. The city will contribute approximately \$85 million in fiscal 2006 capital budget funds for necessary infrastructure improvements and an additional \$4.7 million in capital reserve for the new stadium. The state's Empire State Development Corporation will contribute \$70 million for the construction of the infrastructure improvements and \$4.7 million in capital reserve for the stadium from bond proceeds. The total infrastructure improvement costs are estimated at \$177.2 million. The Mets will be responsible for the construction of the ballpark and related infrastructure improvements.

The Mets will enter into a non-relocation agreement which would require the Mets to play its 81 home games at the new stadium and prohibit the team from relocating to another city for up to 35 years. The Mets will be responsible for the maintenance and infrastructure of the stadium, including parking spaces, parking lot construction, installation of utilities and demolition of the old stadium. Under the current arrangement, the city owns Shea Stadium and is responsible for its upkeep.

*



Authorization to Obtain and Disclose Information

A member of the GE Financial family of companies

First Colony Life Insurance Company General Electric Capital Assurance Company GE Life and Annuity Assurance Company

Proposed Insured:

Application No. (if applicable):

The terms that follow have the respective meanings when used in this Authorization.

AUTHORIZATION: Authorization to Obtain and Disclose Information

SOURCES: any professional health care provider or professional health care treatment facility, insurer, reinsurer, MIB, consumer reporting agency, financial source, and employer.

INFORMATION: facts about my mental or physical health, other insurance coverage, hazardous activities, character, general reputation, mode of living, finances, vocation, and other personal traits. The results of certain tests to determine the presence of "bloodborne pathogens," including but not limited to the Hepatitis B virus (HBV), the Hepatitis C virus (HCV) and the HIV virus test performed as follows is not included as information which can be disclosed under this Authorization: (1) on a criminal offender or crime victim in connection with a reported crime; (2) on a patient who received emergency medical services at a hospital or medical care facility; or (3) on "emergency medical personnel" tested as a result of performing emergency medical services.

EMERGENCY MEDICAL PERSONNEL: includes individuals employed to provide pre-hospital emergency services; licensed police officers, firefighters, paramedics, emergency medical technicians, licensed nurses, rescue squad personnel, or other individuals who serve as volunteers of an ambulance service who provide emergency medical services; crime lab personnel, correctional guards, including security guards at the Minnesota security hospital, who experience a significant exposure to an inmate who is transported to a facility for emergency medical care; and other persons who render emergency care or assistance at the scene of an emergency, or while an injured person is being transported to receive medical care and who would qualify for immunity under the good samaritan law.

- (A) I understand that any Company named above and its reinsurers; the Medical Information Bureau, Inc. (MIB); any consumer reporting agency; and all persons authorized to represent them may need to collect information on me in regard to proposed coverage.
- (B) Therefore, I authorize the sources named above to give the information described above when this Authorization is presented. A copy of this Authorization is as valid as the original.
- (C) The Companies named above and their reinsurers will use the information to determine whether I am insurable. The broker may use it to help update and improve my insurance program.
- (D) Those parties that may need to collect this information on me may disclose any information they collect to: (1) other insurers to which I have applied or may apply; (2) reinsurers; (3) MIB; or (4) other persons who perform business, professional, or insurance tasks for them. MIB and consumer reporting agencies may disclose this information only as set forth in a contract with a member company or organization. They may disclose this information as allowed by law.
- (E) This Authorization will be valid for two years after the date it is signed. I understand that I or my authorized representative may request to receive a copy of this Authorization. I acknowledge that I have received a copy of this Authorization and the Notice to Proposed Insured(s).
- (F) The statements in this Authorization are made by the Proposed Insured or the person authorized to act on behalf of the Proposed Insured.

Signed at _____ this _____ day of _____, _____
City/State (year)

Complete if minor children are proposed for coverage:

Name of Minor Child

Name of Minor Child

Name of Minor Child

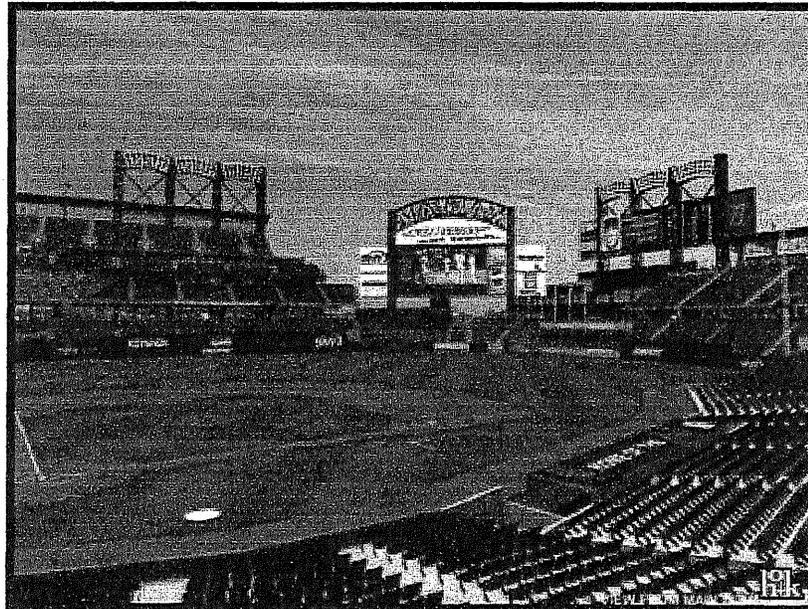
Signature of Proposed Insured or Other Authorized Person

Witness

Signature of Proposed Insured Minor Children (if required)

Just before leaving office in December 2001, former Mayor Rudy Giuliani reached a tentative agreement with both the Yankees and Mets to build them each an \$800 million, retractable-roof stadium. Upon becoming mayor, Michael Bloomberg made it clear that he had other priorities and the ballpark plans were put on hold.

In January 2005, it was reported that New York City planned on spending \$1.1 billion on three sports complexes: \$600 million for a Jets stadium on Manhattan's West Side, \$300 million toward a new Yankees ballpark and \$200 million toward a Nets arena in Brooklyn. The Mets said they expected to receive the same \$300 million subsidy as the Yankees. However, after the collapse of plans for the heavily subsidized Jets stadium, new agreements were forged which required teams to bear a larger proportion of expenses.



Other points of interest:

- The ballpark will be named for a corporate sponsor.
- 58 luxury boxes, four party suites and more than 7,800 club seats.
- 360° view of playing field from Concourse level.
- Wider seats and more legroom between rows.
- Wider concourses for easier access.
- More restroom facilities and concession areas to reduce lines.
- More elevators to facilitate movement.
- Expanded Fan Fest family entertainment area; New York Mets interactive museum and Hall of Fame.
- Sit-down restaurant with field-view seating.
- State-of-the-art video boards and sound system.
- Right field "porch" in fair territory extends eight feet out over the field.
- Parking lot will be more efficient as new points of entry will be created and the number of parking spaces kept the same.
 - 8,800 spaces between on-site and adjacent off-site parking.
 - 3,680 spaces in remote lots in surrounding areas.
- Subway ramp which connects the subway platform to the ballpark plaza will be maintained.
- Exterior facade and main entry rotunda inspired by Ebbets Field.
- Exposed steel will be painted a very dark blue and the seats will be dark green.

Related Articles:



Authorization for Release of Health-Related Information

Members of the GE Financial family of companies

- First Colony Life Insurance Company**
Service Center, P.O. Box 320 • Lynchburg, VA 24505-0320
- GE Life and Annuity Assurance Company**
Service Center, P.O. Box 6700 • Lynchburg, VA 24505-6700
- Federal Home Life Insurance Company**
Service Center, P.O. Box 466, Lynchburg, VA 24505-0466
- General Electric Capital Assurance Company**
Service Center, P.O. Box 461 • Lynchburg, VA 24505-0461

This authorization complies with the HIPAA Privacy Rule

Name of proposed insured/patient (please print):	Date of birth:
--	----------------

Authorization

This Authorization for Release of Health-Related Information to the Life Insurer

Life Insurer

First Colony Life Insurance Company, Federal Home Life Insurance Company, General Electric Capital Assurance Company, or GE Life and Annuity Company as shown above

Protected Health Information

Protected Health Information is my entire medical record and other health information. It includes information such as: the diagnosis or treatment of Human Immunodeficiency Virus (HIV) infection, sexually transmitted diseases and mental illness; and the use of alcohol, drugs, and tobacco. It excludes psychotherapy notes.

My Providers

My Providers are any health plan, physician, health care professional, hospital, clinic, laboratory, pharmacy, medical facility, or other health care provider that has provided payment, treatment or services to me or on my behalf.

I authorize My Providers to disclose my Protected Health information to the Life Insurer and its agents, employees and representatives.

By signing below: 1) I acknowledge that any agreements I made that restrict my Protected Health Information do not apply to this Authorization; and 2) I instruct My Providers to release and disclose my Protected Health Information without restriction.

This Protected Health Information is to be disclosed under this Authorization so that the Life Insurer may: 1) underwrite my application for coverage, make eligibility, risk rating, policy issuance and enrollment determinations; 2) obtain reinsurance; 3) administer claims and determine or provide coverage and benefits; 4) administer coverage; and 5) conduct other activities that are allowed or required by law and relate to any coverage I have or have applied for with the Life Insurer.

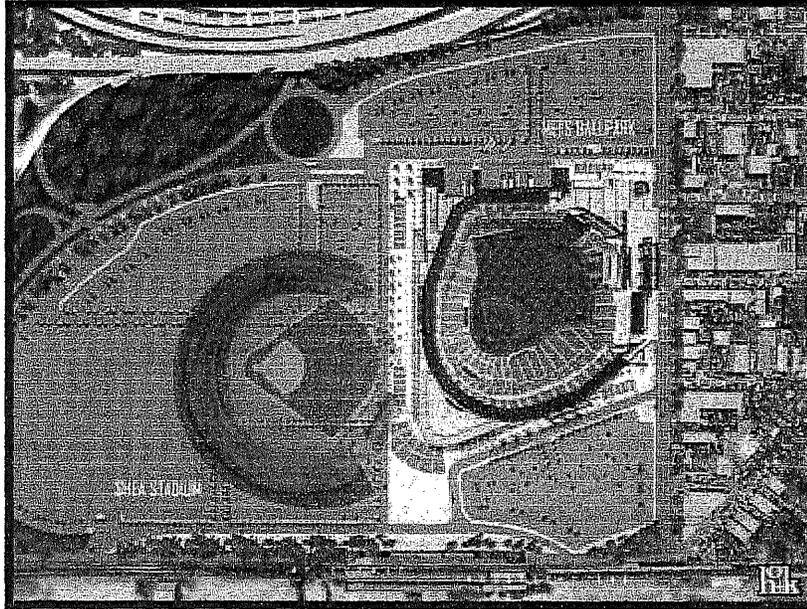
This Authorization shall remain in force for 30 months following the date below. A copy of this Authorization is as valid as the original. I understand that: 1) I have the right to revoke this Authorization in writing, at any time, by sending a written notice to the Life Insurer at 3100 Albert Langford Drive, Lynchburg, VA 24501, Attention: Privacy Official; and 2) written revocation is not effective if any of My Providers has relied on this Authorization or if the Life Insurer has a legal right to contest a claim under an insurance policy or to contest the policy itself. I also understand that any Protected Health Information disclosed pursuant to this Authorization may be redisclosed and no longer covered by the federal rules governing privacy and confidentiality of health information.

I understand that My Providers may not refuse to provide treatment or payment for health care services if I refuse to sign this Authorization. I further understand that if I refuse to sign this Authorization to release my Protected Health information, the Life Insurer may not be able to perform the underwriting necessary to process my life insurance application. I acknowledge that I have received a copy of this Authorization.

Signature of Proposed Insured/Patient or Personal Representative	Date
--	------

Description of Personal Representative's Authority or Relationship to Patient

- [Fans welcome stadiums; Will stadiums welcome fans?](#) (E. Weiner; 04/07)
- [Mets release details of new stadium plans](#) (NY Newsday; 04/06)
- [Home, sweet homer: The new Mets stadium](#) (NY Times; 04/02)
- [Yankees, Mets move step closer to new stadiums](#) (Bloomberg; 03/24)
- [Mets can picture this](#) (NY Daily News; 03/18)
- [NYC goes to bat for ballparks](#) (NY Daily News; 03/15)
- [Mets to go old school in new park](#) (NY Post; 02/28)
- [Details emerge for new Mets stadium](#) (Queens Tribune; 02/16)
- [Ebbets' echoes in Queens](#) (NY Daily News; 02/16)
- [At Mets' park, you'll think you're in... Pittsburgh?](#) (Jon Heyman; 02/12)



Recommended Reading (bibliography):

- *Babe Ruth Slept Here: The Baseball Landmarks of New York City* by Jim Reisler.
- *Take Me Out to the Ballpark: An Illustrated Tour of Baseball Parks Past and Present* by Josh Leventhal and Jessica Macmurray.
- *The Ballpark Book: A Journey Through the Fields of Baseball Magic (Revised Edition)* by Ron Smith and Kevin Belford.
- *Stadia: A Design and Development Guide* by Geraint John and Rod Sheard.
- *City Baseball Magic: Plain Talk and Uncommon Sense about Cities and Baseball Parks* by Philip Bess.
- *Field of Schemes: How the Great Stadium Swindle Turns Public Money into Private Profit (2nd Edition)* by Joanna Cagan and Neil deMause.
- *Public Dollars, Private Stadiums: The Battle over Building Sports Stadiums* by Kevin J. Delaney and Rick Eckstein.
- *Sports, Jobs, and Taxes: The Economic Impact of Sports Teams and Stadiums* by Roger G. Noll and Andrew Zimbalist.
- *Modern Marvels - Domed Stadiums.*

New Yankee Stadium



Disclosure Statement For Accelerated Death Benefit Rider

First Colony Life Insurance Company
 Home Office: P.O. Box 320
 Lynchburg, Virginia 24505-0320

RIDER BENEFIT

This Rider provides for the early payment of part of the Policy's death benefit. We will make this accelerated death benefit payment to the Owner of the Policy upon receiving proof that the Insured's life expectancy does not exceed six months.

The Owner may make only one request for an accelerated payment. We must receive written approval from any irrevocable beneficiary, as well as the full release of any collateral assignment of the Policy, before making any payment.

There is no premium or cost of insurance charge for this Rider; however, an administrative fee is deducted before payment.

CONSEQUENCES OF RECEIVING ACCELERATED DEATH BENEFIT PAYMENT

An accelerated death benefit payment may be considered taxable income. A payment may also adversely affect the recipient's eligibility for Medicaid benefits or other state or federal government benefits or entitlements. The Owner should contact a qualified tax advisor and the appropriate government agencies before electing to receive a payment.

AMOUNT OF BENEFIT AVAILABLE

The Owner requests the amount of accelerated death benefit. Generally, the largest amount available is the benefit maximum minus the amount of outstanding policy loan. This benefit maximum is the lesser of (a) and (b) where (a) is the amount equal to the loan value of the Policy plus 75% of the difference between the death benefit of the Policy and the loan value and (b) is \$500,000. The benefit maximum can vary by state, however, and is defined by the Rider.

We will deduct an administrative fee from the accelerated death benefit prior to payment to the Owner.

EFFECT OF AN ACCELERATED DEATH BENEFIT PAYMENT

The accelerated death benefit will be treated as a lien against the death benefit of the Policy. This lien will limit the availability of any surrender benefit and of any future policy loans or partial withdrawals (surrenders) under the Policy.

We will charge interest on the lien. We will charge interest at the policy loan interest rate(s) stated in the Policy on the portion of the lien amount equal to the difference between the loan value and any outstanding policy loan. We will charge interest on the portion of the lien amount that exceeds this difference at a rate no greater than the greater of: (a) the current yield on a 90-day treasury bill; and (b) the current maximum adjustable policy loan interest rate allowed by law.

Policy and rider premiums will not be reduced after an accelerated death benefit payment and will remain payable.

No matter how long the Insured lives, the Policy will not terminate as a result of a payment unless the lien equals or exceeds the death benefit. The Owner may repay all or part of the lien at any time. Partial repayments are subject to the terms of the Rider.

ACKNOWLEDGEMENT

I acknowledge that: (a) I have received and read this Disclosure Statement, including the sample illustration on the back, and (b) I understand that only the actual provisions of the Rider will control payment of an accelerated death benefit.

 Signature of (Proposed) Insured

 Date

 Signature of Owner (if different)

 Date

 Signature of Broker

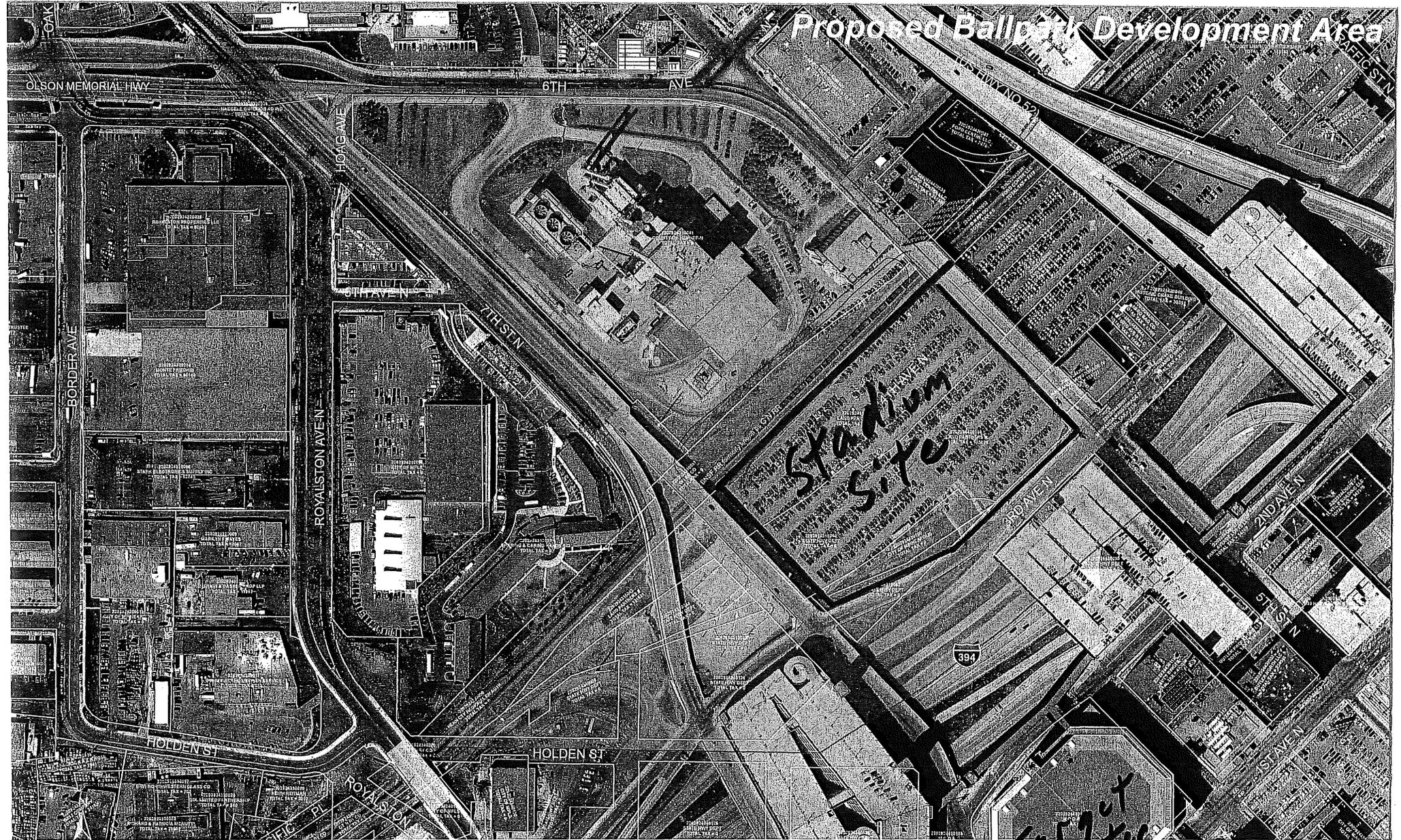
 Date

Proposed Ballpark Development Area

Stadium Site

Target Center

EX. 2



Ratner and Wolfenson decided instead to proceed with their plans for a privately financed arena at the downtown site in Minneapolis.

Between the summer of 1987 and the start of construction on the Target Center in 1988, the city of Minneapolis kicked in an additional \$5.7 million to pay for road work and other ancillary costs relating to the new facility and also agreed to reduce the annual repayment by Harv and Marv from \$380,000 to \$225,000. It is not clear how this affected the implicit responsibility of the Timberwolves for the \$20 million in city bonds issued to buy the land for the Target Center.

The Timberwolves played in the Metrodome during the 1988-89 and 1989-90 seasons, setting an NBA attendance record in their first season, 1.07 million, or 26,160 per game, and far exceeding the NBA average attendance in their second season: 779,470 as against 625,042.

Meanwhile, elaborations of the original design, inflation, and, most important, bedrock problems at the site, caused the cost of the arena to escalate rapidly. By the time that the Target Center opened, in October 1990, the construction cost was up to \$104 million, triple the original \$35 million estimate, and Ratner and Wolfenson were facing an interest bill of about \$9 million a year on almost \$100 million of loans covering the Target Center and the NBA franchise fee of \$32.5 million.

Once in operation, the Target Center was quite successful in booking events, many of which had formerly played at the Met Center and at the Civic Center Arena: in its first year, the Target Center hosted 155 non-Timberwolves events, 30 more than the Met Center in the previous year. And the Timberwolves continued to draw crowds at levels above the NBA per team average. However, Ratner and Wolfenson were experiencing financial difficulties owing to debt-servicing costs associated with construction cost overruns at the Target Center. But one other important problem was that competition among the three arenas had bid the cost of events up to the point where, according to their own statements, the Target Center could not break even on its non-basketball operations.

It was not only the Target Center that was having financial problems. Table 7-9 shows that, except for a brief period in the 1980s, the St. Paul Civic Center has used parking revenues to subsidize its other activities. But the deficits incurred in the nonparking activities of the Civic Center increased markedly when the Target Center came into the picture. Between 1987 and 1989, before the Target Center, the average nonparking deficit was (-) \$362,000 a year. Between 1990 and 1992, when all three

Sports, Jobs + Taxes

Noll + Zimbalist

1997

Exhibit 3

The definitions below are used in connection with the replacement notice that follows.

DEFINITIONS

PREMIUMS: Premiums are the payments you make in exchange for an insurance or annuity contract. They are unlike deposits in a savings or investment program, because if you drop the policy or contract, you might get back less than you paid in.

CASH SURRENDER VALUE: This is the amount of money you can get in cash if you surrender your life insurance policy or annuity. If there is a policy loan, the cash surrender value is the difference between the cash value printed in the policy and the loan value. Not all policies have cash surrender values.

LAPSE: A life insurance policy may lapse when you don't pay the premiums within the grace period. If you had a cash surrender value, the insurer might change your policy to as much extended term insurance or paid-up insurance as the cash surrender value will buy. Sometimes the policy lets the insurer borrow from the cash surrender value to pay the premiums.

SURRENDER: You surrender a life insurance policy when you either let it lapse or tell the company you want to drop it. Whenever a policy has a cash surrender value, you can get it in cash if you return the policy to the company with a written request. Most insurers will also let you exchange the cash value of the policy for paid-up or extended term insurance.

CONVERT TO PAID-UP INSURANCE: This means you use your cash surrender value to change your insurance to a paid-up policy with the same insurer. The death benefit generally will be lower than under the old policy, but you won't have to pay any more premiums.

PLACE ON EXTENDED TERM: This means you use your cash surrender value to change your insurance to term insurance with the same insurer. In this case, the net death benefit will be the same as before. However, you will only be covered for a specified period of time stated in the policy.

BORROW POLICY LOAN VALUES: If your life insurance policy has a cash surrender value, you can almost always borrow all or part of it from the insurer. Interest will be charged according to the terms of the policy, and if the loan with unpaid interest ever exceeds the cash surrender value, your policy will be surrendered. If you die, the amount of the loan and any unpaid interest due will be subtracted from the death benefits.

EVIDENCE OF INSURABILITY: This means proof that you are an acceptable risk. You have to meet the insurer's standards regarding age, health, occupation, etc., to be eligible for coverage.

INCONTESTABLE CLAUSE: This says that after one or two years (depending on the policy, the insurer, and the state of issue) the life insurer will not resist a claim because you made a false or incomplete statement when you applied for the policy. For the early years, though, if there are wrong answers on the application and the insurer finds out about them, the insurer can deny a claim as if the policy had never existed.

SUICIDE CLAUSE: This says that if you commit suicide after being insured for less than one or two years (depending on the policy, the insurer, and the state of issue), your beneficiary will receive only a refund of the premiums that were paid.

24:14:13

BRAUN **INTERTEC**

Case Study: Target Center *Industry: Institutional*

The facility also features a full-service, two-level health club with a full-depth swimming pool on the lower level below the arena.

Braun Intertec was retained by the owner to be part of the design team and to conduct the geotechnical evaluation early in the design process. This evaluation showed the site was even more unique and more of a challenge than expected. The lower level slab elevations put many of the footing elevations at or below the in place limestone bedrock. Near the center of the building, the limestone had been eroded to where it was too deep to use spread footing. The evaluation also showed the northeast corner of the building was located in a glacial river channel that had eroded a channel some 120 to 135 feet deep and then refilled it with a mixture of sand, gravel, silts and clay.

Challenges

The common goal of any design team of a building project is to develop a foundation system that will be easy to design, uniform throughout, simple to build and will "react" the same when fully loaded. This goal was even more critical from a structural standpoint because this arena would have the first structurally supported, elevated, computer controlled movable playing floor in the United States. It would be in the "down position" for basketball games and the "up position" when the ice sheet was in place. Because of this, differential movement of the supporting members had to keep to "near zero."

From a geotechnical standpoint, the challenge presented was how to achieve the objectives when the layers below footing grade were so varied.

Solutions

Working with the project structural engineer, Ericksen-Roed & Associates, it was determined the use of a typical spread footing foundation system throughout was not possible because of the shallow bedrock at one end, where the system would work, and the deep channel on the opposite end, where it would not work. The use of a dual foundation system, that is spread footings for the shallow bedrock areas and deep driven piles in the channel was considered but presented challenges in the transition zone between the shallow bedrock and the channel that could not be addressed by either system. The recommended, and ultimately selected, solution was to add a third foundation system in the transition zone, drilled shafts. The final system then consisted of spread footings in areas where the limestone bedrock was near footing grade, limestone or sandstone bearing drilled shafts in the transition zone between the shallow bedrock and the channel and driven piling in the channel. The bearing pressures, load carrying capacities, settlement potential, elastic properties and structural requirements of each system were evaluated and defined so that the entire system reacted to the building loads as uniformly as possible. The first of its kind, a triple foundation system, for a major structure had been developed.

Follow Up

Working with the design team, the construction testing and evaluation program was mapped out. This

8. Proposed Insured's Tobacco and Nicotine Use

- a. Mark the **one** item that best describes your history of tobacco and other nicotine product use: Never Used Totally Stopped Use Now
 b. If you have "Totally Stopped," indicate number of **years** since you totally stopped and give date and reason in **REMARKS**.
 Less than 1 1 or more/less than 2 2 or more/less than 3 3 or more/less than 5 5 or more

9. Proposed Insured's Insurance Needs (Complete either the Personal or Business section. Explain "Yes" answers in REMARKS.)

- a. **Personal:** Income Replacement Debt Repayment Estate Conservation Other _____
 1. Personal Finances: Gross Annual Income \$ _____ Total Assets \$ _____ Total Liabilities \$ _____
 2. Within the past 5 years, have you filed for bankruptcy or had any judgments or liens filed against you? Yes No
 b. **Business:** Buy-Sell Key Employee Secure Credit Other _____
 1. Business Finances: Total Assets \$ _____ Total Liabilities \$ _____ Net Worth \$ _____
 2. What percentage of the business do you own? _____ % 3. Your Gross Annual Salary (include bonus) \$ _____
 4. Is business insurance applied for or in force on other key members of the business? (Explain either answer in **REMARKS**.) Yes No
 5. Within the past 5 years, has the business filed for bankruptcy or had any lien or judgments filed against it? Yes No

10. Proposed Insured's Existing Insurance/Replacement (Explain "Yes" answers in REMARKS.)

- a. Do you have existing life insurance or annuities? Yes No
 b. If "Yes," to Question 10.a., will the insurance applied for in this application replace, end or change any existing life insurance or annuities? Yes No
 (If "Yes," you may be required to review and sign additional forms.)
 c. If "Yes," to Question 10.a., list all existing life insurance policies and annuity contracts. For additional policies/contracts, use **REMARKS**.

Full Name of Company	To Be Replaced?	Amount	Year Issued	Beneficiary(ies)
	<input type="radio"/> Yes <input type="radio"/> No	\$		
	<input type="radio"/> Yes <input type="radio"/> No	\$		
	<input type="radio"/> Yes <input type="radio"/> No	\$		
	<input type="radio"/> Yes <input type="radio"/> No	\$		

11. Proposed Insured's History (Explain "Yes" answers in REMARKS.)

Yes No

- a. Do you have any other application or informal inquiry for life insurance pending in any company or society?
 b. Have you ever had an application or reinstatement request for life or disability insurance refused, postponed, limited, withdrawn or cancelled, or have you been asked to pay a higher premium?
 c. Have you ever been convicted of a misdemeanor or felony?
 d. Have you ever requested or received a Worker's Compensation, Social Security or disability income payment, excluding a pregnancy-related payment?
 e. In the past 5 years, has your driver's license been suspended or revoked?
 f. In the past 5 years, have you been convicted of, or pled guilty or no contest to, reckless driving or driving under the influence of alcohol or drugs?
 g. In the past 5 years have you flown, or do you intend to fly, as a pilot, student pilot, or crew member other than for a scheduled commercial airline? (If "Yes," complete Aviation Supplement.)
 h. In the past 2 years have you engaged in, or do you intend to engage in, hang gliding, ultra-light flying, hot-air ballooning, mountain, rock, or ice climbing, organized motor vehicle or boat racing, or scuba or sky diving? (If "Yes," complete appropriate activities Supplement[s].)
 i. In the next 2 years, do you intend to travel or reside outside of the U.S. for more than 4 consecutive weeks other than for vacation? (If "Yes," complete Foreign Residence/Travel Supplement.)

12. REMARKS (For explanations and special requests. Identify applicable item number and letter. If additional space is needed, use an overflow form.)

Handwritten marks and scribbles at the bottom right of the page.

program consisted of providing code required special inspections and testing for the structural components of the new building. During the installation of the spread footings and the drilled shafts, full-time observations were done to confirm the quality and competency of the limestone or sandstone bedrock using contractor drilled probe holes. As part of the pile driving operation, test piles were evaluated using the Pile Dynamic Analyzer (PDA) to establish driving criteria for the production piles. This information, along with full-time observations, allowed for the installation of the piling that met the requirements of the project specifications. With the foundation system completed, Braun Intertec provided full time inspection and testing services during the reinforcement placement, the concrete placements, the structural steel construction, the fireproofing and the structural masonry construction.

With a unique foundation system and unique structural components, this project was awarded a "Grand Award" from the Minnesota Consulting Engineering Council and a "Seven Wonders of Engineering Award" from the Minnesota Society of Professional Engineers.

Minneapolis Office
11001 Hampshire Avenue South
Minneapolis, MN 55438

Toll Free: 800.279.6100
Local (Twin Cities): 952.995.2000
Fax: 952.995.2020

braunintertec.com

Authorization to Collect and Disclose Information

Information Information means facts about the Proposed Insured. It includes facts about these topics: mental and physical health, including facts about communicable diseases such as HIV infection, AIDS, tuberculosis, and sexually transmitted diseases; other insurance coverage; hazardous activities; character; general reputation; mode of living; finances; vocation; and other personal traits. It does not include facts about sexual orientation. The following statements apply to Information being collected in the states named: **New Jersey** Information does not include facts about previously administered tests for HIV Antibodies, T-Cell Counts, or AIDS. **Vermont** Information does not include facts about previously administered tests for HIV Antibodies, T-Cell Counts, or AIDS. In Vermont, the Company will not forward the results of any new tests it requests to any other entity.

Emergency Medical Personnel Individuals employed to provide pre-hospital emergency services; licensed police officers, firefighters, paramedics, emergency medical technicians, licensed nurses, rescue squad personnel, or other individuals who serve as volunteers of an ambulance service who provide emergency medical services; crime lab personnel, correctional guards, including security guards at the Minnesota security hospital, who experience a significant exposure to an inmate who is transported to a facility for emergency medical care; and other persons who render emergency care or assistance at the scene of an emergency, or while an injured person is being transported to receive medical care and who would qualify for immunity under the good samaritan law.

Source Medical physicians; chiropractors; physical therapists; psychologists; drug, alcohol, or mental health counselors; hospitals; clinics; drug or alcohol treatment or consultation facilities; nursing homes; mental health facilities; ambulatory care centers; facilities or offices staffed or run by care providers; insurers; reinsurers; MIB; consumer reporting agencies; financial sources; employers; the Social Security Administration; neighbors; friends; and relatives.

Insurer First Colony Life Insurance Company, General Electric Capital Assurance Company, and GE Life and Annuity Assurance Company

Proposed Insured The Proposed Insured is the person whose life is proposed to be insured.

Authorization The Authorization is this Authorization to Collect and Disclose Information.

MIB MIB is the medical information bureau known as MIB, Inc.

The following parties may need to collect information in regard to proposed coverage: the Insurer and its reinsurers; MIB; consumer reporting agencies; and all persons authorized to represent these parties. Those parties that may need to collect information may generally disclose information to the following: other insurers to which the Proposed Insured has applied or may apply; reinsurers; MIB; or persons who perform business, professional, or insurance tasks for them. They may disclose information as allowed or required by law. MIB and consumer reporting agencies may disclose information only as set forth in an agreement with a member company or organization. Certain laws may pertain to some kinds of information and may further restrict disclosure of that information. The Insurer and its reinsurers will use information to evaluate the application.

By signing this Application - Part I, the Proposed Insured or the person authorized to act on the Proposed Insured's behalf: (1) authorizes each Source to give information when this Authorization is presented; and (2) acknowledges receipt of the Notice to Proposed Insured and Owner. A copy of this Authorization will be as valid as the original. The Proposed Insured or the person authorized to act on the Proposed Insured's behalf may revoke this Authorization by sending written notice to the Insurer. Failing to sign, changing, or revoking this Authorization will impair processing of the application; as a result, the application may be denied.

In all states except Rhode Island, Vermont and Minnesota, this Authorization will be valid for thirty (30) months after the date this Application - Part I is signed. In Minnesota, this Authorization will be valid for twenty-six (26) months after the date this Application - Part I is signed. In Rhode Island and Vermont, this Authorization will be valid for twenty-four (24) months after the date this Application - Part I is signed. The Proposed Insured or an authorized representative of the Proposed Insured may ask to receive a copy of this Authorization.

Representations

The application includes the Application - Parts I and II and all approved supplemental forms or amendments the Insurer specifically designates as parts of the application by attaching copies of them to any policy delivered to the Owner. No licensed insurance agent is authorized to: (a) make or modify contracts; (b) waive any Insurer rights or requirements; or (c) waive any information the Insurer requests.

I represent: (1) the statements and answers given in the application are true, complete, and correctly recorded to the best of my knowledge and belief; and (2) the insurance being applied for is suitable for the Owner's insurance needs.

I agree that: (1) I will notify the Insurer if any statement or answer given in the application changes prior to policy delivery; and (2) **except as provided in the Temporary Insurance Application and Agreement, if any, insurance will not begin unless all persons proposed for insurance are living and insurable as set forth in the application at the time a policy is delivered to the Owner and the first modal premium is paid.**

State in which Owner Signed Application State in which Policy will be Delivered

Signature of Proposed Insured _____ Date _____ Owner (if not Proposed Insured: Signature and any Title) _____

Signature of Licensed Insurance Agent _____ Signature of Licensed Insurance Agent _____

Licensed Insurance Agent's Printed Name _____ Licensed Insurance Agent's Printed Name _____

Social Security No. License No. Managing Agency/ Brokerage No. Social Security No. License No. Managing Agency/ Brokerage No.

From,
Laura Lehman - Citizens for a Stadium
Tax Referendum

TESTIMONY

Mr. Chairman, Committee Members, thank you for this opportunity to appear before you. I would like to address you in several different capacities regarding the Twins' Stadium proposal.

As a Hennepin County resident who has been marginalized and disenfranchised, I urge you to adhere to existing law and require a referendum on this issue. For all their blustering about "deal killing" stadium proponents have yet to present a truly credible cause for waiving a referendum.

As a citizen of Minnesota, I challenge you to show me that in the Senate democracy is handed down as evenly for the average citizen as it is for those with money and influence. This has seems to have come into question somewhat in the House recently.

I know there are those among you on the Committee who has taken a "no new taxes" pledge. I would urge Senators Limmer, Ortmann, and McGinn to honor this promise by voting against this stadium proposal which would raise 1.1 billion in taxes.

As a physician I question the wisdom of spending 1.1 billion tax dollars over 30 years on a stadium when there are people being cut from MinnesotaCare, elderly patients splitting pills and taking half their suggested dose of medication just to get by, uninsured patients too frightened even to seek care in emergency departments for fear of the large bills they will have to pay.

As a parent I am concerned that the present lack of school funding will result in even larger class sizes, cuts in teaching the arts and further school closings while we are spending 1.1 billion dollars on a baseball stadium. We also lack sufficient police and firefighters. I thought we had our priorities in order in Minnesota.

As a voter I urge you to think of the numerous polls that have been taken on the subject of referenda regarding the stadium: routinely 70-80% of respondents across the state (and even a majority of Twins fans) favor allowing those in Hennepin County to vote on any such sales tax increase.

As a Minnesotan I appeal to your sense of fairness and ask whether it is right for the residents of Hennepin County to be unwillingly saddled with a 1.1 billion dollar debt, paying for ¾ of stadium which will at least double the value of Mr. Pohlad's team, while he continues to receive 100% of the revenue stream generated by this stadium.

We must vote.

Thank you.

Laura J. Lehman
for Citizens for a Stadium Tax Referendum

April 5, 2006

Office of the Governor, Tim Pawlenty
130 State Capitol
75 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155

Dear Governor Tim Pawlenty:

We give you this bread to remind you that around the world since biblical times, bread has been a basic essence and symbol of life. Since the birth of this nation, the basic essence and symbol of democracy has been the people's right to vote. Our citizens cannot understand how any government official in the State of Minnesota would feel it is their right to take away the citizen's right to vote on a local sales tax increase.

The majority of the Anoka and Hennepin County Commissioners believe they are functioning as "Representative Government" by imposing a sales tax to pay for stadiums. However, state law gives that right only to the voters - County Commissioners were not elected with the authority to increase sales taxes.

We understand the desire to want to do something for these two teams, but if they are seeking funding through local sales taxes the teams need to ask the voters. It's that simple.

Whether one is elected to the local; county; state or federal levels of government, we all need to review our decisions as to how they affect taxpayers and the public today, in addition to how our decisions today affect future elected officials. We are elected to be good stewards to the people's laws and tax dollars.

Anoka and Hennepin Counties are asking for a waiver on the referendum requirement to impose a local sales tax for the purpose of funding stadiums. As elected officials, you need to look beyond the purpose for this request and ask yourselves if there would ever be an instance when the requirement for a referendum should be waived. What would be the priorities of granting those exemption requests?

By not upholding the current State law, you leave the door open for other requests from counties and cities. More times than not, as elected officials, laws are put into place to protect us from ourselves, they assist us in making sound decision by limiting our powers.

The only thing that remains to be seen is if the Governor and the Legislature will uphold the law and the people's basic right to vote on the proposed local sales tax for the funding of stadiums.

Thank you for your time and consideration.

Respectfully,

Mary Capra
Mayor -
City of Centerville

Gary Kirkeide
Mayor -
City of Ham Lake

Harley Wells
Mayor -
Spring Lake Park

- **Letters/Resolutions**



1880 Main Street • Centerville, MN 55038

(651) 429-3232 • Fax (651) 429-8629

**STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF CENTERVILLE**

RESOLUTION # 05-047

**A RESOLUTION SUPPORTING THE REQUIREMENT OF HOLDING A
REFERENDUM FOR THE FUNDING OF A SPORTS STADIUM**

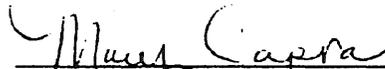
WHEREAS, Anoka County and the Minnesota Vikings are proposing to construct a sports stadium in the City of Blaine; and

WHEREAS, Anoka County is proposing to financially fund a portion of the stadium with a County-wide sales tax and other fees which will be paid by taxpayers, and

WHEREAS, Anoka County and others are in favor of bypassing a state law which **REQUIRES** a referendum in order to increase taxes to fund a stadium.

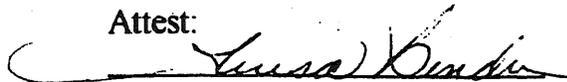
NOW THEREFORE, BE IT RESOLVED that the Centerville City Council, which is the representative government body of the residents of Centerville, support the necessity of a referendum as it is required by law.

Adopted by the City Council of Centerville on October 12, 2005.



Mayor, Mary Capra

Attest:



City Clerk, Teresa Bender

RESOLUTION 06-02

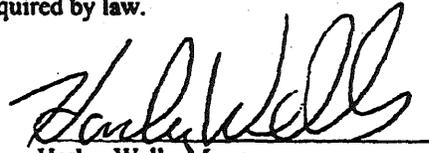
**A RESOLUTION SUPPORTING THE REQUIREMENT OF
HOLDING A REFERENDUM FOR THE FUNDING OF A SPORT STADIUM**

WHEREAS, Anoka County and the Minnesota Vikings are proposing to construct a sports stadium in the City of Blaine in Anoka County, Minnesota; and

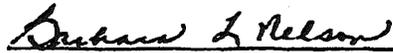
WHEREAS, Anoka County is proposing to financially fund a portion of the stadium with a County-wide sales tax and other fees which will be paid by taxpayers; and

WHEREAS, Anoka County and others are in favor of bypassing a state law which requires a referendum in order to increase taxes to fund a stadium.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Spring Lake Park supports the necessity of a referendum as it is required by law.


Harley Wells, Mayor

ATTEST:


Barbara L. Nelson, Administrator, Clerk/Treasurer

The foregoing resolution was moved for adoption by Councilmember Loesch

Upon roll call, the following voted aye: Councilmembers Mason, Carlson, Loesch, Coyle and Mayor Wells

And the following voted nay: None

Whercupon the Mayor declared said resolution duly passed and adopted the 3rd day of January, 2006.

RESOLUTION 05-45

**CITY OF OAK GROVE
COUNTY OF ANOKA
STATE OF MINNESOTA**

**A RESOLUTION SUPPORTING THE REQUIREMENT OF
HOLDING A REFERENDUM FOR THE FUNDING OF A SPORT STADIUM**

WHEREAS, Anoka County and the Minnesota Vikings are proposing to construct a sports stadium in the City of Blaine in Anoka County, Minnesota; and

WHEREAS, Anoka County is proposing to financially fund a portion of the stadium with a County-wide sales tax and other fees which will be paid by taxpayers; and

WHEREAS, Anoka County and others are in favor of bypassing a state law which requires a referendum in order to increase taxes to fund a stadium.

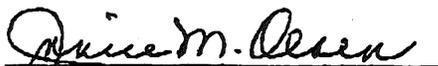
NOW, THEREFORE, BE IT RESOLVED, That the Oak Grove City Council, as the representative body of the residents of the City of Oak Grove, County of Anoka, State of Minnesota, supports the necessity of a referendum as it is required by law.

Passed and adopted this 14th day of November, 2005.



Oscar Olson, Mayor

Attest:


Janice M. Olsen, City Clerk

(Seal)

adoption:

Member Mary O'Connor

introduced the following resolution and moved its

RESOLUTION NO. 2006-29

RESOLUTION DECLARING THE CITY OF BROOKLYN'S CENTER SUPPORT
FOR A REFERENDUM FOR ANY STADIUM SALES TAX IN HENNEPIN COUNTY

WHEREAS, The Hennepin County Board of Commissioners approved a resolution Tuesday, May 3, 2005, directing staff to draft a legislative proposal seeking tax levy authority to fund construction of a new Twins ballpark in downtown Minneapolis; and

WHEREAS, State Statute 297A.99 (Local Sales Taxes) Subd. 3, provides that imposition of a local sales tax is subject to approval by voters of the political subdivision at a general election; and

WHEREAS, Hennepin County has requested an exemption by the Minnesota Legislature to State Statute 297A.99 to allow the direct levy of a proposed rate of tax of .15 percent without a countywide vote by the taxpayers of Hennepin County to last until December 31, 2036; and

WHEREAS, the City of Brooklyn Center states its opposition to levying a sales tax on the taxpayers in Hennepin County for a ballpark stadium without a countywide vote; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, that no stadium tax be assessed to taxpayers in Hennepin County without a countywide vote as provided in State Statute 297A.99.

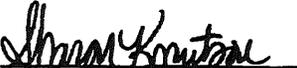
The City Manager is directed to send a copy of this Resolution to area Legislators and Hennepin County Commissioners.

February 27, 2006

Date


Myrna Kragness
Mayor

ATTEST:


Sharon Krutson
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member Diane Niesen

and upon vote being taken thereon, the following voted in favor thereof: Myrna Kragness, Kay Lasman, Diane Niesen, and Mary O'Connor; and the following voted against the same: Kathleen Carmody; whereupon said resolution was declared duly passed and adopted.

RESOLUTION NO. 05-47

A RESOLUTION SUPPORTING THE REQUIREMENT OF HOLDING A REFERENDUM FOR THE FUNDING OF A SPORTS STADIUM

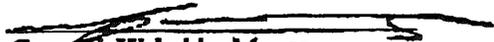
WHEREAS, Anoka County and the Minnesota Vikings are proposing to construct a sports stadium in the City of Blaine; and

WHEREAS, Anoka County is proposing to financially fund a portion of the stadium with a County-wide sales tax and other fees which will be paid by taxpayers, and

WHEREAS, Anoka County and others are in favor of bypassing a state law which REQUIRES a referendum in order to increase taxes to fund a stadium.

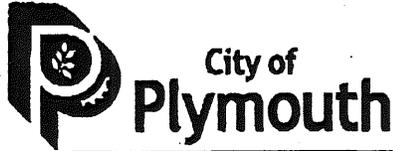
NOW THEREFORE, BE IT RESOLVED that the Ham Lake City Council which is the representative government body of the residents of Ham Lake, support the necessity of a referendum as it is required by law.

Adopted by a 4-0 vote of the Ham Lake City Council this 19th day of December, 2005.


Gary W. Kirkeide, Mayor


Doris A. Nivala, Administrator

	Yes	No	Abstain
G. Kirkeide	X		
W. Larson	X		
J. Erikson	X		
D. Theodorski	X		
P. Meunier			X



Adding Quality to Life

Hennepin County Commissioners
Government Center
Hennepin County Government Center
Minneapolis, MN 55487

Subject: Stadium Funding Proposal

Dear Commissioners:

We understand that you are seeking input on the stadium funding proposal and that you are scheduled to deliberate the issue on Tuesday. The Plymouth City Council discussed the stadium issue at a recent council meeting. While individual members offered a variety of thoughts on the matter, we unanimously agreed on one thing – **if the County Board decides that the stadium funding plan should be pursued, the question should be put to a public referendum.**

We are strong supporters of local control and representative government, particularly with respect to essential services. However, in Plymouth, we have a history of sending large, discretionary projects with great citizen interest to our voters. In recent years, Plymouth voters have supported construction of an activity center, acquisition of 125 acres of open space, and construction of ice center/swim facilities (in partnership with LifeTime Fitness and the Wazyata Hockey Association). It was important to the City Council to allow residents to vote on these issues. We have found that a referendum process allows for education of the citizenry and engenders trust.

The City Council believes that Plymouth residents want to speak on the stadium issue. The stadium is a significant project with statewide benefit, for which only Hennepin County residents would be taxed.

Council members also expressed concern about the state of the economy and budget constraints. All levels of government are facing great challenges, such as transportation, health care, and increased social service needs. One must question the priority of the use of tax dollars for this purpose in comparison to the many other needs we are facing.

We respect the hard work that you do and appreciate your consideration of our opinion on this matter.

At your service,

Judy A. Johnson, Mayor

3400 Plymouth Blvd • Plymouth, Minnesota 55447-1482 • Tel: 763-509-5000 • www.ci.plymouth.mn.us





1880 Main Street • Centerville, MN 55038

(651) 429-3232 • Fax (651) 429-8629

May 5, 2004

Governor Tim Pawlenty
130 State Capitol
St. Paul, MN 55155

Dear Governor Pawlenty:

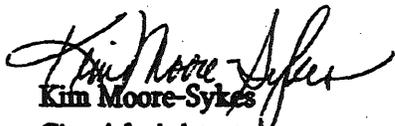
The City Council has directed me to send you a letter voicing their opposition regarding the siting of the proposed Viking Stadium in Anoka County. They are opposed to any new taxes that would be specifically applied only to residents and businesses in Anoka County, thus penalizing them for an entertainment enterprise that in reality benefits the State.

The City Council is also concerned that the residents of Anoka County have had no say in the matter and to date, there has been no opportunity for those same residents to vote on the matter. Lastly, the City Council is particularly concerned that the proposed Stadium does not equally benefit the residents of Centerville; that the perceived benefits will be distributed to the communities in central and western Anoka County.

The City Council is requesting that you consider all of the consequences and impacts on all of the residents of Anoka County before making a decision regarding this project.

If you have any further questions or comments regarding the City Council's position on the proposed Viking Stadium, please feel free to contact me at City Hall, 651-429-3232 or via e-mail, ksykes@centervillemn.com.

Sincerely,


Kim Moore-Sykes
City Administrator

CC: City Council
Park and Recreation Commission

- **Contact Information**

***Contact Information for the Mayor's
included in this documentation:***

Anoka County

City of Centerville:
Mayor - Mary Capra
1880 Main Street
Centerville, MN 55038
Home: 651-653-1732
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- **Stadium Authority Membership/Administration
Vikings Stadium**

STADIUM AUTHORITY MEMBERSHIP AND ADMINISTRATION

To avoid any conflict of interest we would suggest an amendment be made to the Vikings bill regarding the STADIUM AUTHORITY MEMBERSHIP AND ADMINISTRATION - All members of this authority and administration should have the requirement of not having held an elected office within the host county for a minimum of four years. Due to this being a proposed county sales tax, the authority membership should be made up of full county representation as follows; 1-appointed by county commissioners, 1-appointed by the host city of the stadium and 5-county citizens, non-employees of the host county/city and living outside of the host city, selected through an application process reviewed by a judge and appointed by a judge. This process should be similar to citizens serving on a charter committee for a city. Too many times in government someone is attempting to create a job for themselves, let us police our own members with these amendments.

- 2.20 Subd. 2. [AUTHORITY.] "Authority" means the Anoka
2.21 County-Blaine Stadium Authority.
2.22 Subd. 3. [SPORTS FACILITIES.] "Sports facilities" means
2.23 the stadium, adjoining structures related to the operation of
2.24 the stadium, practice facilities, and other supporting
2.25 infrastructure, including parking.
2.26 Subd. 4. [STADIUM DISTRICT.] "Stadium district" means a
2.27 district, containing the National Football League stadium and
2.28 consisting of no more than 740 contiguous acres surrounding the
2.29 sports facilities that is jointly designated by the authority,
2.30 Anoka County, and the city of Blaine.
2.31 Sec. 5. [473J.03] [LOCATION.]
2.32 The new National Football League stadium shall be located
2.33 in the city of Blaine, Anoka County, Minnesota.
2.34 Sec. 6. [473J.04] [ANOKA COUNTY-BLAINE STADIUM AUTHORITY;
2.35 MEMBERSHIP; ADMINISTRATION.]
2.36 Subdivision 1. [GENERAL.] The Anoka County-Blaine Stadium
3.1 Authority is established and shall be organized and administered
3.2 as provided in this section. The authority shall have those
3.3 powers authorized by section 473J.05.
3.4 Subd. 2. [MEMBERSHIP.] The authority shall have seven
3.5 members, three of whom shall be appointed by the Anoka County
3.6 Board of Commissioners and three of whom shall be appointed by
3.7 the Blaine city council. The seventh member shall be a chair
3.8 appointed as provided in subdivision 3.
3.9 Subd. 3. [CHAIR.] The chair shall be appointed by the
3.10 governor as the seventh voting member and shall meet all the
3.11 qualifications of a member. The chair shall preside at all
3.12 meetings of the authority, if present, and shall perform all
3.13 other duties and functions assigned by the authority or by law.
3.14 The authority may appoint from among its members a vice-chair to
3.15 act for the chair during temporary absence or disability.
3.16 Subd. 4. [QUALIFICATIONS.] A member shall not, during a
3.17 term of office, hold any judicial office or office of state
3.18 government. Each member shall qualify by taking and subscribing
3.19 the oath of office prescribed by the Minnesota Constitution,
3.20 article V, section 6.

-
- **Additional Information for review**

Stadium Naming Rights

	Team	Sponsor	Price (Millions)	Term (Years)	Annual (Millions)
Football	Houston Texans	Reliant Energy	\$ 300	30	\$ 10.0
	Washington Redskins	Federal Express	\$ 205	27	\$ 7.6
	Carolina Panthers	Bank of America	\$ 140	20	\$ 7.0
	Philadelphia Eagles	Lincoln Financial	\$ 140	20	\$ 7.0
Baseball	Houston Astros	Minute Maid Co.	\$ 170	28	\$ 6.1
	Philadelphia Phillies	Citizens Bank	\$ 95	25	\$ 3.8
	Texas Rangers	Ameritrust Mortgage	\$ 75	30	\$ 2.5
	Cincinnati Reds	Great American Ins.	\$ 75	30	\$ 2.5

(source: Street & Smith Sports Business Resource Guide and Fact Book 2006)

Permanent Seat Licenses

		Total (Millions)
Football	Carolina Panthers (Walker, Wall Street Journal July 20, 1998)	\$ 130
	Green Bay Packers (Gorman/Brannon Regulation Winter 2003)	\$ 120
	St. Louis Rams (Minnesota House Research Report Feb. 1997) ("The Economics of Sports Stadiums"-D. Hirasuna)	\$ 74
Baseball	San Francisco Giants (Ballparks.Com by Munsey & Suppes 2006)	\$ 70
	St. Louis Cardinals (St. Louis Post-Dispatch-January 6, 2004)	\$ 37

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Sort by:
 Median salary
 Total payroll
 Top 25

Year / Total Payroll
 2000

Team	Total payroll
New York Yankees	\$ 92,938,260
Los Angeles Dodgers	\$ 90,375,953
Baltimore Orioles	\$ 83,141,198
Atlanta Braves	\$ 82,732,500
Boston Red Sox	\$ 81,210,333
New York Mets	\$ 79,759,762
Arizona Diamondbacks	\$ 79,230,333
Cleveland Indians	\$ 76,508,334
Texas Rangers	\$ 70,785,000
Tampa Bay Devil Rays	\$ 64,407,910
St. Louis Cardinals	\$ 63,093,023
Chicago Cubs	\$ 62,129,333
Detroit Tigers	\$ 61,740,167
Colorado Rockies	\$ 61,314,190
Seattle Mariners	\$ 59,215,000
San Diego Padres	\$ 54,971,000
San Francisco Giants	\$ 53,541,000
Houston Astros	\$ 52,081,667
Los Angeles Angels	\$ 51,266,667
Philadelphia Phillies	\$ 46,947,667
Toronto Blue Jays	\$ 46,363,332
Cincinnati Reds	\$ 44,217,500
Milwaukee Brewers	\$ 35,782,833
Washington Nationals	\$ 33,527,666
Oakland Athletics	\$ 32,121,833
Chicago White Sox	\$ 31,159,000
Pittsburgh Pirates	\$ 26,561,667
Kansas City Royals	\$ 23,132,500
Florida Marlins	\$ 19,870,000
Minnesota Twins	\$ 15,654,500

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Sort by:

- Median salary
- Total payroll
- Top 25

Year / Total Payroll

2006

Team	Total payroll
New York Yankees	\$ 194,663,079
Boston Red Sox	\$ 120,099,824
Los Angeles Angels	\$ 103,472,000
Chicago White Sox	\$ 102,750,667
New York Mets	\$ 101,084,963
Los Angeles Dodgers	\$ 98,447,187
Chicago Cubs	\$ 94,424,499
Houston Astros	\$ 92,551,503
Atlanta Braves	\$ 90,156,876
San Francisco Giants	\$ 90,056,419
St. Louis Cardinals	\$ 88,891,371
Philadelphia Phillies	\$ 88,273,333
Seattle Mariners	\$ 87,959,833
Detroit Tigers	\$ 82,612,866
Baltimore Orioles	\$ 72,585,582
Toronto Blue Jays	\$ 71,915,000
San Diego Padres	\$ 69,896,141
Texas Rangers	\$ 68,228,662
Minnesota Twins	\$ 63,396,006
Washington Nationals	\$ 63,143,000
Oakland Athletics	\$ 62,243,079
Cincinnati Reds	\$ 60,909,519
Arizona Diamondbacks	\$ 59,684,226
Milwaukee Brewers	\$ 57,568,333
Cleveland Indians	\$ 56,031,500
Kansas City Royals	\$ 47,294,000
Pittsburgh Pirates	\$ 46,717,750
Colorado Rockies	\$ 41,233,000
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2000-2005 Attendance

City	Ballpark	2000	2001	2002	2003	2004	2005	Total	
ARL	Amerquest Field	2,800,147	2,831,021	2,352,397	2,094,394	2,513,685	2,486,925	15,078,569	
ANA	Angel Stadium	2,066,977	2,000,919	2,305,547	3,061,094	3,375,677	3,404,686	16,214,900	
PHX	Chase Field	2,942,517	2,736,451	3,198,977	2,805,542	2,519,560	2,059,331	16,262,377	
STL	Busch Stadium	3,336,493	3,109,578	3,011,756	2,910,386	3,048,427	3,491,837	18,908,477	
BAL	Camden Yards	3,296,031	3,094,841	2,682,439	2,454,523	2,744,013	2,624,804	16,896,651	
CIN	Cinergy Field	2,599,318	1,879,757	1,855,787				6,334,862	
PHI	Citizens Bank Park					3,206,532	2,665,301	3,206,532	
DET	Comerica Park	2,533,752	1,921,305	1,503,623	1,368,245	1,917,004	2,024,505	11,268,434	
DEN	Coors Field	3,285,711	3,166,821	2,737,838	2,334,085	2,338,069	1,915,586	15,778,110	
MIL	County Stadium	1,573,621						1,573,621	
LA	Dodger Stadium	3,010,765	3,017,143	3,131,255	3,138,626	3,488,283	3,603,680	19,389,752	
MIA	Dolphins Stadium	1,218,326	1,261,226	813,118	1,303,215	1,723,105	1,823,388	8,142,378	
BOS	Fenway Park	2,585,895	2,625,333	2,650,862	2,724,165	2,837,304	2,813,354	16,236,913	
CIN	Great American Ballpark					2,355,259	2,287,250	1,943,157	4,642,509
CLE	Jacobs Field	3,456,278	3,175,523	2,616,940	1,730,002	1,814,401	1,973,185	14,766,329	
KC	Kauffman Stadium	1,677,915	1,536,371	1,323,036	1,779,895	1,661,478	1,371,181	9,349,876	
OAK	McAfee Coliseum	1,728,888	2,154,496	2,169,811	2,216,596	2,201,516	2,109,298	12,580,605	
MIN	Metrodome	1,059,715	1,782,926	1,924,473	1,946,011	1,879,222	2,013,453	10,605,800	
MIL	Miller Park		2,811,041	1,969,153	1,700,354	2,062,382	2,211,023	10,753,953	
HOU	Minute Maid Park	3,056,139	2,904,277	2,517,357	2,454,241	3,087,872	2,762,472	16,782,358	
MTL	Olympic Stadium	926,213	642,745	812,045	1,025,639	748,550		4,155,192	
SD	Petco Park					3,040,046	2,832,039	3,040,046	
PIT	PNC Park		2,428,661	1,784,988	1,636,751	1,583,031	1,794,237	9,227,668	
SD	Qualcomm Stadium	2,423,149	2,378,128	2,220,601	2,030,084			9,051,962	
WASH	RFK Stadium						2,692,123	2,692,123	
TOR	Rogers Centre	1,819,885	1,915,438	1,637,900	1,799,458	1,900,041	1,977,949	11,050,671	
SEA	Safeco Field	3,148,317	3,507,326	3,542,938	3,268,509	2,940,731	2,689,529	19,097,350	
SF	SBC Park	3,315,330	3,311,958	3,253,203	3,264,898	3,258,864	3,140,781	19,545,034	
NY	Shea Stadium	2,775,661	2,658,330	2,804,838	2,140,599	2,318,321	2,782,212	15,479,961	
PIT	Three Rivers Stadium	1,709,119						1,709,119	
TAM	Tropicana Field	1,549,440	1,298,365	1,065,742	1,058,695	1,275,011	1,124,189	7,371,442	
ATL	Turner Field	3,229,082	2,823,530	2,603,484	2,401,084	2,322,565	2,521,534	15,901,279	
CHI	US Cellular Field	1,947,799	1,766,172	1,676,911	1,939,524	1,930,537	2,342,834	11,603,777	
PHI	Veterans Stadium	1,612,769	1,782,054	1,618,467	2,259,948			7,273,238	
CHI	Wrigley Field	2,789,511	2,779,465	2,693,096	2,962,630	3,170,184	3,100,262	17,495,148	
NY	Yankee Stadium	3,227,657	3,265,907	3,465,807	3,465,600	3,775,292	4,090,440	21,290,703	
Total Attendance		72,702,420	72,567,108	67,944,389	67,630,052	72,968,953	74,385,295	353,812,922	
Most Attendance		Jacobs Field	Safeco Field	Safeco Field	Yankee Std.	Yankee Std.	Yankee Std.	Yankee Std.	
Least Attendance		Olympic Std.	Tropicana Field	Olympic Std.					

NOTES:

Name Used Above	Other/Current Names
Anaheim Stadium	Edison Internation Field, Angel Stadium
Ballpark in Arlington	Amerquest Field
Candlestick Park	3 Corn Park
Chase Field	Bank One Ballpark
Comiskey Park II	US Cellular Field
Dolphins Stadium	Pro Player Stadium/Joe Robbie Stadium
Jack Murphy Stadium	Qualcomm Stadium
Kauffman Stadium	Royals Stadium
Minute Maid Park	Enron Field, Astros Field
McAfee Coliseum	Network Associates Coliseum, Oakland Coliseum
Riverfront Stadium	Cinergy Field
Rogers Centre	SkyDome
SBC Park	Pacific Bell Park
Shibe Park	Connie Mack Stadium
Sportsmans Park	Busch Stadium

-In 1910, the White Sox played at both South Side Park II and Comiskey Park. Total attendance figure for 1910 was divided by two to calculate actual amount for each ballpark.
 -Polo Grounds was shared by the Giants and Yankees between 1913 and 1922. Figures above reflect this.
 -In 1920, the St. Louis Cardinals played at both Robison Field and Sportsmans Park. Total attendance figure for 1920 was divided by two to calculate actual amount for each ballpark.
 -Between 1932 and 1946 the Indians played at both League Park and Cleveland Municipal Stadium. All attendance for the 1940's was placed under Municipal. Stadium.

#13

Handout #13



STATE OF MINNESOTA

Office of Governor Tim Pawlenty

130 State Capitol ♦ 75 Rev. Dr. Martin Luther King Jr. Boulevard ♦ Saint Paul, MN 55155

February 2, 2004

The Honorable Tim Pawlenty
Governor, State of Minnesota
130 State Capitol
St. Paul, MN 55155

Dear Governor Pawlenty:

Pursuant to your charge in November 2003, which created the Stadium Screening Committee, I would like to submit the final recommendations of the Committee for your review and consideration. This committee was formed to provide information, analysis and advice that would assist you to decide if and how to proceed on a professional stadium proposal for the 2004 legislative session.

This 20-person committee, comprised predominantly of private citizens, deliberated intensively for approximately ten weeks. During this time, the committee heard testimony from the Twins and Vikings as well as the University of Minnesota. In addition, the committee received 26 submittals from interested parties, offering sites, financing plans and related concepts for our consideration. After extensive review and discussion, the committee recommends:

- The Governor and Legislature should act during the 2004 session to authorize both a football stadium and baseball park.
- The Governor should recommend a single bill to the 2004 Legislature addressing the needs of both baseball and football. This bill should be modeled after the 1977 Metrodome legislation, which set forth criteria that had to be met before construction could proceed.
- Professional baseball and football stadiums should be financed through a combination of team investment, fan contributions and host community revenues.
- Taxes imposed by host communities to finance stadiums should not be subject to voter referendum.
- A metropolitan stadium authority (MSA) should be created to lead stadium negotiations on behalf of the State of Minnesota and be authorized to determine when criteria have been met to move forward with stadium construction. The MSA should be given ample time to negotiate stadium deals. After completion of stadium construction, the MSA should be reconstituted to ensure that those public entities that provided the most financial support receive appropriate representation. The MSA should be empowered to:
 - Select final baseball sites in either the cities of Minneapolis or St. Paul and football sites in either the cities of Blaine or Eden Prairie.

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- o Own the professional baseball and football stadiums.
- o Oversee leases with the teams.
- o Seek provisions allowing the public to share in the increased value of teams upon sale.
- o Make stadiums available for amateur sporting events.
- The University of Minnesota should be encouraged to pursue private financing for an on-campus football stadium.

The dedication of time, expertise, insight and credibility that the members of this committee brought to this process was extraordinary. Thus, I would also like to recognize my fellow committee members for their outstanding work. The members of the committee appreciate your leadership on this issue and the opportunity to serve our great state.

Sincerely,



Dan McElroy
Chair, Stadium Screening Committee

cc: Stadium Screening Committee Members
Legislative Leadership
Bob Schroeder
Peggy Ingison



**STADIUM SCREENING COMMITTEE
REPORT TO GOVERNOR TIM PAWLENTY**

FEBRUARY 2, 2004

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STADIUM SCREENING COMMITTEE MEMBERS

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DAN MCELROY, Commissioner of Finance

Citizen Members

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MARY BRAINERD, Mahtomedi; President and CEO, HealthPartners

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REPRESENTATIVE LOREN SOLBERG, DFL - Grand Rapids

REPRESENTATIVE STEVE STRACHAN, R - Farmington

BACKGROUND

On November 4, 2003, Governor Tim Pawlenty announced the establishment of a 20 - member Stadium Screening Committee and charged it with making recommendations to him on how to solve Minnesota's stadium conundrum. The Governor made it clear from the outset that there are many state priorities that rank higher than professional sports. He also stated that Minnesota must strive to preserve its exceptional quality of life and cultural amenities in order to remain competitive in retaining and attracting a high quality workforce.

Through a series of meetings, beginning on December 9, 2003, and culminating on January 29, 2004, the Committee:

- Developed a work plan (see Appendix 1)
- Reviewed past stadium legislation, agreements and proposals
- Reviewed stadium development case studies from around the country
- Heard testimony from the Twins, Vikings and University of Minnesota
- Solicited proposals from interested communities, developers and private citizens
- Heard testimony from 10 respondents
- Discussed various financing, site selection and phasing ideas

From this work, the Committee developed five areas of critical importance for any stadium legislation:

- Financing
- Site Selection
- Governance
- Phasing
- Bill Framework

The 26 proposals received by the Committee provided a wide range of sites and financing ideas for consideration. After hearing from respondents and team representatives, the Committee met several times over a two-week period to develop a set of recommendations to the Governor. These recommendations are outlined in the next section.

RECOMMENDATIONS

FINANCING

- A. Professional baseball and football stadiums should be financed through a combination of team investment, fan contributions and host community revenues.**

The Committee believes that a combination of team contributions, fan contributions and host community revenues should fund construction of two stadiums. This financing arrangement ensures that the costs of new stadiums are focused on those who benefit from them. It is also consistent with the Governor's clear statements that he will not support a financing plan that includes State General Fund dollars or General Obligation bonds. The role of state government should be to facilitate the process and provide leadership on the stadium issue.

Financing Options

Teams	Fans	Host Communities
<ul style="list-style-type: none"> • Upfront cash contributions • Lease payments • Payment of operating and maintenance expenses 	<ul style="list-style-type: none"> • Ticket taxes • Parking surcharges • Personal seat licenses (PSLs) • Private placement bonds • Sports cable television surcharge • Commemorative stadium stock or brick • Team license plate 	<ul style="list-style-type: none"> • Hospitality taxes (food/lodging) • Sales taxes • Tax increment financing (TIF) • Sale of development rights • Extend 2005 sunset of 6.2% auto rental tax (potentially metrowide) • Extend 2005 sunset of 2.5% alcohol tax (potentially metrowide)

The teams' investment should be structured to maximize benefits to the public and the teams. For example, Major League Baseball's current revenue sharing agreement makes it more advantageous for the Twins to contribute through annual stadium rent payments. Revenue streams that are realized over time can be securitized to provide up-front capital for stadium construction or used to pay off long-term debt. The teams' payment of operating and maintenance expenses should also be considered part of their stadium investment.

Fan contributions can come in various forms, including ticket taxes, parking surcharges within the stadium district, personal seat licenses (PSLs), private placement bonds, sports cable television surcharge, commemorative stadium stock or brick and team license plate.

Host community revenues include a variety of hospitality (food/lodging/car rental) and sales taxes, tax increment financing (TIF), sale of development rights and extension of the 2005 sunset on special car rental and alcohol taxes (potentially metrowide). In some cases, using the state's credit may enhance the debt capacity of these revenues. Stadium projects may also be able to access state grants and loans for environmental remediation and economic development. If new baseball and football stadiums are constructed, proceeds from sale of the Metrodome as well as the Metropolitan Sports Facilities Commission (MSFC) reserves may be available to support stadium construction.

B. A metropolitan stadium authority (MSA) should be created to lead stadium negotiations on behalf of the State of Minnesota and be authorized to determine when criteria have been met to move forward with stadium construction.

It is important to ensure that host communities do not unnecessarily subsidize stadium construction. However, the Committee is also mindful that hard caps on government financial support may constrain negotiations. To balance these objectives, the MSA would have authority to review and approve the terms of any deal before it is finalized. In addition, stadium financing plans as well as the leases or use agreements should be reviewed and approved by the Commissioner of Finance prior to implementation.

C. Taxes imposed by host communities to finance stadiums should not be subject to voter referendum.

After thorough discussion on this topic, the Committee recommends that a referendum not be required for local taxes levied to finance stadiums.

D. The MSA should be encouraged to seek provisions allowing public to share in the increased value of teams upon sale.

The Committee believes that this requirement would further protect the public's investment in baseball and football stadiums. Any funds received under this provision should flow to the MSA for capital improvements on the facilities it owns.

SITE SELECTION

A. Two sites have been found viable for construction of a new professional baseball stadium (Hennepin County/City of Minneapolis and City of St. Paul).

Hennepin County/City of Minneapolis and City of St. Paul have both demonstrated that they have viable sites for construction of a new baseball park (see Appendixes 3 and 4).

The Governor, Legislature and the MSA should not entertain any additional proposals for a baseball park.

B. Two sites have been found viable for construction of a new professional football stadium (Anoka County/City of Blaine and City of Eden Prairie).

Anoka County/City of Blaine has demonstrated that it has a viable site for construction of a new football stadium (see Appendix 5). The City of Eden Prairie has also presented land that may be suitable for a football stadium (see Appendix 6).

C. The MSA should be empowered to select final baseball and football sites.

Neither the Committee nor the Legislature is adequately equipped to select the final sites for baseball and football stadiums. Therefore, the Committee recommends that the MSA be tasked with independently determining the best site for each stadium. The Authority's decision would be final.

GOVERNANCE

A. The MSA should own the professional baseball and football stadiums and oversee leases with the teams.

Both locally and nationally, professional sports teams have been allowed to control the scheduling, operation and maintenance of the facilities they occupy. The Committee believes that this model is efficient and relieves the public from the day-to-day work involved in operating a stadium. Opportunities may exist to condominiumize the facilities into publicly owned and privately owned assets. This allows owners to take full advantage of quickly depreciating assets that would reduce their overall tax liability. The MSA would negotiate, oversee and enforce team leases as well as negotiate which assets are privately owned.

B. Teams should make stadiums available for amateur sporting events.

Both the Target Center and Xcel Energy Center leases include provisions requiring that the facilities be made available for amateur sporting events. The MSA should ensure that the leases for new baseball and football stadiums also include such provisions.

C. After completion of stadium construction, the MSA should be reconstituted to ensure that those public entities that provided the most financial support receive appropriate representation.

Professional sports stadiums are a statewide resource that should be governed by representatives from across the state. The initial composition of the MSA should be outlined by the Legislature and appointed by the Governor. The MSA should include a cross-section of citizens with broad statewide representation and a diversity of expertise.

However, the state should recognize that host communities who contribute significant tax revenues to stadium construction have an enhanced level of interest in the governance of the facilities. Consideration of these host communities should be taken into account upon formation of a reconstituted public ownership authority. The Committee recommends that the MSA be reconstituted once stadium construction has been completed.

PHASING

A. The University of Minnesota should be encouraged to pursue private financing for an on-campus football stadium.

The Committee recognizes that it will be necessary to build a third stadium for use by the University of Minnesota. If left as the sole tenant in the Metrodome, the University will be unable to generate enough revenues to pay for the operating expenses of the facility. The Committee believes that the University should be encouraged to pursue private financing first and if necessary seek state support for an on-campus football stadium.

B. The Governor and Legislature should act during the 2004 session to authorize both a football stadium and baseball park.

The Committee recommends moving forward with a financing framework and criteria for both professional baseball and football stadiums. The Twins are operating without a long-term lease and could face contraction when the current Major League Baseball collective bargaining agreement expires in 2006. Although the Viking's lease runs through 2011, work must begin now to complete a stadium within that timeframe and secure G-3 loan funds while they are still available from the National Football League.

C. The MSA should be given ample time to negotiate stadium deals.

The Committee believes it is important for this process to be resolved in a timely manner. While members agree that a deadline for concluding stadium negotiations should be set, the timeline should not constrain the ability of the host communities or the MSA to achieve the best possible deal on behalf of the public. Separate deadlines should be established for baseball and football.

BILL FRAMEWORK

A. The Governor should recommend a single bill to the 2004 Legislature addressing the needs of both baseball and football.

Both the Twins and Vikings are important community resources that should be retained. Presenting separate bills for each sport runs the risk that one team will be left behind and ultimately lost.

B. The bill should be modeled after the 1977 Metrodome legislation, which set forth criteria that had to be met before construction could proceed.

The Legislature is not the place for stadium deals to be negotiated. Therefore, legislation should simply enable the proposed financing structure and set forth criteria that must be met prior to construction (see Appendix 7). The MSA and the host communities will then negotiate the details of the deals with the sports franchises.

STADIUM SCREENING COMMITTEE

WORK PLAN

November 4 – Governor’s announcement of Stadium Screening Committee chaired by Commissioner McElroy and “Invitation for Submissions” from cities, counties, developers and other interested parties

November 18 – Announcement of Screening Committee Members

December 9 – Screening Committee Meeting (12:30 - 4:30 pm) @ State Capitol Room G-15

December 16 - Information Session for Stadium Submittals (1:30 – 3:00 pm) @ Centennial Office Bldg, Ziegler Conf Room

January 6 – Screening Committee meeting (12:30 - 4:30 pm) @ State Office Building Room 5

- Presentations by Twins, Vikings and U of M
- Discuss evaluation criteria for submittals

January 15 @ 4 pm – Deadline for Submittals

January 19 @ 11 am – Screening Committee conference call to approve qualified respondents

January 20 and 21 – Qualified respondents invited to present to the Screening Committee and Screening Committee discussion (8:30 am – 4:30 pm) @ State Office Building Room 5

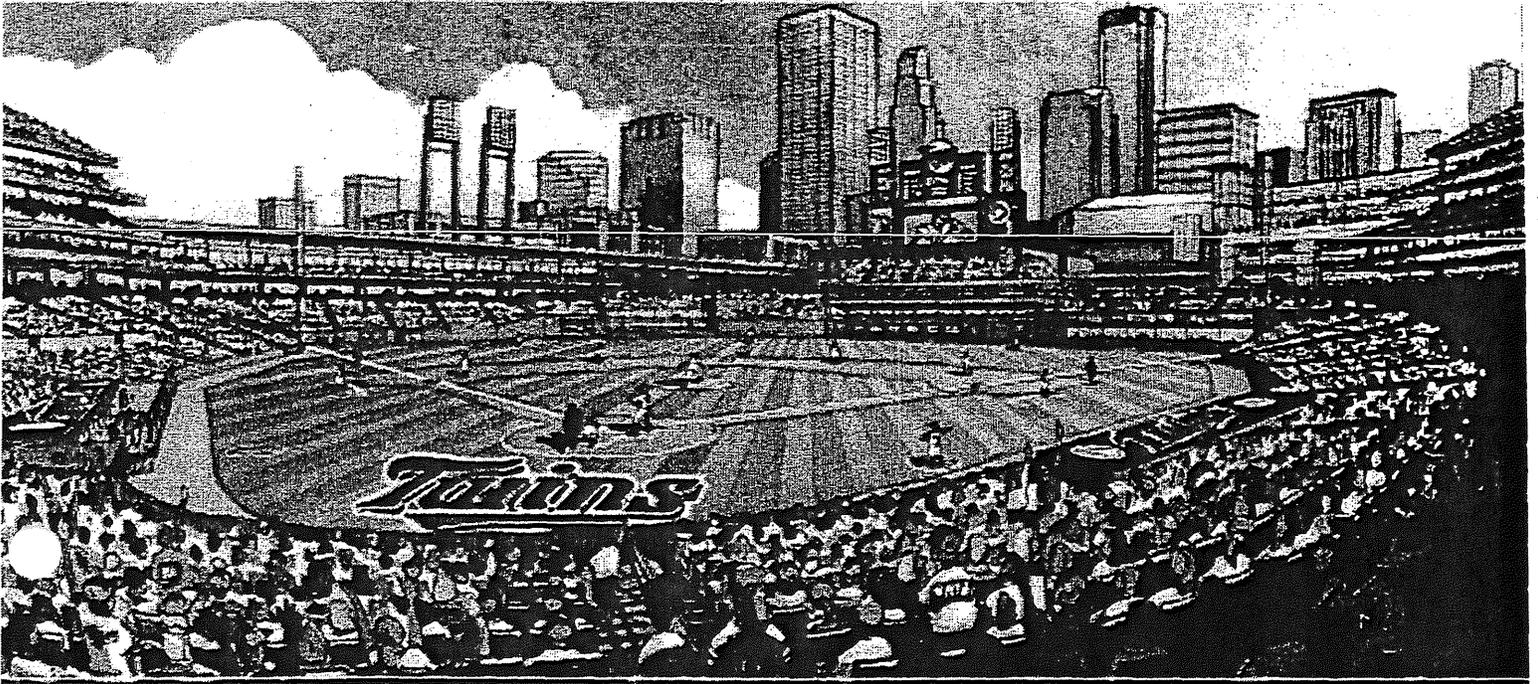
January 26 @ 12:30 pm – Screening Committee conference call to further discuss recommendations

January 29 – Screening Committee meeting to review and approve final recommendations (12:30 - 4:30 pm) @ State Office Building Room 5

February 2 – Transmit Screening Committee Recommendations to the Governor

Proposal to Governor Tim Pawlenty's

● STADIUM SCREENING COMMITTEE



The Minnesota Urban Ballpark

Located in the Historic Minneapolis Warehouse District



submitted by

Hennepin County and



Minneapolis

City of Lakes

January 15, 2004

Prepared by Albersman & Armstrong, Ltd. - Suite 411 - 333 Washington Avenue North - Minneapolis Minnesota 55401

**REQUIRED COVERSHEET FOR SUBMISSION OF INFORMATION
FOR A STADIUM PROPOSAL**

Identify the Respondent by providing the names and addresses of each individual and/or entity participating in this submission:

Hennepin County, 300 South Sixth Street, Minneapolis, MN 55487

City of Minneapolis, 350 South Fifth Street, Minneapolis, MN 55

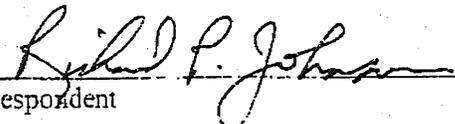
If the one of the entities listed above is a governmental entity formed under a joint powers agreement or an entity or organization which includes more than one public or private entity, please identify all of the entities or organizations which are members or participants of the Respondent:

This submission includes a proposal for a:

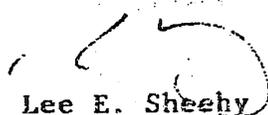
- Baseball Stadium
- Football Stadium
- Combined Facilities

CERTIFICATION AND WAIVER

The Respondent acknowledges that the submissions and the information contained therein are not confidential and all of the information contained in the submissions or provided to the stadium screening committee may be given to the public, to members of the Pawlenty Administration and/or to other persons or entities as deemed appropriate by the Screening Committee or the Administration. Respondent affirmatively states that it has the legal right to submit the enclosed information to the Screening Committee without any restriction on the Screening Committee's future disclosure or use of the information. Respondent waives any copyright or any other claim of propriety, right of control, or limitation of use in relation to the information submitted. Respondent further agrees to hold the members of the Screening Committee, the State of Minnesota, its agents and employees, harmless from any and all claims or lawsuits that may arise from the Respondent's activities related to its submission, including any claim for negligence, breach of contract, or any other claims alleging wrongful acts or omissions by Respondent, or the Respondent's independent contractors, agents, employees or officers.


Respondent

By Richard P. Johnson
its Deputy Administrator


Lee E. Sheehy

Director of Community Plan
and Economic Development



January 15, 2004

Stadium Screening Committee
State of Minnesota Department of Finance
400 Centennial Building
658 Cedar Street
St. Paul, Minnesota 55155

Dear Stadium Screening Committee Members,

Hennepin County and the City of Minneapolis, home to the Minnesota Twins for more than twenty years, are pleased to submit this proposal to Governor Tim Pawlenty's Stadium Screening Committee. If the Legislature and Governor Pawlenty choose to promote new sports facilities, the Minneapolis Warehouse District remains the premier, sensible location for a Twins ballpark for numerous reasons. To name a few:

The Warehouse District Ballpark site (also known as the Rapid Park Site) is **nestled within \$400+ million of existing infrastructure which is a 5-minute walk** from over 23,000 fan-friendly parking spaces served by immediate freeway/highway access with proven capacity, skyway connections, and nearby bus and light rail stations.

The Warehouse District Ballpark site has the unique advantage of a **"willing seller", of an assembled site**, who has endorsed this proposal.

The Warehouse District Ballpark site is located **within the State's premier entertainment/hospitality district** with key fan amenities, including hundreds of restaurants, bars, shops, hotels, and theaters, as well as 3,395 hotel rooms connected by skyway to the Ballpark site.

The Warehouse District Ballpark site has the clear fan advantage, with **nearly 200,000 potential fans each workday in Downtown Minneapolis**. It also boasts Minnesota's largest stadium and convention facilities with a history of hosting several national sporting and major visitor events.

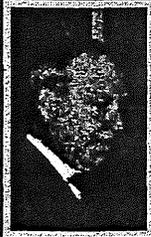
The Minneapolis Warehouse District Ballpark site is far and away the **most fiscally responsible and developable, serving the interests of the State, Region, team, and the fans**.

The initiation of the Stadium Screening Committee recognizes the statewide nature and importance of the sports facilities challenges facing the state. We look forward to working with the Committee, the Governor and the Legislature to confirm that the Minneapolis Warehouse District Ballpark site is superior, and to ensure a successful conclusion for the State, Region, fans, and the team.

Sincerely,

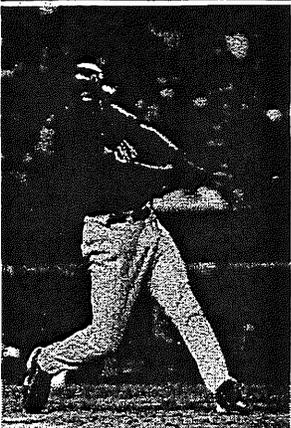
Randy Johnson, Chair
Mark Stenglein, Vice Chair,
Hennepin County Board
Of Commissioners

R.T. Rybak, Mayor
Paul Ostrow, Council President
City of Minneapolis



"This (the Warehouse District Site) has the potential to be one of the best urban ballparks in the United States."

Jerry Bell, President
Twins Sports Inc.



Introduction

The Minneapolis Warehouse District site is the vastly superior site for a Minnesota Twins ballpark. A new ballpark is a major real estate development with three critical factors for success: "location, location, location." The Minneapolis Warehouse District Ballpark Site is "*The Location.*" And here are just some of the Site advantages:

- Hundreds of Millions of Dollars in Existing Infrastructure Serving Fans Throughout the Region
- Unparalleled Accessibility via Freeway and Multiple Transit Options
- Most Cost Effective, Developable Ballpark Site
- Willing Seller of Assembled Site
- Site Accommodates Twins Design Criteria

This site is perfectly suited for a ballpark, and will reinforce existing and new development in this dynamic area of downtown Minneapolis. Situated near the neighboring Warehouse/Entertainment district, it will provide energy and vitality on game days, yet will not detract from urban activities during non-game days. Furthermore, this site is already a major center for transit in the region with more service on the way. It presents enhanced opportunities for concessions and year-around business in and around the Ballpark. One could imagine a restaurant located in the Ballpark patronized by transit users and others already located in the Warehouse District, and much more!!

This proposal addresses topics in the order set forth in the Invitation for Proposals from the Stadium Screening Committee dated November 4, 2003. It incorporates a Ballpark design acceptable to the Minnesota Twins and consistent with the Invitation for Proposals ("IFP") which requests a "site that can accommodate the needs of the team".

The Minneapolis Warehouse District Ballpark Site is far and away the most fiscally responsible and developable serving the interests of the State, Region, team, and the fans. Hennepin County and the City of Minneapolis ("Warehouse District Ballpark Proposers"), recognize that the Ballpark design endorsed by the Twins may raise policy and fiscal implications which should be addressed with the Twins and other policy-makers and stakeholders. In this context, the Proposers endorse the superior Warehouse District Ballpark Site. Hennepin County's financing plan anticipates that it will be designated by the State as the public entity that will do the Ballpark transaction, with authorities and tools granted by the Legislature allowing Hennepin County to negotiate the specifics with the team.

Site - 1. Location & Size:

Superior Site for State, Region, Fans and Team

HOK, consultant to the Screening Committee, is the most prolific designer of major league baseball stadiums in America. HOK designed Coors Field in Denver, Pacific Bell Park in San Francisco, Jacobs Field in Cleveland, Comerica Park in Detroit, Minute Maid Park in Houston, and Oriole Park at Camden Yards in Baltimore. This proposal is based upon a conceptual design which meets HOK design criteria to ensure this site can successfully accommodate the Twins needs and design. Moreover, a new Ballpark can be built and operated efficiently and cost-effectively on this site for the benefit of the State, Region, fans, and team.



"Land Partners II endorses this proposal and is willing to sell the property required for a new ballpark."

Bruce Lambrecht,
President
Investment Management
Inc.

Land Ownership	
Public-Other	10.5
Land Partners II	8.0
Burlington RR	1.8
Air Rights Only	
Site Limits	
Total Acres:	20.3

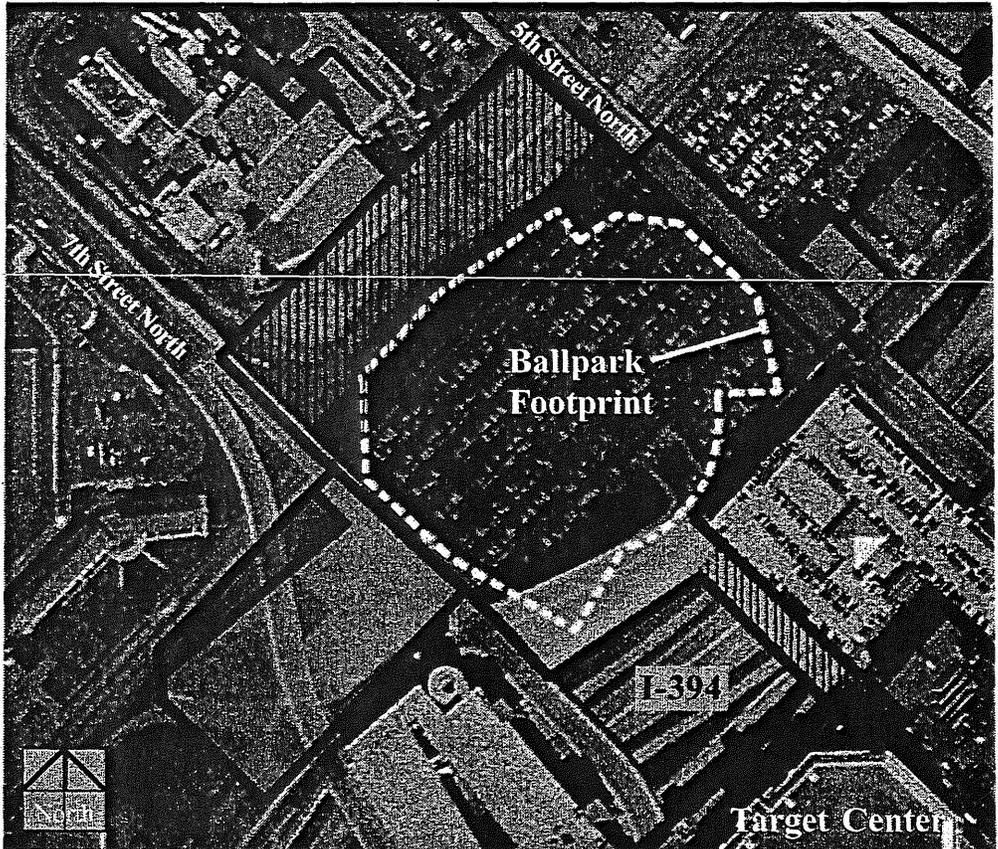
This site is destined to become a major center for transit in the area. The additional activity will enhance opportunities for concessions and other business in and around the stadium.

A. Premier, Assembled Site with Willing Seller

The proposed site for the Twins Ballpark is located about one block northwest of the Target Center between Fifth Street North and Seventh Street North. The site boundaries described in Figure 1 reflect the property requirements of the Twins design. The site as shown is approximately 20 acres and will accommodate a premier facility comparable in size to the San Francisco Giants' Pacific Bell Park, the Cleveland Indians' Jacob Field, and the Pittsburgh Pirates' PNC Park. The Site incorporates the Twin's design

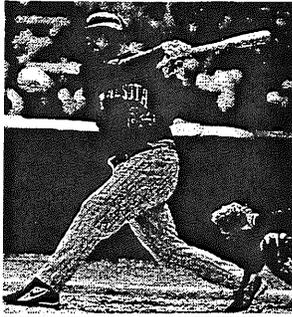
Figure 1: Site Boundaries and Ownership

Source: Land Partners II, HOK Sport



elements of a 1,050,000 square foot ballpark with seating for 42,000 fans and includes sixty private suites, ten party suites, two owners' suites, plus club seating for 4,300. The orientation of the site provides a panoramic view of the Minneapolis skyline from the infield seats (Figure 2) with sun angles ideally suited for the players in afternoon and evening ball games (Figure 3).

In considering this site and comparing it to others, please consider Twins Sports President Jerry Bell's testimony before your Committee concerning the fatal flaws of the failed Saint Paul ballpark proposal. He identified three critical flaws: Site assembly and related acquisition and relocation costs; environmental risks; and infrastructure costs to provide a first class facility for the fans. The Minneapolis Warehouse District Ballpark Site avoids each of these flaws.



"It's a perfect location, and I believe it is the location the Pohlads prefer."

Sid Hartman,
Star Tribune

Major Events Hosted by Minneapolis:

1985 Major League Baseball - All Star Game

1987 Major League Baseball - World Series

1990 Olympic Festival

1991 U.S. Figure Skating Championships

1991 Major League Baseball - World Series

1992 National Collegiate Athletic Association - Men's Basketball Final Four

1992 National Football League - Super Bowl

1994 National Basketball Association - All Star Game

1995 National Collegiate Athletic Association - Women's Basketball Final Four

1998 World Figure Skating Championships

2001 National Collegiate Athletic Association - Men's Basketball Final Four

Figure 2: The Minneapolis Skyline

Source: Minnesota Twins Organization

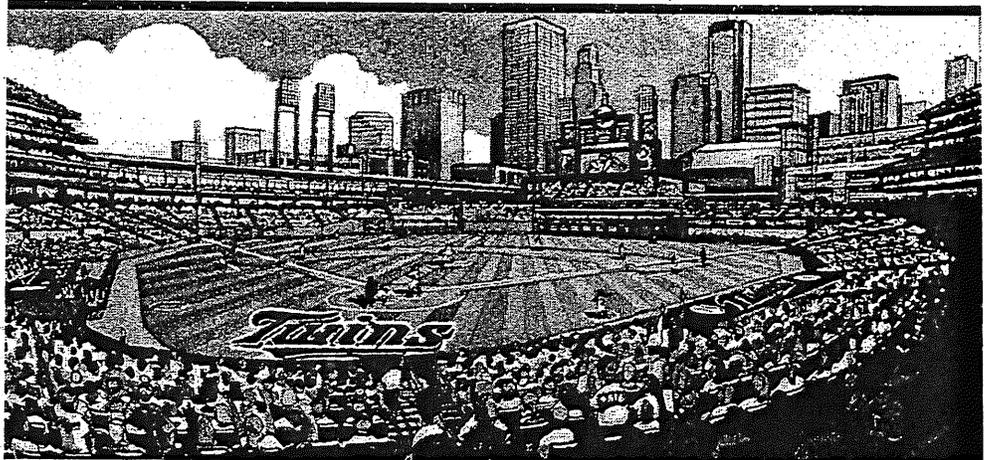
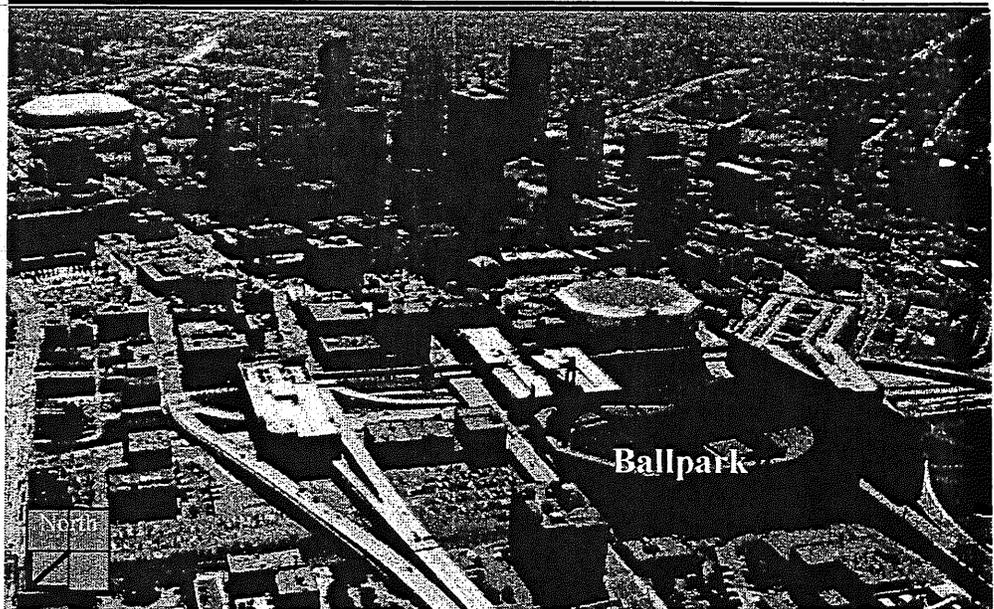


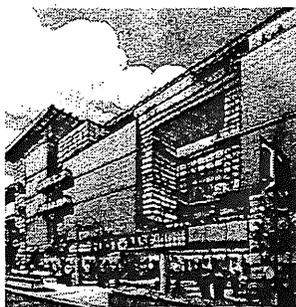
Figure 3: Ballpark Site and Orientation

Source: Albersman & Armstrong, Ltd.



This site is developable with a willing seller and surrounding public ownership. Eight acres of the Site are currently used as a private surface parking lot. The owners of this real estate have expressed a willingness to sell the property for a new ballpark. All of the remaining required property is controlled by governmental agencies including the City of Minneapolis, the Minnesota Department of Transportation, and Hennepin County. The acquisition of air rights would be required from Burlington Northern to accommodate the overhang of the infield bleachers and the retractable roof.

The Committee should carefully evaluate any other sites which require condemnation, including implications of recent court decisions like *Walser v. City of Richfield* and the sufficiency of acquisition and relocation cost projections. The Twins' prior experience should guide the Committee and not be repeated.



Site advantages:

- Site Control
- Convenient Parking
- Convenient Transit
- Thoroughly Studied Site
- Unparalleled Accessibility
- Avoids Fatal Flaws of Past



“Based on our experience and the information we have reviewed, I believe that the soils at the Rapid Park site will be easier to work with than Miller Park, Soldiers Field, or Spartan Stadium.”

James Overtoom, P.E.
Principal Engineer
STS Consultants, Ltd.

STS Consultants, Ltd. is a geotechnical engineering firm with over 100 years of combined experience including projects such as Milwaukee (Miller Park), Green Bay (Lambeau Field), Chicago (Soldiers Field), as well as the Petronas Towers in Malaysia (the tallest building in the world).

B. Environmental Review

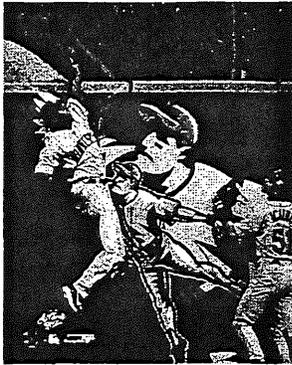
A Phase I environmental assessment of the Site has been conducted by Conestoga-Rovers & Associates and reveals no contamination. In addition, the City of Minneapolis Environmental Management also conducted a site review for the proposed Ballpark site and adjoining properties. The records searched included the EPA registered sites, the MPCA databases for leak sites, tanks and contamination, along with Minneapolis Fire Department tank permits, and Environmental Management’s permits, complaint reports, and site files.

Records indicate that there were two heating oil tanks on the site. These tanks may have been removed before permitting was required, or are still on-site. The site has no record of contamination, and no other conditions were found that would indicate the presence of contamination.

The nearby Covanta-Hennepin Energy Resource Company (HERC), Hennepin County’s resource recovery facility, presents opportunities, including a “green” source of heat and energy for the Ballpark. As a neighbor, HERC performs well within environmental limits. For example, HERC emissions consistently test below the MPRC limits - 80% below limits on average. Likewise, Hennepin County will manage operations so that off-site odors are not a concern.

An Environmental Impact Study (EIS) is required for construction of a new ballpark per Minnesota statute 4410.4400 subpart 22. Hennepin County and /or the City of Minneapolis will serve as the Responsible Government Unit (RGU) and have taken initial steps in this process. Given the substantial amount of analysis of the Warehouse District Ballpark site in the last two years, an EIS process would be thorough, thoughtful, efficient, and prompt.

Similar to other Environmental Impact Studies conducted in Downtown Minneapolis in recent years, the scoping for this EIS will include (1) adopted city plans, (2) air quality standards, and (3) historic resources. Because the necessary infrastructure to meet Ballpark needs exists, an EIS will be necessary for the site only. Based on our experience as host of the Metrodome for the last twenty years, and our environmental investigations for other projects in the vicinity of the proposed Ballpark site, it is anticipated that adverse environmental impacts are unlikely and, if identified, can be mitigated. The City of Minneapolis and Hennepin County have substantial capability to detect and respond to any environmental impacts that arise from conducting an EIS for this project.



"Minneapolis has every advantage for a new ballpark site and is the best use of public dollars. The millions of dollars in infrastructure investment, adjoining warehouse district and transportation hub make this the obvious choice for the State, Region, fan base and the team. We are thrilled to be a part of this process!"

R.T. Rybak,
Mayor
Minneapolis

A ballpark located in Hennepin County would provide the greatest accessibility in terms of travel distance to the ballpark.

Site - 2. Accessibility

A. Fan Advantage

A ballpark located in Hennepin County would provide the greatest accessibility through the shortest routes to the Ballpark for the greatest number of fans. **Fans that reside in Hennepin County represent, by far, the largest Twins fan base.** 55% of all ticket sales in the seven county metropolitan area and 47% of all season ticket sales were from Hennepin County. Hennepin County residents buy more than three times the amount of Twins tickets than the county with the second highest number of Twins ticket sales.

Likewise, the Warehouse Hospitality and Entertainment neighborhood provides ample facilities for the over 300,000 visiting fans.

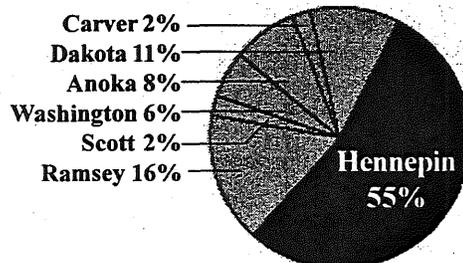
Finally, the Warehouse District Site will be directly connected by Light Rail to the MSP International Airport, Mall of America, and Bloomington hospitality community. In fact, at least sixty cities are within 30 minutes of the Ballpark site via the superb freeway, highway, bike paths, and transit systems serving the site (see side bar page 10).

Figure 4: 2003 Twins Ticket Sales

Source: Minnesota Twins

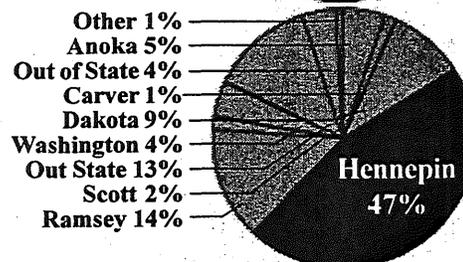
Seven County Metro Area

(2003 Ticket Sales)



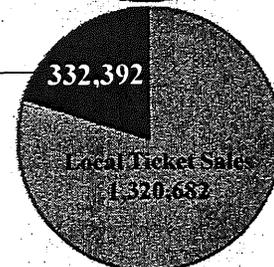
Total Population

(2003 Season Ticket Sales)



Fans Requiring Lodging

(Out-State & Out of State Ticket Sales Total)





"When you consider what's best from a regional perspective, this Site is it - transit, existing infrastructure, and a walkable connection to downtown. This was the conclusion of the C-17 Citizens Committee - build a transit-oriented compact ballpark in an urban neighborhood."

Nick Koch,
Co-Chair, AIA
Minneapolis Urban
Design Committee

This existing highway infrastructure makes this site easily accessible for residents of the Metropolitan Area and from Greater Minnesota.

B. Site Easily Accessible from Everywhere

Highways converge on the Site from all directions, making it easily the most accessible site in the Twin Cities. Interstate 394 from the west, Interstate 94 from the east and northwest, Highway 55 from the west, and Interstate 35W from the south and north. The Site is served by four major freeways/highways and accompanying interchanges which each day serve comparable or larger volumes. **No new roadways or interchanges are required for patrons to access the Site.** The existing freeway/highway system and interchanges will remain intact.

As can be seen from Figure 5, the site is strategically positioned to serve the Twins fan base very well. This existing freeway/highway infrastructure makes this site easily accessible for fans from throughout the State. **This Ballpark site is well within the PROVEN capacity of the supporting transportation system and, in fact, will enhance effective utilization of existing regional transportation infrastructure.**

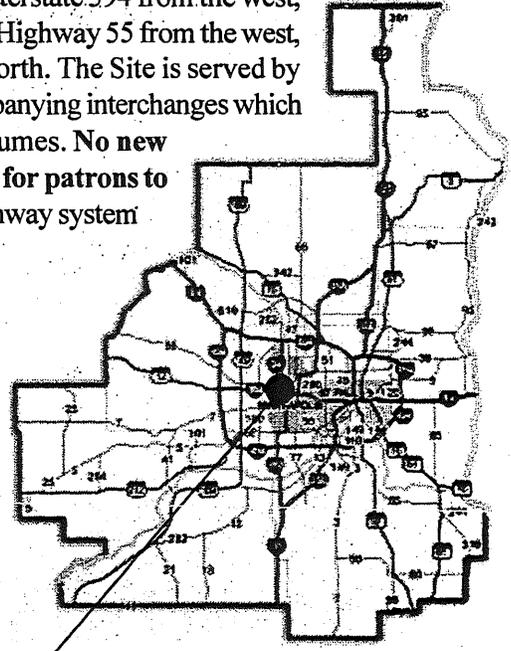
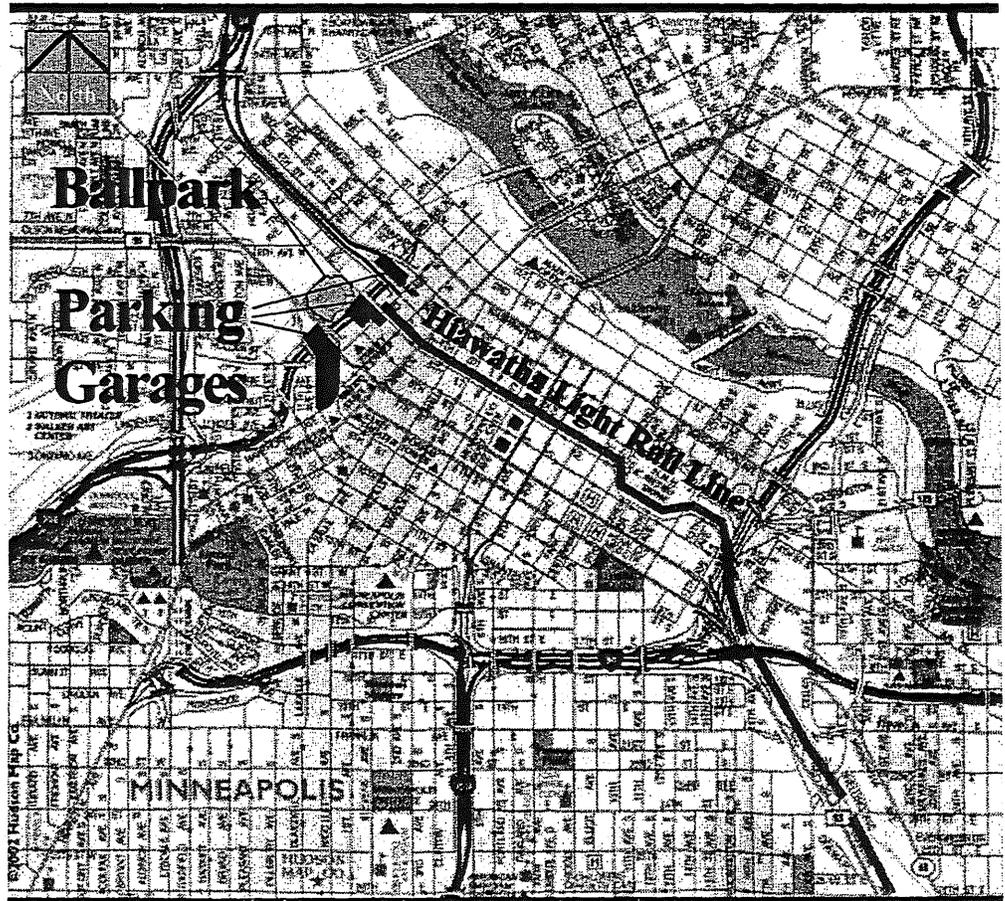
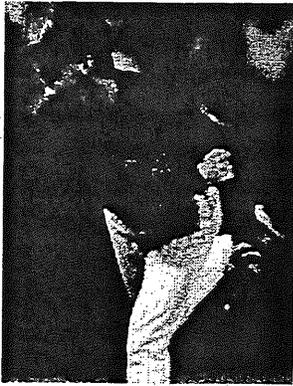


Figure 5: Ballpark Site Freeway Accessibility

Source: Albersman & Armstrong, Ltd., MNDOT

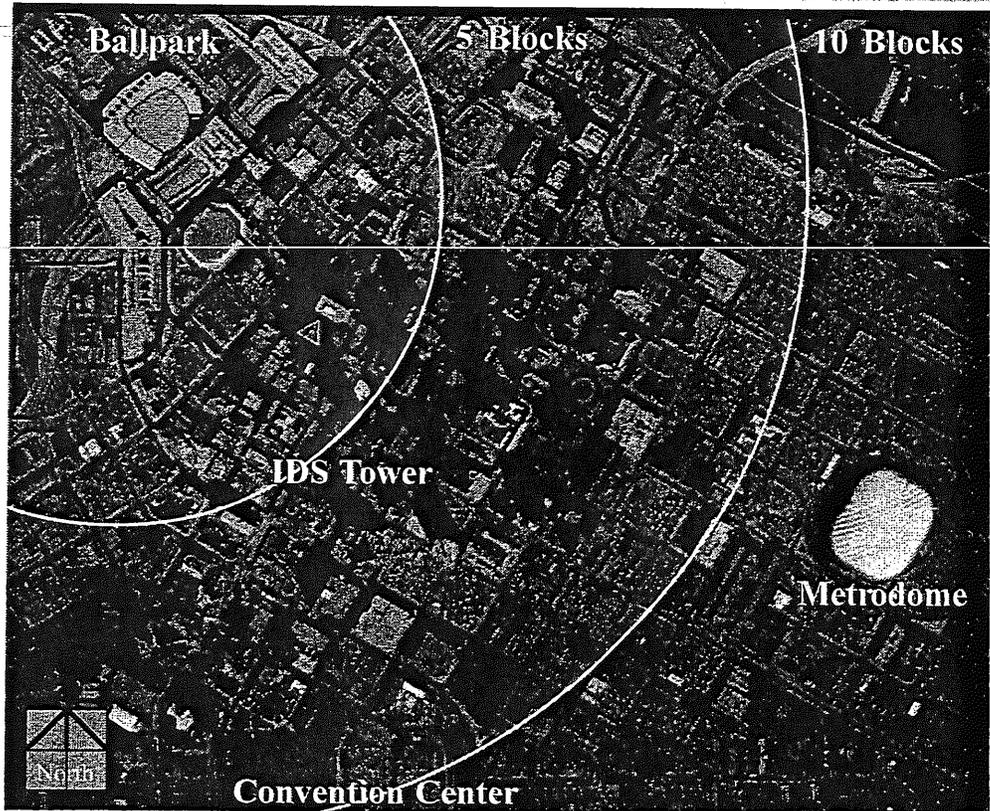




The extensive skyway system in downtown Minneapolis is a short distance from the Ballpark site (Figure 6). Twins fans could park virtually anywhere in the Minneapolis Central Business District and walk in the climate controlled skyway system to the Ballpark. Whether patrons are walking at street level or in the skyway system, they will be walking through the heart of the Minneapolis Warehouse / Entertainment District. Within a brief walk of the Ballpark, there are 172 food and entertainment establishments and 3,395 hotel rooms. Access to the skyway system will also make the Site more attractive for private development adjacent to the ballpark.

Figure 6: Minneapolis Skyway System

Source:
City of Minneapolis Planning Department



"There are more hotels and restaurants within walking distance of this site than can be found within walking distance of any other site in the state!"

Russ Nelson,
Chair of the Minneapolis
Downtown Council

Twins fans could park virtually anywhere in the Central Business District and walk in the climate controlled skyway system to the ballpark.

Site - 3. Parking & Infrastructure

A. Hop, Skip and Jump Access

According to the Committee's consultants, a new ballpark with a 42,000-seat capacity at the Warehouse District site will require approximately 12,700+ parking spaces. This site has abundant parking to more than satisfy that criteria within a five-minute walking distance. **There are approximately 23,249 parking spaces available to the public within five blocks of the Warehouse District Site.** The Fifth Street, Fourth Street and Seventh Street TAD Garages contain approximately 7,745 parking spaces virtually connected to the new Ballpark. An additional 15,504 parking spaces are within five blocks of the Site. These parking spaces provide parking for downtown employees during the day, but are highly underutilized during the evening hours. Complementary utilization by Ballpark fans will serve the State, the Region, and the fans in a fan-friendly, economically efficient, and environmental sound fashion.



"It (the Warehouse District Ballpark Site) reminds me of the Coors site... But, it has much better parking"

**Earl Santee,
Senior Principal
HOK Sports**

Public Parking

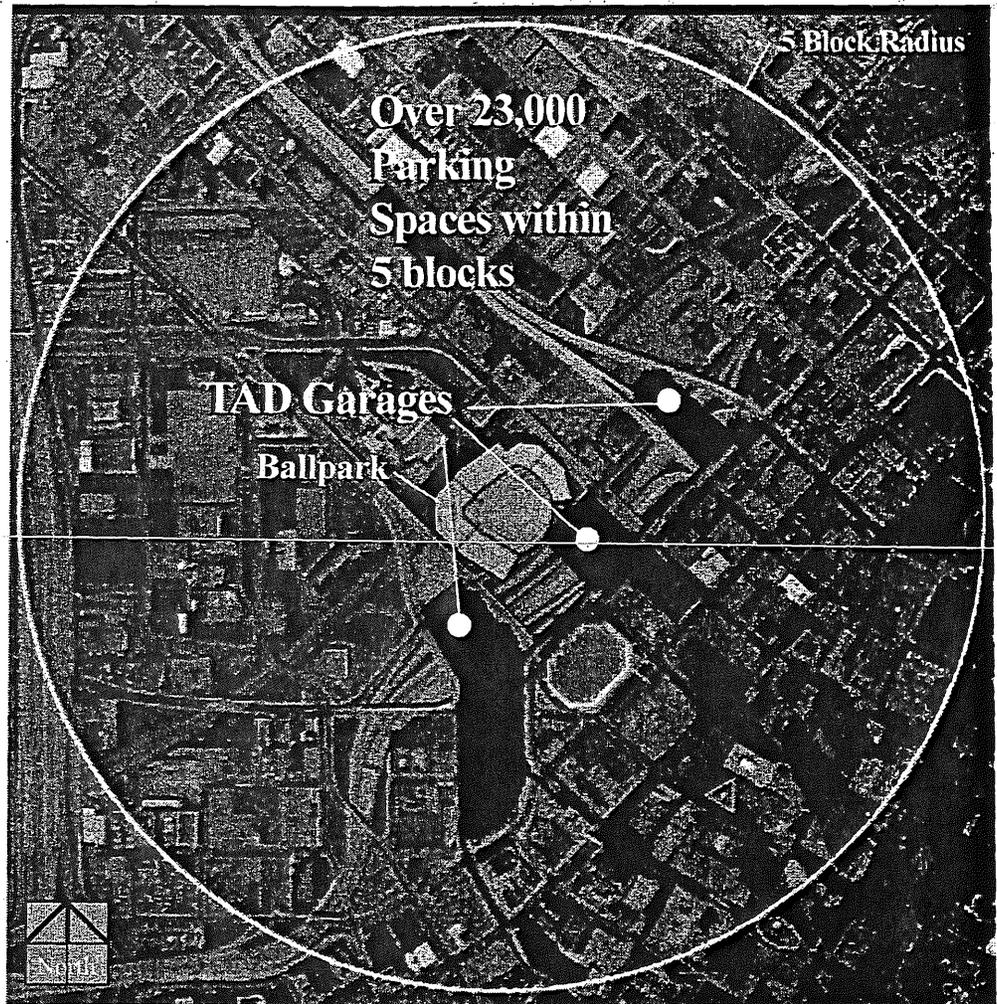
-  City-Managed
-  Privately-Managed

Other
"Other" indicates parking not included in totals, but have potential to provide additional parking for the ballpark.

The existing parking supply gives this site an enormous advantage over any other comparable site.

Figure 7: Adjacent Parking Supply

Source: City of Minneapolis



Looking for a moment at complimentary utilization, the occupancy characteristics of the garages are ideally suited to satisfy fan parking for Twins ball games. Starting around 5:00 PM during weekdays, the occupancy drops off dramatically and by 7:00 PM at least 75% of the TAD Garages space, for example, would be available for fans. The Twins report that typically, only 6 of 81 home games are held at Noon on a weekday so there are ideal parking and access conditions for 92% of the games and superior conditions for the other 8% within five blocks of the Site

Twins Game Schedule Projections:

Day of Week	Time	Games	Total
M-F Weekday Nights	7:00 PM	49	60%
M-F Weekday Days	12:00 Noon	6	8%
Weekend Nights	6:00 PM	13	16%
Weekend Days	1:00 PM	13	16%
Total Games		81	100%



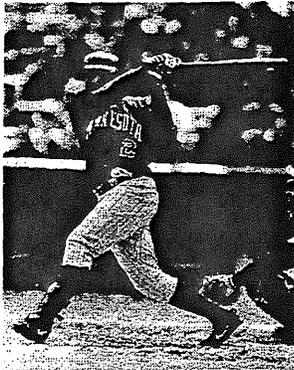
Cities within a 30 minute drive of the Ballpark site include:

Minneapolis
St. Paul
Anoka
Champlin
Coon Rapids
Blaine
Lexington
Circle Pines
Brooklyn Park
Brooklyn Center
Fridley
Spring Lake Park
Moundsview
New Brighton
Shoreview
Arden Hills
Vadnais Heights
Little Canada
Gem Lake
North St. Paul
Oakdale
Maplewood
Roseville
St. Anthony
Falcon Heights
Lauderdale
Columbia Heights
Hilltop
Crystal
New Hope
Robbinsdale
Maple Grove
Plymouth
Medicine Lake
Golden Valley
Long Lake
Orono
Wayzata
Woodland
Deephaven
Minnetonka
St. Louis Park
Hopkins
Edina
Eden Prairie
Shakopee
Richfield
Bloomington
Savage
Burnsville
Apple Valley
Eagan
Mendota Heights
Inver Grove Heights
Mendota
Lilydale
St. Paul
West St. Paul
Lake Elmo
Woodbury

The existing freeway/highway system, parking spaces and transit options give this Site an enormous advantage over any other comparable site. In fact, this Site is nestled within \$400+ million of existing, environmentally sound, efficient infrastructure. Here's a quick summary.

Parking garages located in urban sites are very expensive to build because of site constraints and land costs. Using the Committee consultant's conservative assumption that a parking space has a "value" or cost of \$15,000 per space (NOT including land acquisition), the existing parking space infrastructure within 5 blocks of the Warehouse District Ballpark Site is worth over \$330 Million. The 7,745 parking spaces in the immediately adjacent TAD Garages alone are worth over \$116 million.

Moreover, the Warehouse District site is served by four major freeways and highways and their interchanges designed for high capacity and ready access to the site. Replicating this infrastructure of freeway/highway capacity and of interchange capacity would be \$150 million or more easily. Adding the value of transit infrastructure gives existing asset value well in excess of \$400 million.



"A ballpark on the Rapid Park site will be a wonderful addition to our neighborhood. Not only will it create jobs for our people, it will make the area more safe and like our facility has done, it will literally light up the area the nights of all those games!!! I wholeheartedly support the plan and I will be praying for it!"

**Mary Jo Copeland,
Sharing and Caring
Hands**

This site has the availability of transit options, including Light Rail and Metro Transit Bus lines, that will reduce the 15,000 parking space requirement.

Site - 4. Transit Connections

A. Fan Friendly, Environmentally Wise Transit Options

No other site in the Twin Cities can boast of better linkages to the regional transit system either existing or planned.

Figure 8: Major Bus Routes in Downtown Minneapolis

Source: MTC

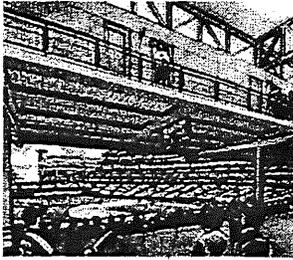


7th Street Transit Center

- RT 5 Brooklyn Center - Brooklyn Shopping Center
North Minneapolis - Penn Ave, Fremont Ave
South Minneapolis - Chicago Ave
Richfield - Portland Ave
- RT 8 Downtown Minneapolis
East Franklin Avenue
Prospect Park - Franklin Ave, East River Rd
- RT 9 Minnetonka - Greenbrier Rd, Cedar Lake Rd
St. Louis Park - Cedar Lake Rd, Louisiana Ave
Golden Valley - Glenwood Avenue
Minneapolis - Bryn Mawr Neighborhood, Glenwood Ave
South Minneapolis - 3rd Ave So, 4th Ave So
- RT 19 Robbinsdale Transit Center
Crystal
Golden Valley
North Minneapolis - Penn Ave No, Olsen Memorial Highway
Cedar/Riverside
South Minneapolis - Cedar Ave, 28th Ave
Richfield
Bloomington - Mall of America
- RT 22 Brooklyn Park
Brooklyn Center - Brookdale Shopping Center
North Minneapolis - Lyndale Avenue North
South Minneapolis - 24th Street, Cedar Ave, 42nd St, 34th Ave
- RT 39 South Minneapolis - St. Mary's University
- RT 61 Hennepin Avenue
Industrial Boulevard
Marshall Fields Warehouse
UPS
St. Paul - Larper Ave, Arlington Ave, Arcade St, 7th Street
Downtown St. Paul
- RT 134 Downtown Minneapolis
I-34 University of Minnesota - Huron Station
St. Paul - Crelin Avenue, Highland Park
- RT 194 St. Paul - Snelling Avenue, Highland Park
- RT 452 University of Minnesota - Washington Avenue
West St. Paul - Oakdale Avenue, Highway 110
Mendota Heights - Parkview Plaza
- RT 673 Minnetonka
I-394 and County Road 73 - Park & Rides
West Ridge

5th Street Transit Center

- RT 3 University of Minnesota
Dinkytown
Como Avenue
St. Paul - Maryland Ave, Energy Park, Front Ave, Rice St
Downtown St. Paul
- RT 7 Downtown Minneapolis
Cedar / Riverside
South Minneapolis
Minnehaha Park
Fl. Snelling
Minneapolis/St. Paul International Airport
Bloomington - Mall of America
Robbinsdale - Robbinsdale Transit Center
West Broadway Avenue
South Minneapolis - Bloomington Avenue
- RT 16 Downtown Minneapolis
Minneapolis - University of Minnesota
St. Paul - University Ave
Midway Center
State Capitol
- RT 50 Minneapolis - University of Minnesota
St. Paul - University Avenue
Midway Center
State Capitol
- RT 94BCD University of Minnesota - Huron Station
St. Paul - Snelling Ave
I-94
State Capitol
Downtown St. Paul
- RT 353 & 355 Downtown Minneapolis
Downtown St. Paul
Woodbury
- RT 365 Downtown Minneapolis
Downtown St. Paul
New Port
St. Paul Park
Cottage Grove
- RT 673 Minnetonka - I394, Co. Rd. 73 Park & Rides
Crescent Ridge Offices
West Ridge
Downtown Minneapolis



"There is also a hard-edged practical aspect to these land use strategies - they will save public money. For the metropolitan transit and transportation system, putting growth where the infrastructure to support it already exists, means roads that don't have to be built."

2030 Regional Development Framework REVIEW REGARDING BALLPARKS



Bus Terminals

The Fifth and Seventh Street Garage Transit Facilities provide direct connections to the Metro Transit bus network that fans out across the Metropolitan Area. In addition, suburban commuter bus service is located five blocks to the east along Marquette Avenue. Because this Site is located within 2 blocks of the Warehouse District/Hennepin Station on the Hiawatha Light Rail Transit Line, it will have excellent rail transit connections to the South Metro Commuter Shed.

The bus depot located in the Hawthorne Transportation Center currently houses the Greyhound and Jefferson Lines serving Greater Minnesota. It is three blocks from the ballpark site and is accessible via the skyway system.

As with the Metrodome, Charter bus service to the Warehouse District Ballpark Site would be easily accommodated.

Rail Connections

Several rail transit lines interact with or are adjacent to the Ballpark site.

Fully operational for any new Warehouse District Ballpark, Hiawatha Light Rail Transit ("LRT") will run on Fifth Street from the Ballpark site, through downtown Minneapolis and along Hiawatha Avenue / Highway 55 South to the neighborhoods and communities in South Minneapolis, the Minneapolis / St. Paul International Airport, the City of Bloomington, and the Mall of America.

Planning is underway to add the first line of commuter rail service to the Twin Cities region through the Northstar Line which has the support of the Pawlenty Administration. This line will run to and from the North Loop in Downtown Minneapolis (connecting with LRT at the Ballpark site) connecting the site to points northwest.

Preliminary planning is underway to connect Downtown Minneapolis and the Hiawatha LRT to Downtown St. Paul (along University Avenue). The Central Corridor Light Rail Line would fork off of the Hiawatha Line near the east side of the Metrodome.

Bike Path

One unique feature of the Minneapolis Warehouse District Site is the ability to walk, jog, rollerblade or bike to the Site via the extensive trail system in the Metropolitan Area. Plans to expand these trails past the Ballpark Site are currently underway. Fans living in Hopkins, for example, would be able to "hop" on their bike and be at the Site in less than a half an hour.

Streetscape

The Minneapolis City Council has approved a plan, which would provide a most hospitable pedestrian environment that would encourage walking between the Metrodome, the new Ballpark, the Downtown Core, Nicollet Mall, and the Entertainment District.

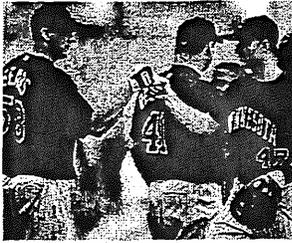
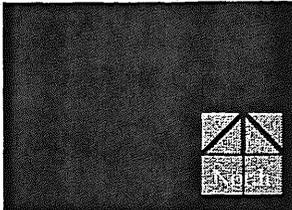
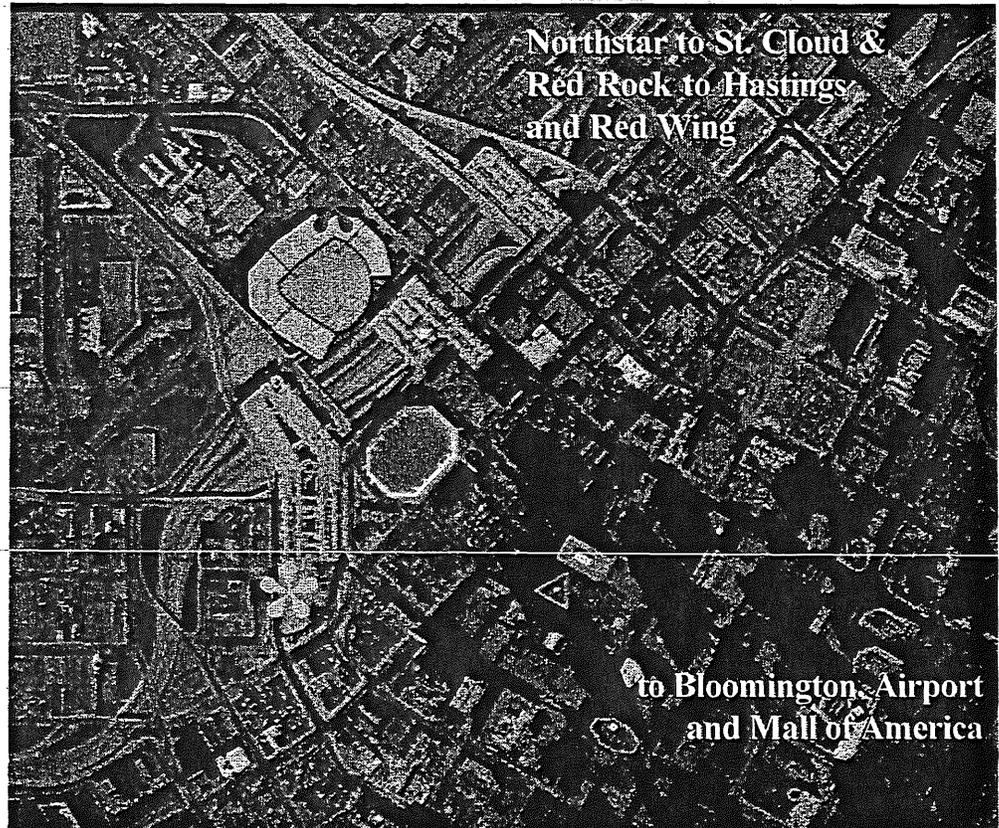


Figure 9: Access to Greater Minnesota

Source: Albersman & Armstrong, Ltd.



Legend:

- Light Rail Station
- Hawthorne Transportation Center (Greyhound/Jefferson)
- Commuter Rail Station
- Light Rail Line (LRT)
- Proposed LTR Extension
- Proposed Commuter Rail

The rapidly expanding Park & Ride system has long been used to transport employees to and from downtown, as well as to and from the State Fair. These facilities could also be employed to transport Twins fans from Park & Ride facilities in Eden Prairie, Eagan, Burnsville, and elsewhere. Likewise, the Park and Ride system will be utilized with Light Rail Transit to the Humphrey Terminal, Fort Snelling, and the Veteran's Hospital in South Minneapolis and Bloomington.

The following are Park & Ride facilities that provide good express service to Downtown Minneapolis:

- Maplewood Transit Center
- Rosedale Transit Center
- Eagan Transit Center
- Mall of America
- Southdale Transit Center
- Southwest Station
- Hopkins Transit Center
- Plymouth Transit Center
- Louisiana Ave. Trans. Center
- Maple Grove Transit Center
- Northtown Transit Center
- Burnsville Transit Center
- Apple Valley Transit Center
- Foley Transit Center

Site - 5. Stadium Related Development

The Committee's consultant HOK defined the "Stadium of the Future" to be:

- No longer a stand-alone building
- A platform to complete a city or fill gaps in a city
- Supports construction of new infrastructure
- Contains all the elements needed to sustain city life
- Includes residential, commercial, and retail

The Minneapolis Warehouse District Ballpark site hits a home run when served up with these criteria.

Development of sports facilities should complement existing and planned activity in the vicinity rather than expecting the ballpark to be the prime stimulus for new development. The Warehouse District site is just such a location.



“A new ballpark in this area will accelerate the pace of development that is already underway in the North Loop area of downtown Minneapolis.”

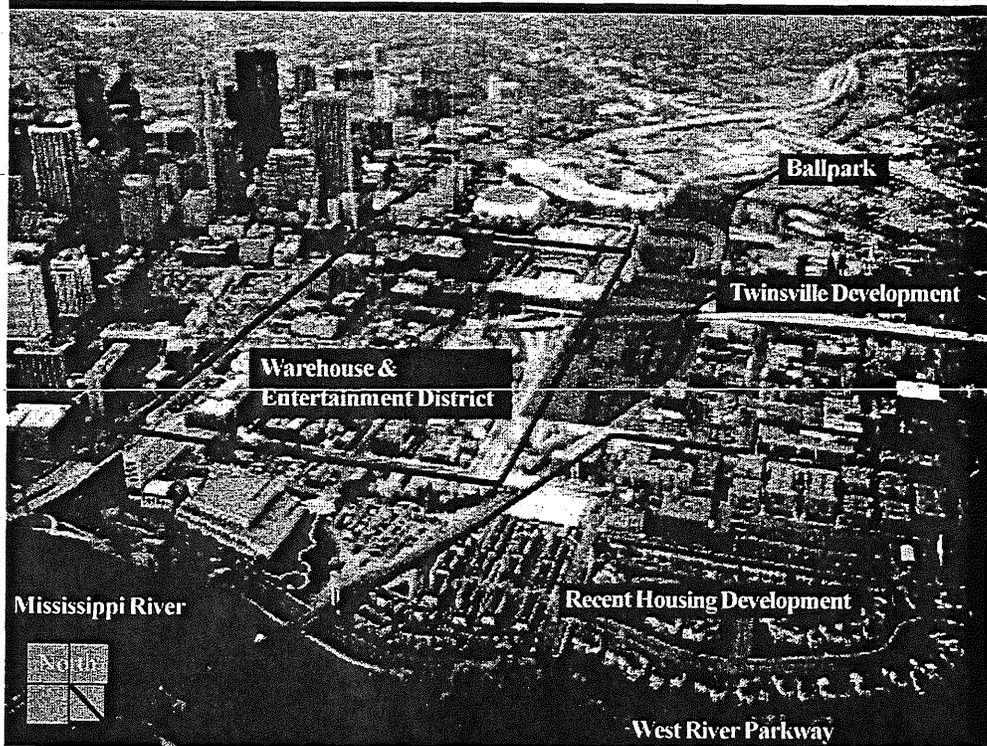
**Rick Collins,
Vice President
Ryan Construction**

Ballpark patrons will be able to walk to the adjacent warehouse entertainment district, and along the Nicollet Mall located in downtown Minneapolis. The additional activity from the ballpark will make what is already Minnesota’s premier entertainment area even better.

Ballpark patrons will be able to walk to the adjacent Warehouse Entertainment District, and along the Nicollet Mall, located in downtown Minneapolis. The additional activity from the Ballpark will make what is already Minnesota’s premier entertainment area even better and connect this area’s infrastructure from north and south and east and west.

Figure 10: Stadium Related Development

Source: Albersman & Armstrong, Ltd.

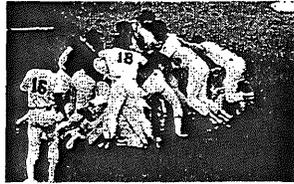


East and Northeast of the Ballpark site: This neighborhood is intended to be mixed-use development similar to the Warehouse District. Several nearby development sites can include new commercial and residential spaces for those who seek to live and work within the entertainment district. Street-level retail is encouraged throughout the District, particularly in locations along North 5th Street leading to the ballpark.

North of the ballpark site: Ripe with major redevelopment opportunities and existing highway infrastructure, we can re-knit the physical environment of the surrounding neighborhoods into one another, while creating new development sites built above the existing ground plane on an at-grade level similar to the surrounding neighborhoods.

All of these sites would be woven together with parks and plazas that stretch from North Fifth Street to Washington Avenue North, helping to reconnect the Ballpark to the existing residential and entertainment districts along the Mississippi River.

Northwest of the ballpark site: Already substantially built out, the historic warehouse structures in this neighborhood will be preserved, with an emphasis on adaptive reuse of existing structures. They will be linked to these new areas by plazas and the flow of people.



"I'm 100% behind the Minneapolis Ballpark Plan. It will bring increased viability to an emerging economy in the Warehouse District."

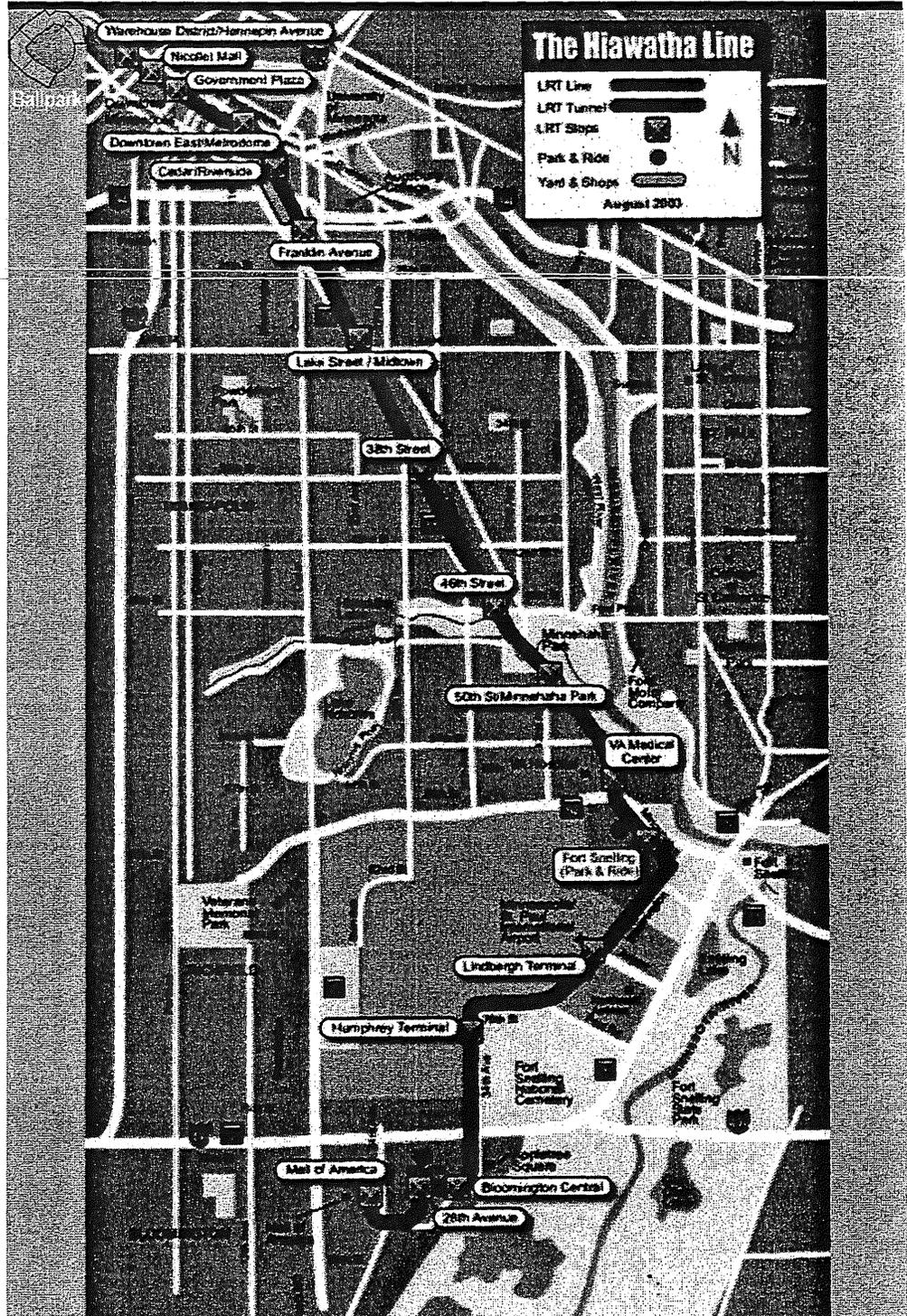
Dorothy Bridges,
President
Franklin National Bank



West of the ballpark site: The North Fifth Street and Sixth Avenue North could be mixed-use development that houses commercial offices or development driven by transit service. Retail can stretch along Fifth Avenue North to create a connection between the new multi-modal station and the proposed Ballpark and the commercial development along Washington Avenue North. In the longer term, the far western reaches of North Fifth Street could be redeveloped to incorporate a new residential neighborhood.

Figure 11: Hiawatha Light Rail Route

Source: DJR Architecture





Real estate experts and private property owners in the area already see the potential. From Bloomington along the LRT route, the opportunity for Team “trains” to the Ballpark and for businesses and residents along the line to benefit is substantial. Turning to the immediate Ballpark area, Rick Collins, Vice President of development for Ryan Companies said, “We (Ryan Companies) think that the Twinsville development concept (Figure 12) is one of the most exciting mixed use development opportunities that we will see over the next several years... we think that the end result could be one of the best mixed use developments ever done in this area, strengthening the retail and entertainment providers in the Minneapolis Warehouse District by bringing to the market additional CBD housing alternatives.” Ryan Companies is a real estate development company that has completed over 700 design build projects in 120 cities in 12 states.

Figure 12: Twinsville Development Rendering

Rendering by: Duncan Malloch



“The one constant through all the years has been... baseball. Baseball has marked the time. This field, this game, is part of our past. It reminds us of all that was once good, and that could be again.”

James Earl Jones



“Twinsville is a mixed use housing development that connects the North Loop, North Minneapolis, and Downtown communities while providing much needed affordable market rate housing that is highly transit accessible.”

Dean Dovolis, AIA
Principal - CEO
DJR Architecture Inc.

Site - 6. Combined Location (Football and Baseball)

Although the County has taken no official action regarding a potential football stadium, the City believes a refurbished Metrodome can meet the needs of NFL fans and the Vikings. With a new Warehouse District Ballpark, the Twins and the Vikings would, in fact, be co-located. The new LRT stop at the Metrodome and existing Metrodome infrastructure is co-location at its most creative. LRT will quickly transport fans who arrive from and park in the Ballpark infrastructure described above. LRT’s ability to adroitly adjust service capacity will allow game day Vikings “trains” from the Mall of America, all along the line, and from the Warehouse District. A refurbished Metrodome is cost-effective and co-located.

Financing

Hennepin County Financing Plan Overview

The Hennepin County Board has acted to proceed with the development of a ballpark provided the following major conditions are addressed and approved by the legislature. The following conditions are needed to fulfill the public policy requirements and the complex business aspects of this challenging transaction:

That appropriate revenue sources are authorized by the legislature at levels limited to pay for the estimated public requirements of the project; provided that the legislature selects the Minneapolis Warehouse site as the preferred location; the state provides a significant financial contribution; and the County gives the necessary statutory authorizations and the County negotiates satisfactory agreements with the team. Further, contracting for construction must include an aggressive best practices participation program for small, local, and women and minority owned businesses, and inclusion of women and people of color in contractor's workforces; the Twins must agree to a significant sharing with the public of the proceeds realized from a sale of the Team, or enhanced value; and that the Team offers a meaningful affordable seats program.

This proposal anticipates that the State, at the outset, designates Hennepin as the public entity that will do this Ballpark transaction, granting the legislative authorities and tools to do it, and then let Hennepin negotiate the specifics with the Team.

The basis for requesting designation by the State is twofold. First, to contemplate a process where the Team works with two or more municipalities provides the Team some leverage and will raise the overall public share of any transaction. Further, it will result in delaying implementation of any transaction, thereby raising the total cost simply due to inflation. For these reasons the public interests are best served by establishing an environment and process where the Team negotiates with one municipality, and the time necessary to complete this project is reduced.

And Hennepin is that municipality which should receive that exclusive designation to proceed. It is the only municipality that has an adequate tax base to do the local public share of the project. And Hennepin, with the City, has progressed further with selecting a feasible site to a point where a transaction can be negotiated around reasonably reliable costs, and construction completed in the shortest period of time. All of this results in lower costs and lower tax rates for the public.

The details of this transaction will take place in negotiations between the Team and Hennepin once the State has made the designation, and it is in that process where the final allocation of cost between the Team and public sector will be determined, and how new Ballpark revenues will be shared between the parties, keeping in mind that one goal is to enable the Twins to field a competitive team while protecting the public interest. It is anticipated that the Team will retain rights to the Ballpark revenues unless for tax purposes it is best retained by the public sector.

This financing proposal reflects a general allocation between the Team and Hennepin of the estimated construction cost of the Ballpark, with Hennepin assuming responsibility for site costs. The Twins must agree to a sharing arrangement in which the public would receive a significant amount of the proceeds, upon the sale of the Team or no later than the final payment of the bonds issued by Hennepin to finance the Ballpark.

However, the State is being requested to substantially participate in the cost of the project, recognizing professional sports as an activity that is enjoyed by residents throughout the State, and that a new Ballpark will be a costly undertaking. The Team and Hennepin would benefit proportionately from the State participation, without which the task of financing the additional amounts could prove to be an unreasonable sticking point. Hennepin is proposing that the State

contribute 20% of the estimated total construction cost of the project, which is approximately \$100 million.

Regarding the public cost of the Ballpark, Hennepin is proposing to finance it primarily with tax exempt debt from general, countywide tax sources. This will result in substantial cost savings, currently estimated at \$45 million in present value compared to a taxable financing. This tax exempt strategy necessitates the formation of a new public authority (hereinafter referred to as Ballpark Commission or BC) that will own the facility on behalf of the public, and lease it to the Team. The BC may also issue various forms of taxable debt, repaid from the Team or various Ballpark revenues, (secured by the Team/Owner), and potentially some construction loan debt (to be repaid by Team/Owner, with excess revenue from general countywide taxes further pledged to obtain low interest rates).

Regarding the tax exempt public bonds, Hennepin would be requesting authority to impose a variety of countywide taxes that, whether blended, staged or imposed singularly, would provide sufficient revenue to issue high quality, secure debt.

The countywide revenue sources Hennepin is requesting authority to impose is summarized on Page 20. Hennepin would be requesting authority to impose taxes adequate to service the debt, obtain high quality credit ratings and/or insurance, and to provide excess funding that would be used for site acquisition and some broad public needs as determined by the Hennepin County Board of Commissioners. These needs could include property tax relief as well as some public spending purposes. In total, this use would be limited to \$10 million annually for all purposes contemplated. Further, some of the initial proceeds would be authorized for working capital needs of the BC and the construction fund.

Hennepin is proposing that it have authority to impose taxes prior to construction in order to reduce working capital costs. However, taxes would not be imposed until binding agreements with the Team have been executed, including a long-term lease with substantial no-escape provisions, all of which must be approved by Major League Baseball.

Hennepin looks forward to working with the State, the Team, City of Minneapolis and the business community to craft the legislation needed to implement this proposal.

Ownership and Management

This proposal anticipates a tax exempt financing structure for the Hennepin County Revenue Bonds. This tax exempt structure will require that the bond proceeds be granted to another public entity that the County does not control. It is anticipated that a public entity would be created. This entity could be called the Ballpark Commission (BC). The BC would have five members, two of the members would be appointed by the Governor, the Hennepin County Board would appoint two members including the chair, and the City of Minneapolis would appoint one member. The BC would have authority to hire an Executive Director with a small, professional management staff.

The County would grant, with conditions, the bond proceeds to the BC. The BC in conjunction with the Team would build and manage the Ballpark. Hennepin would have a representative participating in the design and construction of the Ballpark to provide input and oversight as to whether the facility represents a proper use of public funds and that its amenities, while addressing the public needs, do not exceed what is normal for similar facilities. The team would be responsible for any construction cost overruns of the ballpark.

The BC would lease the Ballpark to the Team in a non-cancelable lease. The lease would have a variety of specific performance requirements (to play Major League Baseball). If certain requirements are not met, the lease may require a change in the ownership of Team, subject to public approval. It is possible that the Team will request that the BC coordinate a conduit financing(s) that monetizes the future lease payments or other revenue streams. It is expected that

the Team would provide the credit to support any conduit financing(s).

The BC would also manage the future capital improvements that would be funded from the lease agreement with the Team. The BC would derive its operating revenue from rent payments.

Sources and Uses of Funds

Hennepin will request authority to impose countywide taxes to service the tax-exempt bonds that would be issued to finance the local, public costs of the project. Hennepin would request authority to impose taxes separately, or in some combination, that would fund 130% of estimated debt service, working capital, and contract for deed payments on site acquisition. The specific limitations on various revenue sources would be addressed in legislation submitted by Hennepin during the legislative session.

Hennepin’s proposal looks to countywide revenue sources as the means to finance its estimated financial requirements under this proposal. However, should the Governors’ Stadium Committee, or the State, endorse any proposal that utilizes metropolitan or regional taxes or other sources, the County proposal could be amended to incorporate such broader revenue sources.

It is currently estimated that the County would need to impose tax rates that produce approximately \$25-27 million per year in annual revenue to finance the Hennepin proposal.

SOURCES AND USES STATEMENT

APPROXIMATE SOURCES OF CONSTRUCTION FUNDS:

Team/ or Other private Sources *	\$120M
State of Minnesota (20% of construction costs)	\$100M
City of Minneapolis	\$7M
(Charter limit less indirect costs) it is anticipated that Mpls. may use gameday parking revenues to fund this requirement	
Hennepin County Revenue Debt - net construction proceeds *	<u>\$263M</u>
Total Construction Sources	<u>\$490M</u>

* Subject to final negotiations between the Team and the County. In addition, the public must significantly participate in the proceeds, upon a sale of the team.

APPROXIMATE USES OF FUNDS:

Ballpark Construction	\$342M
Estimated Cost of Roof	<u>\$88M</u>
Total Ballpark Construction Costs*	<u>\$430M</u>
Other Site Improvements	<u>\$60M</u>
Total Construction Costs	<u>\$490M</u>

Land acquisition/issuance cost/debt reserve/bond insurance	<u>\$45M</u>
ballpark commission startup costs	

Total Uses of Funds:	\$535
-----------------------------	--------------

Sizing of County Debt

Total Construction Costs	\$490M
Land acquisition/issuance cost/debt reserve/bond insurance ballpark commission startup costs	<u>\$45M</u>
Total Project Costs	<u>\$535M</u>
Less	
Team/ or Other private Sources	\$120M
State of Minnesota (20% of construction costs)	\$100M
City of Minneapolis	<u>\$7M</u>
Total County Debt Issuance *	<u>\$308M</u>

*Estimated revenue to service the debt with appropriate coverage ratios would be approximately \$25M to \$27M per year.

POTENTIAL ANNUAL SOURCES OF REVENUE

<u>Potential Sources</u>	<u>Countywide</u>
Lodging Tax(.1%)	\$ 590,000
Food and On-Sale Liquor Tax (.1%)	\$ 1,550,000
General Sales Tax (.1%)	\$ 15,700,000

It is anticipated that the County would be provided with a menu of revenue options capped by the legislature. The County would then choose the revenue sources required to yield no more than 130% of debt service requirements. The 130% would provide for a coverage ratio on the bonds, funds to pay for a land acquisition contract for deed, and other financing and working capital needs.

This proposal is for Countywide taxes, if other proposals using metropolitan or regional taxes or other sources are endorsed by the Governor's Committee or by the State, the County proposal could be amended to incorporate such broader revenue sources.

Local Government and Community Support

Hennepin County and the City of Minneapolis have adopted resolutions supporting the Warehouse District Ballpark Site. Copies have been provided to the Committee.

Civic leadership groups representing over 2,500 organizations and thousands of employees, customers, and visitors have endorsed the Minneapolis Warehouse District Ballpark Site, including:

- BOMA-Minneapolis
- Crowne Plaza Northstar
- Doubletree Guest Suites
- Embassy Suites Hotel-Downtown Minneapolis
- Greater Minneapolis Convention and Visitors Association
- Hennepin Avenue Advisory Board
- Historic Theater Group
- Honeywell
- Hubert White
- Marquette Hotel
- MARSH USA, Inc.
- Minneapolis Downtown Council
- Minneapolis Hotel Association
- Minneapolis Marriott City Center Hotel
- Minneapolis Regional Chamber of Commerce
- Minneapolis-Saint Paul Magazine
- Park and Shop/Loop Parking
- Radisson Plaza Hotel
- Warehouse District Business Association



Twins Gateway Ballpark Proposal
Saint Paul

RESPONDENT'S TO INVITATION FOR PROPOSAL
GOVERNOR PAWLENTY'S STADIUM SCREENING COMMITTEE

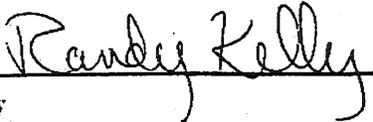
Mayor Randy Kelly
The City of Saint Paul
15 West Kellogg Boulevard
Saint Paul, Minnesota 55102

This submission includes a proposal for a Baseball Stadium.

CERTIFICATION AND WAIVER

The Respondent acknowledges that the submissions and the information contained therein are not confidential and all of the information contained in the submissions or provided to the Stadium Screening Committee may be given to the public, to members of the Pawlenty Administration and/or to other persons or entities as deemed appropriate by the Screening Committee or the Administration. Respondent affirmatively states that it has the legal right to submit the enclosed information to the Screening Committee without any restriction on the Screening Committee's future disclosure or use of the information. Respondent waives any copyright or claim of propriety, right of control, or limitation of use in relation to the information submitted. Respondent further agrees to hold the members of the Screening Committee, the State of Minnesota, its agents and employees, harmless from any and all claims or lawsuits that may arise from the Respondent's activities related to its submission, including any claim for negligence, breach of contract, or any other claims alleging wrongful acts or omissions by Respondent, or the Respondent's independent contractors, agents, employees or officers.

City of Saint Paul
Respondent


By

Mayor
Its

Twins Gateway Ballpark Proposal

Saint Paul

Section I - Site Location/Size

Saint Paul's site for the new ballpark has no match when it comes to the things that make for an outstanding Twins fan experience. Our location's ease of access, availability of parking and transit options, and proximity to hospitality, entertainment and retail establishments will be critical contributors to the Twins' long-term success in their new home.

Situated at Saint Paul's most important "Gateway" to downtown, the new Twins ballpark will be an instant icon, much like the Xcel Energy Center across the street. The ballpark will be in Saint Paul's front yard, immediately visible to the thousands of workers, residents and visitors to our downtown – as well as to the thousands more passing by on Interstates 94 and 35E.

This site is already very familiar to visitors from the metro area as well as greater Minnesota, since millions of them have already attended Wild games, concerts and the Minnesota State High School League's basketball, hockey, volleyball, wrestling and dance line tournaments at the Xcel Energy Center.

The ballpark will sit at the head of the vibrant, eclectic West Seventh Street hospitality district and is only a few blocks from cultural institutions like the Science Museum of Minnesota, the Minnesota Children's Museum, and the Ordway Center for the Performing Arts. Twins fans will have many options for dining and entertainment before and after the games and other events at the ballpark.

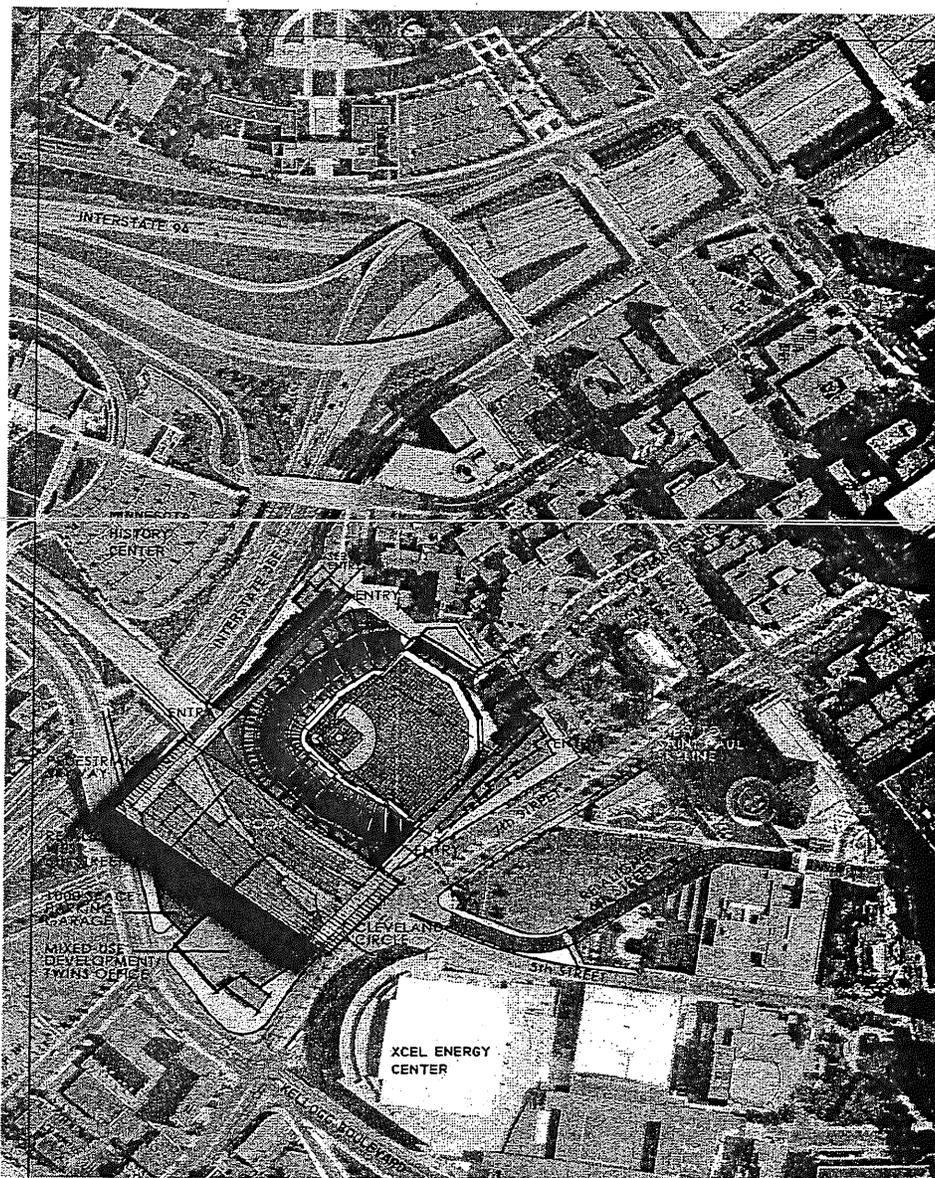


In 1886 the Saints were a member of the Western League. Charles Corniskey owned the team that played their games at the old 7th Street Grounds. In 1896, the team moved into Lexington Park, located on the corner of Lexington and University Avenue.



Twins Gateway Ballpark Proposal

Saint Paul



Saint Paul's own Paul Molitor is a new inductee to baseball's Hall of Fame. He holds hitting and World Series records from his long and distinguished career.



Size

The new Twins ballpark at the Gateway site will meet the Twins' program requirements for a single-purpose, open-view 1.1 million square foot ballpark, with a roof and heated concourses, as follows:

- 42,000 seats
- 60 private suites
- 10 party suites
- 4,000 club seats, on two levels
- 3,000 general admission seats
- 40,000 square feet of administrative/office space
- 2 on-site restaurants
- 12,000 square feet of retail space
- 200 seat picnic area
- 5,000 square feet of family entertainment space
- 10,000 square feet of conference space
- 3-panel retractable roof

Twins Gateway Ballpark Proposal

Saint Paul

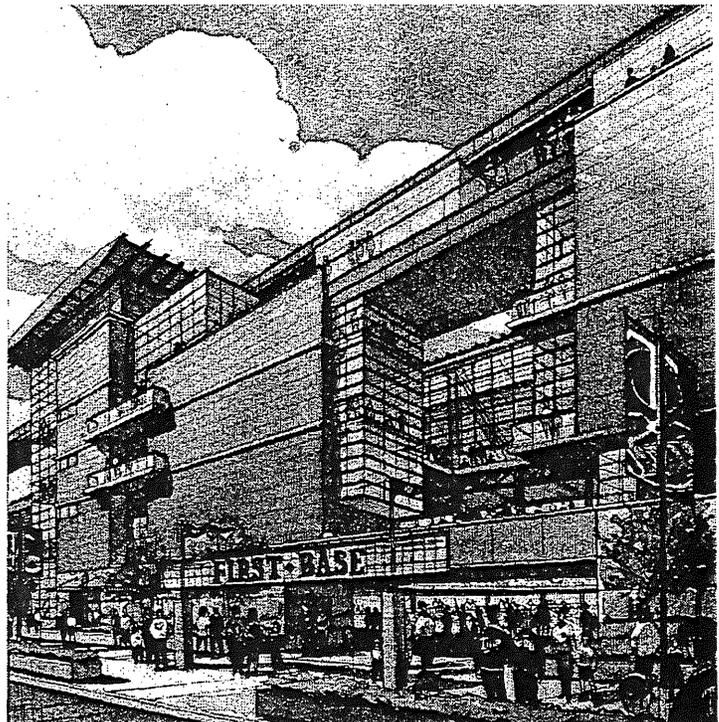
The new Twins ballpark will offer tremendous views of the downtown Saint Paul skyline. Similar to Pittsburgh's PNC Park, Cincinnati's Great American Ballpark and San Francisco's Pac Bell Park, home plate will be in the approximate northwest corner of the park. The 3-panel roof will retract to the southwest, over 5th street and Cleveland Circle. Supports for the roof will be integrated into the Smith Avenue Transit Hub described below and related redevelopment on the southern portion of the Cleveland Circle site.

As shown on the accompanying site plan, the City is developing the Smith Avenue Transit Hub, a 650 car ramp and bus layover facility on the northern two acres of the Cleveland Circle site, as shown in the accompanying site plan. The City will increase the parking capacity of this facility to accommodate the Twins' stated 1000 car requirement for VIP, player and other parking adjacent to the ballpark. Television truck parking will also be provided in this facility.

Key size information about the ballpark and Gateway site:

Size of entire site	17.15 acres
Square footage of ballpark structure	Approx. 1,100,000 sq. ft.
Footprint of ballpark structure	225,000 - 300,000 sq. ft.
Maximum height of ballpark structure	135 feet
Maximum height of the roof structure	240 feet

By playing nine games in the Union Association, all on the road, Saint Paul ended up with the distinction of being Minnesota's first major league team.



Twins Gateway Ballpark Proposal

Saint Paul

Site Assembly

In order to deliver the site ready for development of the new Twins ballpark, 13 parcels (approximately 242,000 square feet) will need to be acquired from private owners.

This land assembly effort will include the following important actions:

Parcel	Action	Strategy
Dorothy Day Center Mary Hall (150 bed single room occupancy housing) Catholic Charities administrative offices	Acquisition & demolition; relocation benefits for Mary Hall tenants	The City is working in partnership with Catholic Charities, owner of the Mary Day Center and Mary Hall to identify suitable sites for replacement facilities of equal or greater capacity and functionality
Undeveloped land adjacent to Saint Joseph's Hospital	Acquisition of undeveloped land	The City is working with HealthEast to identify replacement property, which will better support HealthEast's anticipated future expansion in downtown Saint Paul
411 Main - Main Street Labor Corporation	Acquisition and demolition	The owner of the site, the Saint Paul Building Trades unions, strongly supports development of the new ballpark and is a willing seller
Various other properties along West 9th Street	Acquisition and demolition; relocation benefits as applicable for existing business	The City will work with existing businesses to identify new locations for them in Saint Paul

The Housing and Redevelopment Authority already owns the five-acre Cleveland Circle site, which is already cleared and ready for development.

The 1920 championship for Saint Paul was especially notable. Led by the pitching of 27-game winner Charley "Sea Lion" Hall and the offensive contributions of players like Joe "Gobbie" Rapp, Lee Dressen, and Joe Riggert, the Saints won 115 games and produced a winning percentage of .701, Association records that were never matched.



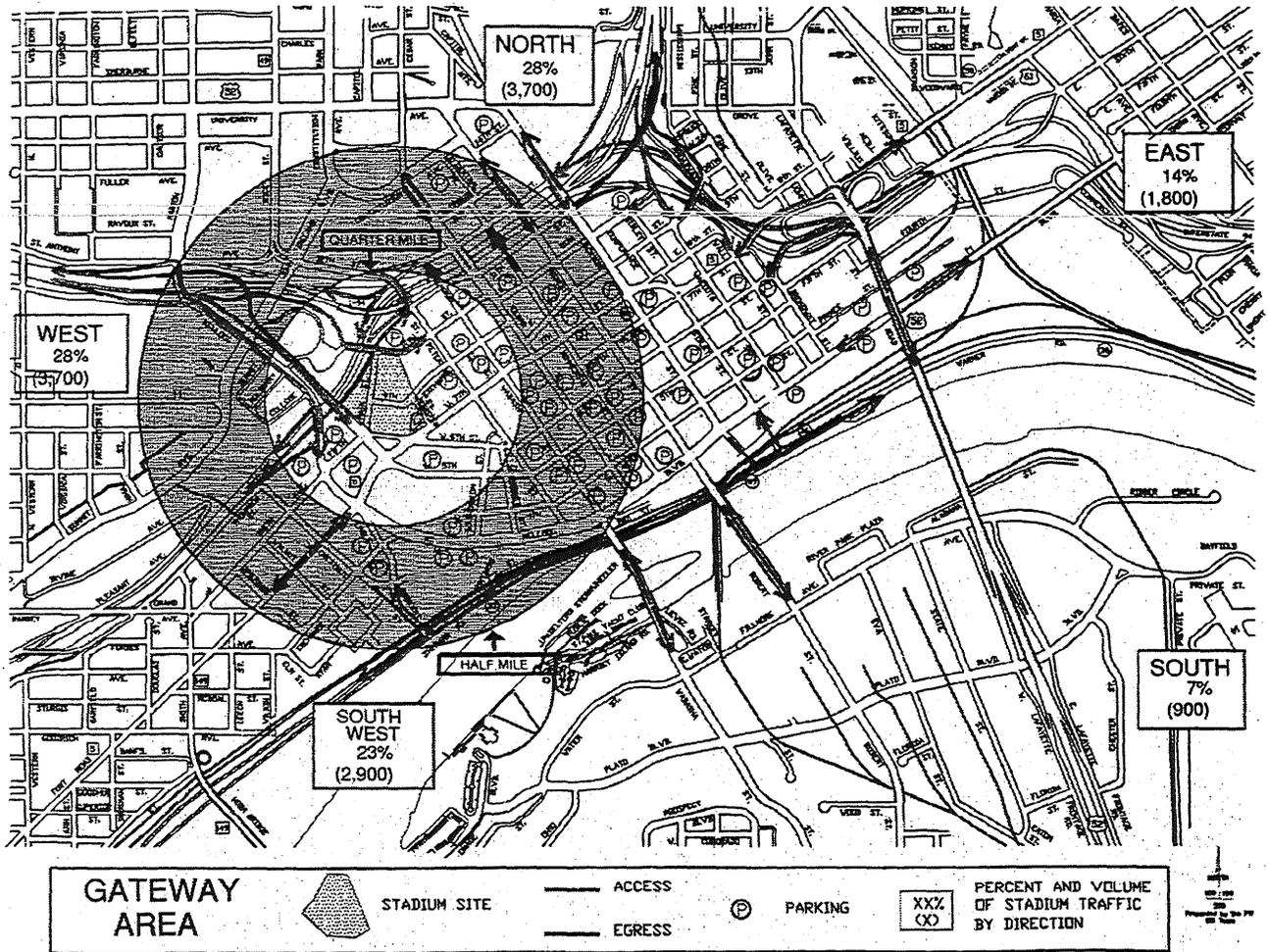
No significant environmental remediation or soil correction is expected to be necessary for construction of the ballpark on this site. Some relocation of existing utilities will be necessary, but electric, gas, and telecommunications lines are already proximate to this site.

Twins Gateway Ballpark Proposal

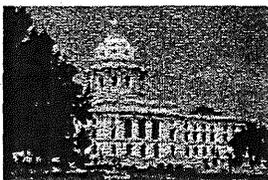
Saint Paul

Accessibility

Our ballpark site has tremendous accessibility, both for automobiles and for transit users. The Gateway site has direct access to Interstates 94 and 35E. Local arterial streets – Kellogg Boulevard, Smith Avenue, West 7th Street, Shepard and Warner Roads – provide excellent connections to MSP Airport, and Trunk Highways 52 (Lafayette Freeway), 61 and 149. We expect that fans traveling to and from the Gateway site will experience ingress and egress times within the Twins' stated parameter of 55 minutes.



Minnesota's State Capitol building is one of famed architect Cass Gilbert's most prominent and most beautiful buildings. The new ballpark will be located directly south of the State Capitol.



Twins Gateway Ballpark Proposal

Saint Paul

Based on fan data provided by the Twins, we estimate there will be approximately 13,000 vehicle trips for each game at the new ballpark. These trips are expected to break down as follows:

Direction	Number of Trips (% of Total) within One Hour	Route/ Access	System Capacity	Current Demand (% of Capacity)	Projected Ballpark Demand (% of Capacity)	Combined Projected Total Demand (% of Capacity)
North	3,700 (28%)	135 E, exiting at 10th & Wacouta Streets & University Avenue	4,750	500 (11%)	3,700 (77%)	4,200 (88%)
East	1,800 (14%)	194, exiting at East 6th & 12th Streets & Mounds Blvd.	5,500	770 (14%)	1,800 (33%)	2,570 (47%)
South	900 (7%)	Trunk Highways 52, 61 & 149	8,750	1,485 (17%)	900 (10%)	2,385 (27%)
Southwest	2,900 (23%)	135 E, exiting at Kellogg Blvd., 11th Street, Trunk Highway 5 & Shepard Road	6,000	1,295 (21%)	2,900 (49%)	4,195 (70%)
West	3,700 (28%)	194, exiting at 5th & 10th Streets, Kellogg Blvd. & University Avenue	5,250	805 (15%)	3,700 (70%)	4,505 (85%)

Parking/Infrastructure

There are currently 39,630 parking spaces in downtown Saint Paul. Saint Paul is fortunate to have a relatively compact, very walkable downtown. In the event of inclement weather, many of our public parking facilities are connected to our downtown skyway system. Of this significant existing supply, 7,020 spaces (18%) are within ¼ mile of the new Twins ballpark. With the new United Hospital 900 car ramp at Smith and Kellogg and the 650-1000+ car City Smith Avenue Transit Hub, another 1550 to 1900+ spaces will be developed adjacent to the ballpark site. An additional 26, 874 spaces (68%) are within ½ mile of the ballpark site. No additional investment in parking infrastructure will be necessary to supply the Twins ballpark at the Gateway site.

The first Saint Paul ballpark, the Fort Street Grounds, was home to a St. Paul team in 1884 that finished its season by playing nine games in the Union Association, at that time in its only year as a major league.

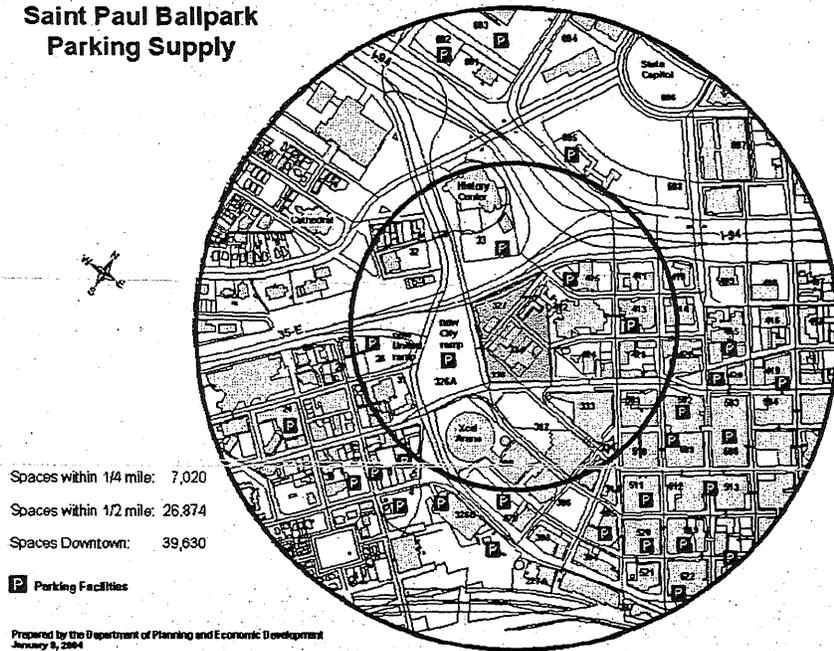


Traffic and Parking Management Strategy

One of the strongest attributes of the Gateway ballpark site is the multiple points of access for the parking facilities that serve the ballpark. Our traffic and parking strategy will accommodate 13,000 private vehicles, as well as maximize the use of transit and shuttle operations that have proved successful in dealing with events at and near the Xcel Energy Center.

St. Paul has had experience in hosting large events and developing the traffic plans associated with them. The focus of our traffic management strategy will be to direct visitors' cars to parking destinations away from the event, and to efficiently deliver patrons to the event location. We use technology to successfully implement this strategy, including a state of the art computerized traffic control system, closed

Saint Paul Ballpark Parking Supply



circuit television cameras that provide instant feedback on traffic flow and electronic parking information signage.

Large events are not unusual for us. Saint Paul hosts the Melaleuca Freedom Celebration, Taste of Minnesota (both of which draw in excess of 100,000 visitors) and the Saint Paul Winter Carnival, as well as Wild games and many concerts at the Xcel. Our traffic management strategy for the Melaleuca Freedom Celebration allowed the more than 100,000 visitors to easily arrive and depart within approximately 45 minutes, by utilizing shuttles, altering traffic signal timing and heavily publicizing a range of parking locations and access options.

The transportation management approach for the Twins ballpark will similarly rely on extensive communication to fans regarding parking options and locations. As with the Wild, we will work with the Twins to assign and pre-sell parking in various downtown parking ramps for season ticket holders, maximizing parking choices that permit fans to select the parking location and departure routes that work best for them. With many access points to our downtown, we will not overload any one ingress or egress point.

The Saint Paul Winter Carnival which is called "The Coolest Celebration on Earth!" possibly remains the oldest and largest festival of its kind in the nation. It enters its 118th year of celebration with a new Ice Palace.



Saint Paul is also equipped with a state of the art traffic management center. This center is the heart of our traffic management system and includes a computerized traffic signal system, closed circuit television cameras on major arterials around the site as well as the interstate highway system, and a state of the art parking information system that indicates to incoming motorists the number of spaces available at

Twins Gateway Ballpark Proposal

Saint Paul

specific parking facilities. Signal timing plans will be developed and implemented for game day events for both ingress and egress. Our cost estimates include expansion of the parking information system as well as enhancing our closed circuit television coverage.

Shuttles and transit as well as charters are all included in our plan. An extensive existing shuttle plan is already operational and used by Wild fans. It is expected that this system will continue to operate and likely grow. Charter or coach arrivals as well as shuttles will likely drop off and pick up on Seventh Street between realigned 6th Street and St. Peter. As we move into the detailed design of the ballpark and its operations, we will explore all options for managing bus traffic. Possibilities include accommodation in the parking ramp on the North side of the Cleveland Circle site, or somewhere else on the Cleveland Circle site, as part of site development, and working with the History Center and/or Sears. We have experience in dealing with large shuttle/bus events such as the Festival of Nations (over 200 buses daily) as well as various high school tournament events and events at the Science Museum and Ordway.

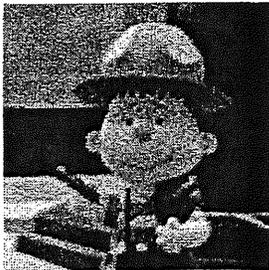
There are no major roadway improvements that are needed except for realignment of 5th and 6th Streets. Grade-separated pedestrian walkways over 5th Street and 7th Street will be considered. Realignment 6th Street also permits us to remove medians on 7th Street between the 5th and 6th Street intersection and St. Peter, creating charter and shuttle bus dropoff areas and/or wider sidewalks. Similar to the temporary closing of Kellogg Boulevard next to the Xcel Energy Center after Wild games, we may also consider temporary pre- and post-game closings of 7th Street next to the ballpark. The one-way pairs of 5th and 6th Streets and Wabasha and St. Peter provide excellent alternate routes during the closure. Pedestrians will access the ballpark from grade-separated walkways, and at grade with the assistance of traffic control officers.

Transit Connections

We also expect approximately 3,000 transit trips for each game at the new ballpark. The Gateway site is currently served by 35 regular Metro Transit bus lines, including express service to and from Minneapolis, MSP International Airport and the Mall of America. Many of these routes have six-minute frequencies during the day and fifteen-minute frequencies in the evening and on weekends. There are 19 downtown express routes and 15 local routes with stops two blocks or less from the ballpark. As noted in Section I, the City will construct the Smith Avenue Transit Hub, a new parking ramp and bus layover facility, on the northern portion of the Cleveland Circle site. This hub will provide layover space for 16 buses as well as 100 bike lockers.

The City will work with the Twins and Metro Transit to heavily promote the use of transit for Twins ballpark visitors. The Minnesota Wild and Metro Transit currently have a program where any Wild fan can ride the bus to the Xcel Energy Center for free by just showing their ticket to that day's Wild game.

The summer of 2003 marked the fourth year of Saint Paul's tribute to native son Charles Schulz. Statues of Snoopy, Charlie Brown, and Lucy van Pelt have already graced the city, delighting thousands of visitors from around the globe. This year, 90 statues of Lucy's little brother, Linus, are 'blanketing' the City.



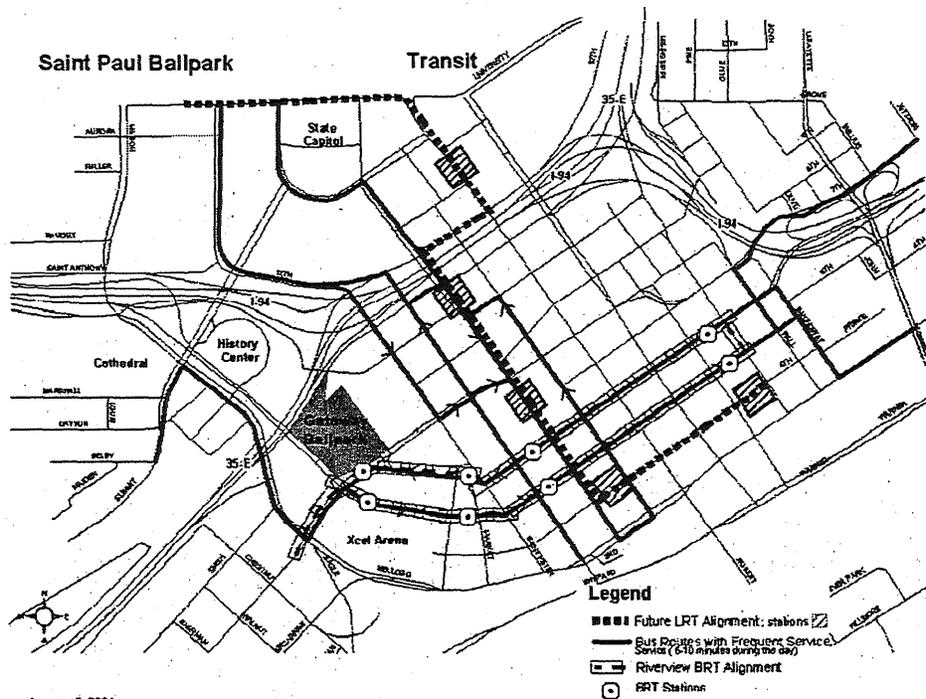
Twins Gateway Ballpark Proposal

Saint Paul

Light rail and, potentially, bus rapid transit are also planned to serve this site. The map below shows the approved routes for the Central Corridor LRT line, which will connect downtown Minneapolis and Saint Paul and the University of Minnesota, and the Riverview Corridor, which stretches from the Mall of America and MSP International Airport to Maplewood Mall.

As presently configured, there will be a Central Corridor LRT stop 4 blocks from the new Twins ballpark. Running at expected frequencies of 15 trips in each direction per hour, Central Corridor LRT could easily deliver 5,000 or more fans from points west of downtown Saint Paul to the Twins ballpark within an hour of the start of a weeknight Twins game.

Assuming that bus rapid transit remains the preferred mode for the Riverview corridor, there will be stops at the new Smith Avenue Transit Hub and at the ballpark. Running at expected frequencies of 12 trips per hour, Riverview Corridor BRT could easily deliver 1,000 or more fans from points southwest and northeast of downtown Saint Paul to the Twins ballpark within an hour of the start of a weeknight Twins game.



Dave Winfield is a native of Saint Paul and a Hall of Fame baseball legend. With 12 All-Star games and hitting records to his name, he has been one of Saint Paul's most recognized personalities.



January 9, 2004

Twins Gateway Ballpark Proposal

Saint Paul

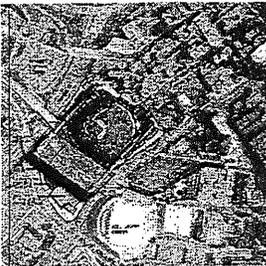
Stadium-Related Development

As noted in HOK's presentation to the Governor's Stadium Screening Committee, the ballparks of the 21st century must "create a platform for completing or filling gaps in a city", and "contain all elements needed to sustain city life". The new Twins ballpark at the Gateway site will most definitely meet these standards. The Gateway site is not isolated from the fabric of the downtown community by any transportation or parking infrastructure, nor is it hidden from view for the majority of downtown workers, residents and visitors. Instead, the western end of downtown Saint Paul reflects the kind of vibrant mixed use development, combining new construction with our tradition of thoughtful preservation and reuse of historic buildings, that will deliver the expected economic and community benefits that the City demands and the Twins require for their long-term success.

The proposed ballpark site plan reflects the ballpark's premier location in the heart of Saint Paul's western core. The site capitalizes on the proximity of existing restaurants, shops and pubs, as well as the Xcel Energy Center/RiverCentre complex, and will create a vibrant sports, cultural and entertainment hub with options for everyone. The West Seventh Street hospitality district has already undergone a major renaissance in conjunction with the opening of the Xcel Energy Center. The millions of dollars of private investment already reflected in new and expanded establishments along West Seventh Street, and around Rice Park and along Wabasha Street, will be further increased as these thriving corridors expand to welcome the two to three million new visitors to the Twins ballpark each year.

The Xcel Energy Center, opened in 2000, presently hosts approximately 44 NHL regular and pre-season hockey games and 80 other sports and entertainment events each year, bringing 1.5 to 2 million visitors to this premier facility. The Xcel Energy Center adjacent and connected to the Saint Paul RiverCentre, a 240,000 square foot locally-funded convention, banquet and meeting facility that opened in 1999. The RiverCentre hosts another 230 to 300 events each year, which bring an additional 600,000 visitors. The RiverCentre's target market is local, regional and smaller national events. With the addition of the new Twins ballpark across the street, the RiverCentre's competitiveness with comparable regional facilities, such as Madison, Milwaukee, Des Moines and Sioux Falls, will be greatly enhanced by its proximity to year-round major league sports and entertainment events.

To maximize the economic activity generated by the four to five million Twins, Wild and RiverCentre visitors who will pass by this site each year, we expect that this development might include such features as an entertainment venue, shops, and a hotel. This site might also be a desirable location for the Twins' offices and related amenities. Such development is expected to represent additional private investment of as much as \$100 million on the Cleveland Circle site.



Twins Gateway Ballpark Proposal

Saint Paul

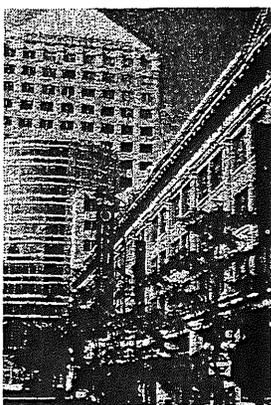
Housing development in downtown Saint Paul is red hot. Approximately 3,000 units are presently under development in greater downtown Saint Paul. Today, there are approximately 8-9,000 residents in greater downtown Saint Paul, with another 5,000 expected to join them by the opening of the new Twins ballpark. The Twins ballpark will assuredly increase the demand for additional downtown housing – meeting the demand of young adults and empty-nesters eager to live within walking distance of urban amenities.

In addition, employers who recognize the value that these urban amenities hold in competing for Richard Florida's "creative class" workers, will be drawn to downtown Saint Paul. Their employees will join the 50,500 people – including 4,500 State employees – presently working in our core downtown.

With the addition of the new Twins ballpark, Saint Paul expects to realize measurable economic benefits on an even larger scale than those generated by the Xcel Energy Center. Construction of the ballpark is expected to generate the equivalent of 500 full-time construction jobs each year for three years. Based on a 2003 economic impact analysis of the Xcel Energy Center conducted by Development Strategies, we anticipate that when open, the ballpark would result in 850 new ongoing jobs, driven by over \$180 million in new direct spending by 2 million-plus ballpark visitors from around the state and region. Sales in the ballpark alone will generate hundreds of thousands of new City sales tax dollars. When factoring in the impacts on other businesses, City sales tax revenues will conservatively increase by a million dollars or more. Overall, the Xcel Center experience suggests Saint Paul residents could expect to gain \$25 million in additional household income generated by new spending by visitors to the ballpark.

We also expect that the increased activity and interest in downtown Saint Paul will translate into greater demand for downtown office space and housing and higher hotel occupancies. These results will, in turn, drive higher levels of private investment, more sustainable long-term growth, and overall increases in our property and sales tax bases.

Minnesota Twins "Hall of Famers" include Rod Carew, Steve Carlton, Harmon Killebrew, Kirby Puckett, and Dave Winfield.



Finally, we recognize that in most respects, Saint Paul is part of a regional economy. The strength of any one community in our region – be it urban or suburban – depends on and affects the strengths of the rest. We know that for the greatest community benefit, and the greatest return on the public investment, the ballpark must be located where the Twins can be most successful. We also recognize that sports and entertainment venues should be distributed throughout the region, for the greatest regional impact. Locating the Twins ballpark in Saint Paul, along with the Minnesota Wild's Xcel Energy Center, gives the Capital City two such key assets. Minneapolis should continue to be home to the Minnesota Timberwolves, the Vikings and the University of Minnesota's Golden Gophers.

Combined Location

The Gateway site will not accommodate both football and baseball. No combined facilities are contemplated in this proposal.

Section II Plan of Finance

Our plan of finance was developed based on key principles that we believe are necessary to govern public participation in a new Twins ballpark. The investments of the City of Saint Paul and the Twins must be augmented by state and regional participation to achieve a fair distribution for the funding of this statewide asset and to result in a workable financial model for this half-billion dollar undertaking. We believe that state and regional participation in financing is appropriate, in view of the state and regional fan base and economic/community asset that the Twins represent. Our plan of finance is modeled after the creative, efficient structure of the Xcel Energy Center financing, and reflects:

- A fair balance of team, private, regional, state and host community support
- A partnership among the stakeholders to realize the maximum financial benefit from the available revenue streams
- Financing efficiency by ensuring that all bonds are tax-exempt
- No new or additional statewide taxes
- No general obligation pledge at the state or local level
- No loss of the economic competitiveness of the city, region, or state: no increase in regional taxes above current levels, and no increase in local city taxes above levels in Minneapolis
- Appropriate allocation of risk, both for construction of the ballpark and in its ongoing operation

Finance Plan Overview and Assumptions:

The plan assumes that a total of \$520 million is needed to finance the proposed ballpark. This includes all costs of site acquisition and delivery, and construction of a Major League baseball stadium that meets the Twins' specifications, including a retractable roof.

Annual revenues available from the city and regional sources identified in the financing plan are based on state Department of Revenue estimates where available, or estimated directly from state or city data. Estimates of net bond proceeds available using these revenue streams under current market conditions are based on analysis provided by underwriters. The proposal has also been reviewed by the City's financial advisors.



Twins Gateway Ballpark Proposal

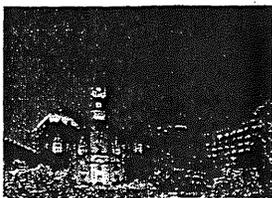
Saint Paul

Financing Sources and Uses

Net Construction Proceeds (millions)	Funding Mechanism	Funding Source/ Revenue Stream
\$40	Cash	Team
\$180	30 year, zero-interest loan from the State to the City for stadium construction	Team lease payments on ballpark; 30 year payment schedule totaling \$180 million will provide revenue to repay state loan in full. Including the \$40 million up-front contribution, Team payments total \$220 million over the 30 year period
\$214	State-issued, tax exempt revenue bonds (2 series, senior insured & subordinate)	City/3% citywide meal & on-sale liquor tax beginning in 2005, plus parking surcharge revenue beginning when stadium opens in 2008
\$46	State-issued, tax exempt revenue bonds (2 series, senior insured & subordinate)	Core Metro region/ 2.7% rental car tax in Ramsey & Hennepin Counties only, beginning in 2006
\$30	Private placement bonds	City/Future inflationary growth in city 3% meal & onsale liquor tax receipts
\$4	Private placement bonds	Core Metro region/Remaining revenue from 2.7% car rental tax in Ramsey & Hennepin Counties
\$6	Cash	Metropolitan Sports Facilities Commission/From available cash reserves

Total: \$520 million in construction proceeds

Saint Paul's Landmark Center was designated a National Historic Monument and reopened to the public in 1978. Today, Landmark Center serves as a cultural center for music, dance, theater, exhibitions, public forums, and special events. It anchors the north end of Rice Park, Saint Paul's renowned urban square.



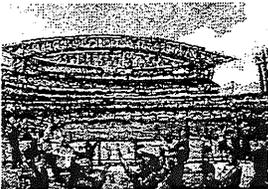
Twins Gateway Ballpark Proposal

Saint Paul

Notes on financing sources:

1. 3% citywide restaurant meal and on-sale liquor tax is estimated to yield \$13.5 million/year (including sales in and adjacent to the new ballpark) by the year it opens in 2008. Tax would be imposed beginning 1/1/05.
2. Parking surcharge is estimated to generate \$2.7 million annually, implemented beginning in 2008.
3. A car rental tax imposed in Ramsey and Hennepin counties only at a rate of 2.7% is estimated to generate \$3.8 million annually, beginning 1/1/06. The current statewide 6.2% car rental tax has been repealed effective 1/1/06.¹ This proposal would allow the tax to expire everywhere outside Ramsey and Hennepin counties, and permit the current tax to be reduced by more than half in the two Core Metro counties.
4. New state legislation will be necessary to authorize the taxes and surcharges above.
5. It is critical from a financial efficiency standpoint that the proposed revenue bonds are tax-exempt. If necessary to ensure the tax-exempt status of this debt, an issuer other than the State could be explored.
6. State loan for stadium construction is proposed as follows:
 - A. State of Minnesota makes a \$180 million zero interest loan to the City for stadium construction.
 - B. The Team agrees to make lease payments to the City totaling \$180 million, starting in 2008 at approximately \$4 million and increasing over 30 years to \$9 million annually. The Team would further agree to satisfy any other security requirements required by the State. (At a 5% discount rate, the present value of the Team rent payment schedule is \$80 million.)
 - C. The City agrees to pass on Team rent payments collected to repay the State loan.

¹(2001 First Special Session Laws, Ch. 5, Art. 12, Sec. 95).



Twins Gateway Ballpark Proposal

Saint Paul

Private Investment

Team investment: \$120 million (net present value at 5%): \$40 million cash; \$80 million via 30 year lease payment stream, totaling \$180 million.

Other private investment: \$34 million via purchase of private placement bonds as described above.

Total team and private investment: \$154 million (net present value)

Public Investment

City investment: \$214 million via state-issued revenue bonds, backed by a State-authorized Citywide 3% meal and on-sale liquor tax and ballpark event parking surcharge revenues.

Core Metro investment: \$44 million via state-issued revenue bonds backed by a State-authorized 2.7% car rental tax in Ramsey and Hennepin counties.

Metropolitan Sports Facilities Commission investment: \$6 million from existing reserves.

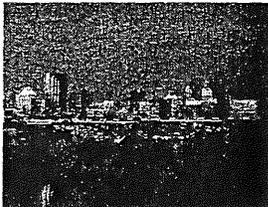
State investment: \$100 million (net present value at 5%) via a \$180 million 30 year zero interest loan to City for stadium construction, with principal to be repaid entirely from Team lease payments; any additional security or credit enhancement required by the State to be provided by the Team

Total public investment: \$366 million (Net Present Value)

Uses:

Type	Amount (in millions)	Comments
Land assembly	\$35 to \$45	Includes land acquisition, relocation/replacement, demolition & environmental work
Infrastructure	\$35 to \$45	Includes realignment of 5th & 6th Streets, pedestrian walkways, improved signage, traffic signals, & utility relocation
Ballpark Construction - Hard & Soft Costs	\$430 to \$450	

The City of Saint Paul, Division of Parks and Recreation has facilities at over 160 parks and open spaces, 41 recreation centers, three 18 hole golf courses, 24 bicycle and pedestrian paths, one indoor pool and two outdoor pools, a public beach and sports facilities. They are a leader in youth and adult recreation and athletic programs.



Total Project Uses: \$520 million

Twins Gateway Ballpark Proposal

Saint Paul

Notes on Financing Uses:

1. Expenditures for construction materials are assumed to be exempt from state and city sales taxes, consistent with the construction of other comparable public facilities, including the Xcel Energy Center.
2. The City will assume the risk of overruns associated with site acquisition, relocation, demolition, environmental and infrastructure costs.
3. The Twins will assume the risk of overruns associated with hard and soft ballpark construction costs.
4. The allocation of total project financing between ballpark construction and remaining site delivery costs will be determined in the development agreement/lease between the City and the Twins.
5. If ballpark project costs are significantly reduced, the City and Twins participation/State loan should be reduced commensurately.

Ownership and Management

The stadium is envisioned to be owned by the City. The terms of the financing, ownership and management will be incorporated into a development agreement and lease between the Twins and City, and a loan agreement among the State, Twins, and City. The land and building will be exempt from state and local property taxes.

In addition to scheduled annual lease payments to the City that repay the State's loan, the Twins will be entirely responsible for annual operating and maintenance costs, including annually funding a reserve for long-term capital maintenance and improvements. No additional public funding will be provided for any form of ballpark operations, maintenance, or improvements.

The Twins will have full control over the ballpark facility at all times. The Twins will retain all revenues generated within the ballpark. The Twins will be expected to work in partnership with the City and other downtown sports, entertainment, cultural and other destinations to coordinate marketing and promotional activities, to maximize visitors and spending in Saint Paul and coordinate event scheduling. Any additional conditions desired by the State would be incorporated into the loan agreement.

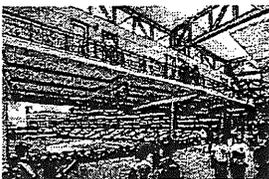
Xcel Energy Center is a one-of-a-kind multi-purpose sports and entertainment facility located in the heart of downtown Saint Paul. Situated on a six-acre site, encompassing 650,000 square feet, Xcel Energy Center is part of the RiverCentre Convention Center Complex, which also includes the adjacent Roy Wilkins Auditorium and Touchstone Energy Place.



Twins Gateway Ballpark Proposal

Saint Paul

The plan of finance is based on the efficiency of tax-exempt bonding to generate the maximum construction proceeds from the available revenue streams. The proposal assumes that the ballpark ownership, bond issuer, and state loan components can be designed to preserve the tax-exempt status for all bonds to be issued. In the event that the public bond issuer and/or ballpark owner must be modified to ensure tax-exempt status for bonds, the proposal will be modified accordingly.



Twins Gateway Ballpark Proposal

Saint Paul

Section III — Local Government and Community Support

Council File # 04-26

SUBSTITUTE - Jan. 14, 2004

Green Sheet # 100673

RESOLUTION CITY OF SAINT PAUL, MINNESOTA

7-0

Presented by

[Signature]

Referred To

Committee Date

1 WHEREAS, the City of Saint Paul is likely to benefit by the construction of a new baseball stadium within the
2 City of Saint Paul;

3 NOW, THEREFORE, BE IT RESOLVED that the Saint Paul City Council acknowledges that the Mayor's
4 Administration will be submitting an initial proposal to the Governor's Stadium Screening Committee that
5 outlines a possible location and financing package to build a major league baseball stadium in St. Paul; and

6 BE IT FURTHER RESOLVED, that Council Research and the appropriate city staff are hereby directed to
7 monitor the various stadium proposals and related legislative initiatives so that prior to the third state legislative
8 deadline the City Council will have sufficient information and analysis upon which to consider a resolution that
9 clearly establishes parameters for financing and provides specific public policy direction to the Mayor and city
10 staff prior to the final passage of the stadium legislation by the Minnesota Legislature; and

11
12 BE IT FINALLY RESOLVED, that the Saint Paul City Council encourages the Governor, the Legislature, the
13 Mayor, the Twins and other interested parties to consider options for building a baseball stadium that minimizes
14 risk to the taxpayers, limits the level of public subsidy (particularly for the host community) and that promotes
15 multi-jurisdictional participation to benefit the entire metro region and the State of Minnesota

	Yeas	Nays	Absent
16	Benanav ✓		
17	Bostrom ✓		
18	Harris ✓		
19	Helgen ✓		
20	Lantry ✓		
21	Montgomery ✓		
22	Thune ✓		
	7	0	0

Requested by Department of:

By: _____

Form Approved by City Attorney

By: _____

Approved by Mayor for Submission to Council

By: _____

23 Adopted by Council: Date *January 14, 2004*

24 Adoption Certified by Council Secretary

25 By: *Mary E. Nickson*

26 Approved by Mayor: Date *1-15-2004*

27 By: *Randy C. Kelly*

**REQUIRED COVERSHEET FOR SUBMISSION OF INFORMATION
FOR A STADIUM PROPOSAL**

Identify the Respondent by providing the names and addresses of each individual and/or entity participating in this submission:

Anoka County
2100 3rd Ave
Anoka, MN 55303

City of Blaine
10801 Town Square Drive
Blaine, MN 55449

If the one of the entities listed above is a governmental entity formed under a joint powers agreement or an entity or organization which includes more than one public or private entity, please identify all of the entities or organizations which are members or participants of the Respondent:

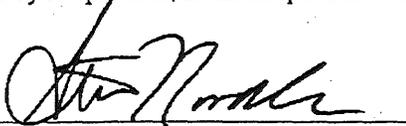
Anoka County and the City of Blaine

This submission includes a proposal for a:

- Baseball Stadium
- Football Stadium
- Combined Facilities

CERTIFICATION AND WAIVER

The Respondent acknowledges that the submissions and the information contained therein are not confidential and all of the information contained in the submissions or provided to the stadium screening committee may be given to the public, to members of the Pawlenty Administration and/or to other persons or entities as deemed appropriate by the Screening Committee or the Administration. Respondent affirmatively states that it has the legal right to submit the enclosed information to the Screening Committee without any restriction on the Screening Committee's future disclosure or use of the information. Respondent waives any copyright or any other claim of propriety, right of control, or limitation of use in relation to the information submitted. Respondent further agrees to hold the members of the Screening Committee, the State of Minnesota, its agents and employees, harmless from any and all claims or lawsuits that may arise from the Respondent's activities related to its submission, including any claim for negligence, breach of contract, or any other claims alleging wrongful acts or omissions by Respondent, or the Respondent's independent contractors, agents, employees or officers.


Respondent

By Steven Novak

Its Governmental Services Division Manager

PROJECT OVERVIEW

Anoka County and the City of Blaine are developing a master planned community that promotes environmental stewardship, fosters a strong civic character and that is centered around mixed-use development anchored by a new stadium for the Minnesota Vikings.

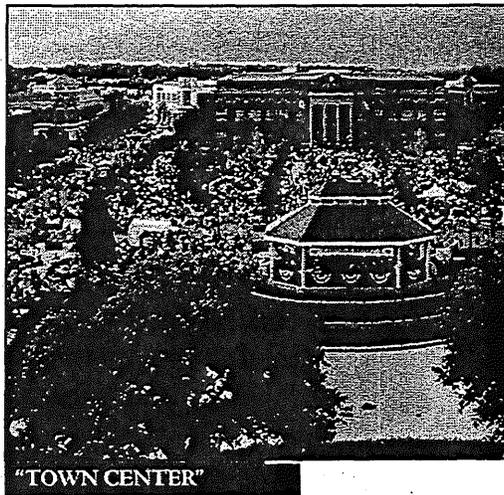
.....This Place is *The Preserve at Rice Creek*

The Preserve at Rice Creek is a 740 acre "town center" development that merges the requirements of a professional football stadium with corporate, healthcare, residential, retail and conservancy uses to create a dynamic master planned community in the heart of Anoka County.

The primary anchor is The Minnesota Sports and Entertainment Center, an 80 acre development that will be active 365 days-a year. Our vision for a new Vikings stadium includes an integrated program of uses designed to enhance revenue and year-round use of the facility. By taking advantage of many lessons learned from Lambeau Field and Ford Field, this stadium will establish a new benchmark for professional sports facilities.

The officials of Anoka County and the City of Blaine have demonstrated a commitment to this vision by establishing a Finance Plan that is grounded in a philosophy of leveraging private capital investment.

This Finance Plan operates on the theory of maximizing the fiscal and economic impacts to the local communities as the means of realizing a return on the investment of public capital. The returns are optimized by creating a development plan that allows core stadium infrastructure to be utilized on a year-round basis.



The Preserve at Rice Creek offers the added advantage of capitalizing on existing infrastructure at the National Sports Center and Tournament Players Club

(TPC) of the Twin Cities to attain important infrastructure, operational and marketing efficiencies. The natural synergies that exist between these facilities provides Minnesotans with an opportunity to create a national destination that becomes the focal point for professional and amateur sports, family entertainment and a wide array of community interests. Anoka County will become center stage for activities ranging from amateur sporting events, to Viking football, family shows, NCAA tournaments and possibly a Superbowl.

PROJECT OVERVIEW

The Preserve at Rice Creek requires a bold master plan, a commitment to the future, and a partnership between public and private interests. To realize this vision, the elected officials of Anoka County and the City of Blaine have established a development plan for the project centered on 10 guiding principles:

VISION FOR THE FUTURE

Anoka County and the City of Blaine are committed to the vision of The Minnesota Sports and Entertainment Center and The Preserve at Rice Creek as vibrant community projects that provide the maximum return on investment to their communities and the State of Minnesota.

CREATE PUBLIC - PRIVATE PARTNERSHIP

The cornerstone of the Finance Plan is the ability to leverage the capital required to build a professional sports stadium and foster other economic growth in the region through the creation of jobs, tourism, expanded tax base and planned environmental stewardship. The realization of this vision is dependent upon the formation of strong partnerships between the State of Minnesota, Anoka County, the City of Blaine, the Minnesota Vikings and private development interests.

BUILD COMMUNITY SUPPORT

Anoka County and the City of Blaine have demonstrated the leadership necessary to make this project a reality. With the support of local business and community leaders, Anoka County and the City of Blaine have adopted resolutions demonstrating their strong commitment to the project (Included in Section IV).

OPTIMIZE CONNECTIVITY

Leveraging the value of real estate and deriving a benefit from the connection of uses are driving principles of the plan. The plan creates an environment of shared infrastructure and shared investment. The most successful recent sports and public assembly projects have capitalized on this same philosophy. Lambeau Field, for instance, has transformed itself into a year-round destination and a top tourism attraction in the region.

Private capital investment is the cornerstone of the financing structure and the key element of this public-private partnership.

EMBRACE MIXED-USE

Supporting the integration of mixed land uses within master planned developments has become a critical element of achieving stronger community assets. The Preserve at Rice Creek is a model for mixed-use development in the region. It presents an opportunity to bridge dynamic uses ranging from stadium, corporate office, retail, residential, healthcare and environmental conservancy within the framework of a master planned community that will create diversity in the income streams, and balanced risk among the public and private investments.

PROJECT OVERVIEW

A PEDESTRIAN ENVIRONMENT

The master plan includes 5 developments interwoven within more than 250 acres of restored wetlands. In addition to roadways, the developments are planned to be connected by a trail system designed to encourage pedestrian movement between the stadium, commercial, retail and residential areas.

Success in "place-making" lies in configuring public spaces and buildings to allow an interconnection between them in a way that facilitates and encourages human activity and interaction. Every detail of our master plan is being guided by a strong focus on enhancing public spaces.

ENVIRONMENTAL STEWARDSHIP

The Preserve at Rice Creek promotes respect for the environment and allows its residents to experience the strong connection between the land and the community. Through the enhancement of the natural features of the watershed, The Preserve at Rice Creek master plan offers a meaningful connection between wetland restoration and the built environment. The Preserve at Rice Creek is planned as a model for wetland and prairie restoration in the State of Minnesota.

LEVERAGE INFRASTRUCTURE

The relationship between The Preserve at Rice Creek, The Minnesota Sports and Entertainment Center, the National Sports Center and The TPC of the Twin Cities provides a unique competitive advantage and

allows Minnesota the greatest opportunity to capitalize on existing infrastructure in support of the stadium. The location also offers the additional advantage that only modest improvements of infrastructure (e.g. roads, parking, etc.) are necessary beyond what is needed to support the mixed-use elements of The Preserve at Rice Creek, which are being financed by private investment.

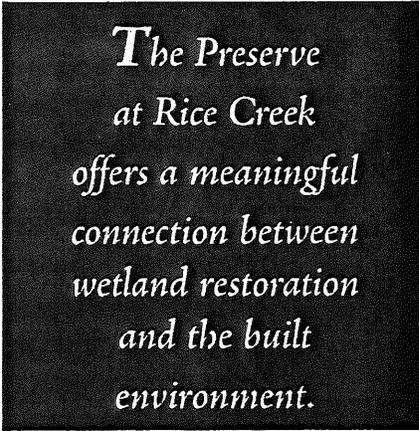
FISCAL RESULTS

Public investment must yield prudent fiscal results. Elected Officials in Anoka County and the City of Blaine have determined that the most effective means of realizing this important objective is through leveraged private investment of capital. The Finance Plan established for The Preserve at Rice Creek and The Minnesota Sports and Entertainment Center (Included in Section III) was adopted by local officials on

January 14th and 15th of 2004. This plan concentrates more than 70% of the project financing requirements on an economic development strategy centered on private investment.

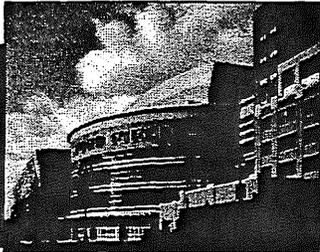
QUALITY OF LIFE

Professional sports enhance community identity, pride and the quality of life for all Minnesotans. The State of Minnesota can be proud to host major league sports teams. Anoka County and the City of Blaine have offered the people of Minnesota an opportunity to keep the Minnesota Vikings in Minnesota as well as enhance economic development, create jobs, encourage tourism, and expand the tax base for the State and region.



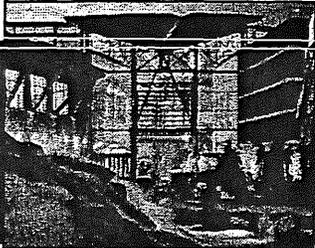
*The Preserve
at Rice Creek
offers a meaningful
connection between
wetland restoration
and the built
environment.*

PROJECT OVERVIEW



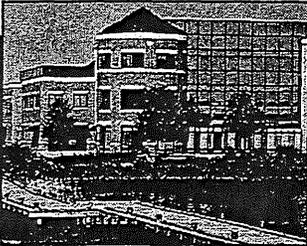
MINNESOTA SPORTS AND ENTERTAINMENT CENTER

- 70,000 Seat Fixed-Roof Professional Football Stadium
- Minnesota Vikings Headquarters and Training Facility
- 300,000 Square Foot Health, Fitness and Wellness Center
- 200 Room Business Class Hotel
- 100,000 Square Feet of Themed Retail



THE SHOPS AT THE PRESERVE

- 300,000 Square Foot Retail and Entertainment "Town Center"
- 200,000 Square Foot Power Center
- 150,000 Square Foot Lifestyle Retail Center
- 3 Public Plazas and Pedestrian Corridor
- A Music Amphitheater



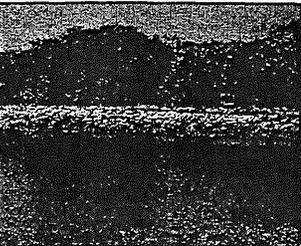
THE CORPORATE CENTER AT THE PRESERVE

- 500,000 Square Feet of Corporate Office
- 700,000 Square Feet of Commercial Flex Space
- Build-To-Suit Corporate Headquarters Facilities



RESIDENCES AT THE PRESERVE AT RICE CREEK

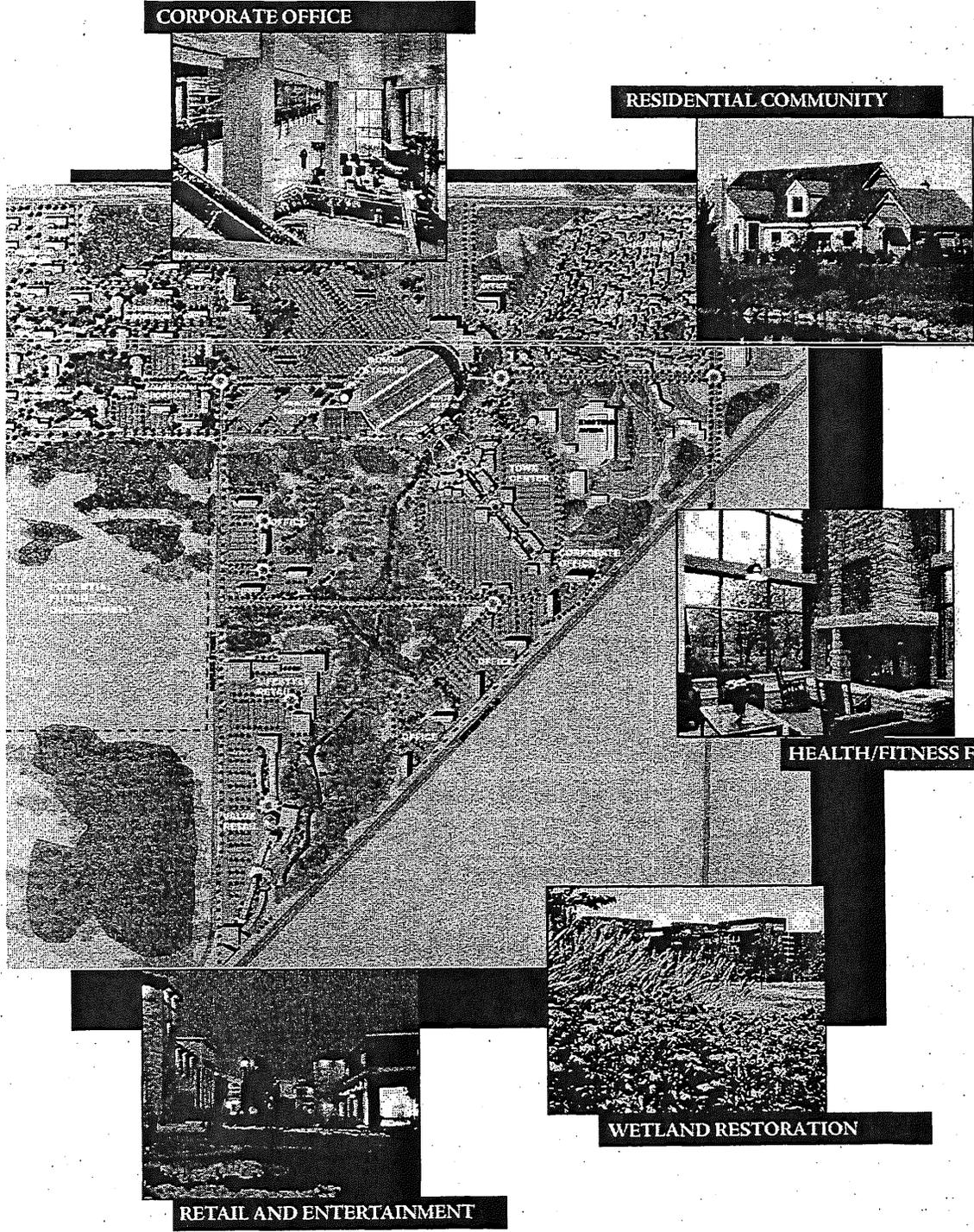
- 200 Units of Upscale Townhouse Development



RICE CREEK CONSERVANCY

- 250 Acres of Natural Wetlands Reserve
- Public Biking, Hiking and Running Trails Around Conservancy

PROJECT OVERVIEW



PROJECT SITE

Anchored by the Minnesota Sports and Entertainment Center, The Preserve at Rice Creek creates a dynamic master planned community focused on sports, commerce, conservancy, health, wellness and family entertainment.

A. LOCATION / SIZE

The site is located in Anoka County, comprised of 21 municipalities, with the City of Blaine being one of the fastest growing in the metro area. In the past decade, Anoka County has grown at a rate almost twice that of the rest of the State. Substantial growth in the area is projected to continue over the next 20 years.

By completing a market study of three available sites, Anoka County and the City of Blaine have selected a 740 acre site located along Interstate 35W north of U.S. Highway 10, as the one offering the best possible economic return for the county. The site area is indicated in Figure 2.1 and is bounded by 109th Avenue on the North, Lexington Avenue on the East, Interstate 35W on the South and Naples Street on the West, the site is less than 20 miles from downtown Minneapolis and St. Paul, with easy access from the regional highway system.

The master plan is located on a "green field" site which is

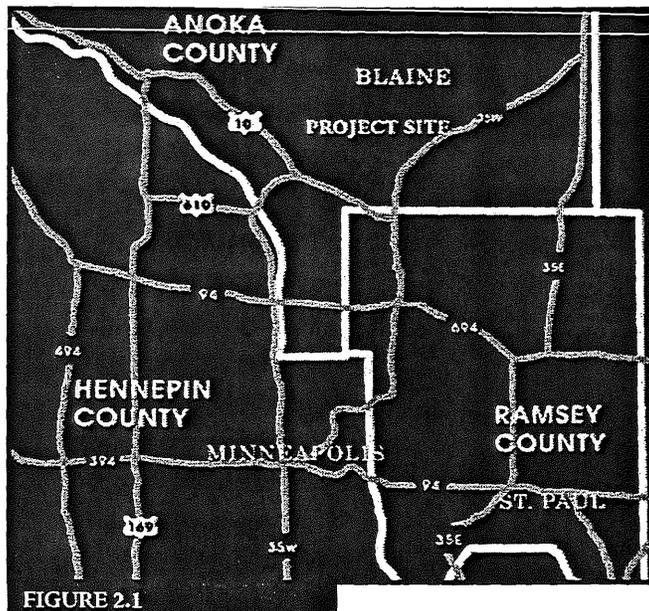
open, developable land that includes more than 250 acres of restored wetlands. Aveda's corporate headquarters is

located on-site and will remain as an anchor corporation located in The Preserve at Rice Creek.

Figure 2.3 on page 8 illustrates the location of the site in relation to other points of interest in the metro area. The proximity to these other local destinations is an important point to

emphasize, and they include: The National Sports Center, The Anoka County Janes Field Airport and The TPC of the Twin Cities.

The proximity of the airport is an advantage for regional visitors who may come to the stadium for games or events. The proximity of all three developments is another unique advantage of this site because parking, roadways and other infrastructure that are already built to support these sites can be shared by the stadium, thereby creating both cost and operational efficiencies between these event facilities and within the community.



PROJECT SITE

B. ACCESSIBILITY

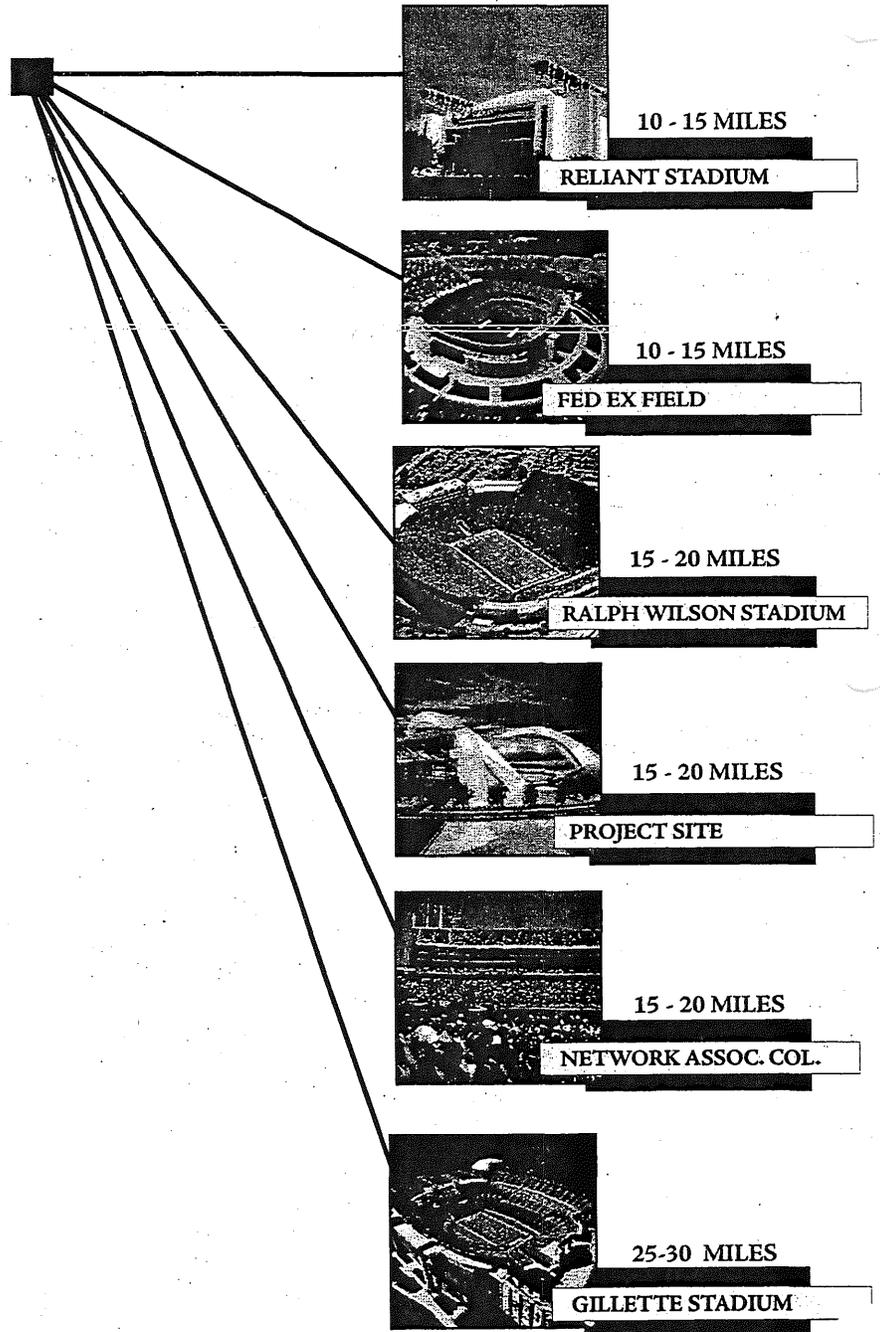
Adjacent to Interstate 35W, the site is between two recently reconstructed interchanges at Lexington Avenue and 95th Avenue. With minor improvements, these interchanges have adequate capacity to support the traffic demands of the site.

Radisson Road/95th Avenue has been widened to a 4 lane divided roadway in the last two years. Lexington Avenue is currently under contract to be widened to 4 lanes with provisions to expand to 6 lanes. The widening of 109th Avenue between Central Avenue and Radisson Road is currently planned for 2006. The Preliminary Traffic Analysis contemplates other improvements.

Located approximately 20 miles from both downtown Minneapolis and St. Paul, the project is easily accessible by major roadways. Figure 2.2 provides an illustration of the distance between the downtown Minneapolis and St. Paul city centers in comparison to the travel distances in other NFL cities with Stadiums in outlying metro locations. As demonstrated by the graph the site is comparable in distance to many successful stadiums in the NFL.

Figure 2.3 on the following page illustrates the primary and secondary access routes planned for use during peak demand periods. The map also highlights the adjacent facilities of the National Sports Center, The TPC of the Twin Cities and the Anoka County Janes Field Airport.

FIGURE 2.2



PROJECT SITE

C. PARKING / INFRASTRUCTURE

By utilizing the concept of shared parking, the Parking Management Plan (PMP) meets the requirements of the stadium and maximizes the use in off-peak periods.

The PMP identifies parking areas within The Preserve at Rice Creek as well as nearby parking at the National Sports Center and the 95th Avenue Park-and-Ride facility. A total of 22,900 surface parking stalls are available on-site. An additional 5,818 surface parking stalls are available at off-site facilities for a total parking inventory of 28,718 spaces. The estimated peak demand parking requirement is 25,600 parking stalls.

Another benefit of the project site that cannot be measured monetarily is the opportunity this site offers the fans of the Minnesota Vikings and other teams that play at the facility to revive the tailgating tradition in parking lots around the site.

D. TRANSIT CONNECTIONS

The site is located on regular and express transit routes. Service is available via Metro Transit bus service and the Anoka County Traveler bus service. Northstar Commuter Rail will connect to existing bus service, allowing an effective regional transit link to The Preserve at Rice Creek. Express bus service will also be scheduled from various selected parking areas throughout the Metro

area. These express buses would follow the State Fair model. Between express and charter buses, there could be some 200 buses employed on game day. Figure 2.3 provides an overview of arterial corridors that would be used during stadium events to provide efficient access and service to the site by express and charter buses.



FIGURE 2.3

PROJECT SITE

E. STADIUM DEVELOPMENT

Historically, stadiums in the NFL have been funded with a high concentration of public money. More recently, public funding constraints and demands for "local revenue" have caused many teams and municipalities to pursue economic development strategies as catalysts to stadium development initiatives.

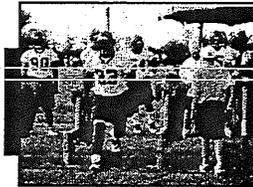
Lambeau Field in Green Bay, Wisconsin and Ford Field in Detroit, Michigan are two of the best examples of this trend to integrate economic development as a core strategy to stadium financing. Ford Field integrates a domed stadium with a 1.0 million square foot mixed-use development that includes hotel, retail and office uses. Lambeau Field's renovation included the addition of Titledown -- a regional Packer themed destination that is quickly becoming Wisconsin's number one tourist attraction.

The Minnesota Sports and Entertainment Center will include 7 core program elements as outlined on pages 9-10. Each program element is designed to operate independently, but the integration of these uses offers the ability to leverage core stadium infrastructure to drive heightened revenue 365 days-a-year.

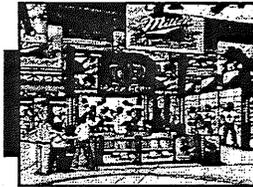
MINNESOTA SPORTS AND ENTERTAINMENT CENTER



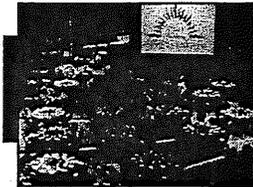
A 70,000 seat domed stadium designed to NFL program requirements.



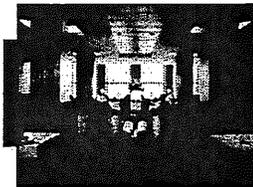
A 100,000 square foot training complex and the corporate offices of the Minnesota Vikings.



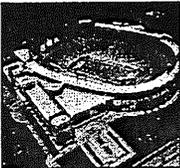
A themed entertainment attraction (Valhalla) will be built around the history and tradition of the Minnesota Vikings.



The stadium club and premium seating (suites) transitions to more than 100,000 square feet of conferencing facilities.



A 200-room business class hotel.



LAMBEAU FIELD

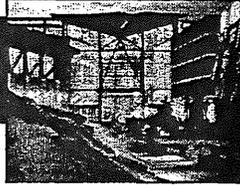
The Lambeau Field Atrium is truly going to fulfill its promise as a year-around destination for visitors from outside the county.

- Green Bay Press Gazette, Jan. 11, 2004

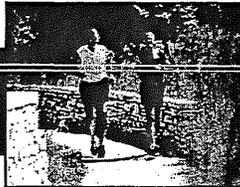
PROJECT SITE

MINNESOTA SPORTS AND ENTERTAINMENT CENTER

Themed retail will be located around a central plaza that will transition into a fan zone during ticketed events.



More than 300,000 square feet of state-of-the-art healthcare, fitness and wellness facilities.

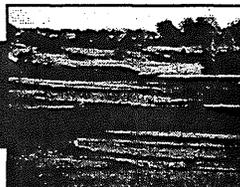


EXISTING SPORTS AND ENTERTAINMENT FACILITIES

The National Sports Center is one of the largest amateur sports complexes in the world with soccer, golf, cycling, ice sports and track and field.



The TPC of the Twin Cities is a PGA championship golf course development located within one mile of the site.



F. COMBINED LOCATION

The master plan for The Preserve at Rice Creek is built around The Minnesota Sports and Entertainment Center as the anchor to the development. A new stadium for the Minnesota Vikings is the centerpiece of the sports center and the focal point of our local financial participation.

The site could also accommodate the requirements of a Major League Baseball facility. However, the efforts of Anoka County and the City of Blaine are geared toward a stadium for the Minnesota Vikings. It is believed that such a Vikings facility could also address the requirements of the University of Minnesota until such time as it achieves its on-campus stadium.

Additionally, the site would be an excellent location for a national soccer team and facility given that the City of Blaine is now recognized as a leading U.S. soccer community.

Finally, perhaps the greatest opportunity in the State of Minnesota to capitalize on shared infrastructure exists in Anoka County. The National Sports Center and The TPC of the Twin Cities offer exciting opportunities to capitalize on existing infrastructure located within 1 mile of the site.

FORD FIELD

Our investment in Ford Field has been the catalyst to the expansion of the theater district, stores and restaurants in the area.

- William Clay Ford Jr., May 5, 2003



PROJECT FINANCE

Funding for a new Minnesota Vikings stadium at The Preserve at Rice Creek is driven by an investment strategy to leverage private capital. Local officials have adopted a Finance Plan that uses local funding for the stadium as a catalyst to achieve measurable economic returns to the community.

A. SOURCES AND USES OF FUNDS

The fundamental premise upon which the master plan has been conceived is the commitment by local officials to realize financial, economic and fiscal impacts from development of the site. This plan is structured to provide the potential for benefits nearly five times greater than what could be realized under current land use plans. Figure 3.1 demonstrates the total estimated fiscal impact to be generated

from The Preserve at Rice Creek. The key element of this plan is that a dominant portion of these fiscal impacts represent "new" dollars generated in the local community versus "displaced" dollars from within the region.

Achieving the fiscal benefits illustrated in Figure 3.1 requires the long term commitment of the local community and a platform to attract private capital to build the necessary infrastructure needed to support the development plan. The ability to attract private capital is

the primary motivation for both Anoka County and the City of Blaine to participate in the financing of a new stadium for the Minnesota Vikings.

The new stadium is viewed as a catalyst for the development plan at The Preserve at Rice Creek. The stadium will serve as a magnet to attract private development.

Our approach is unique and guided by a determination of what level of stadium

investment can be supported through local revenue and fiscal impacts. The primary purpose of our Finance Plan is to provide a measure of the efficiency and the threshold for local investment in stadium infrastructure. Efficiency is the critical measurement because it defines the level and type of investment that can be justified given the total fiscal and economic return to the communities. Through this measure, a benchmark investment of public funds has been established and supported by Anoka County and the City of Blaine.

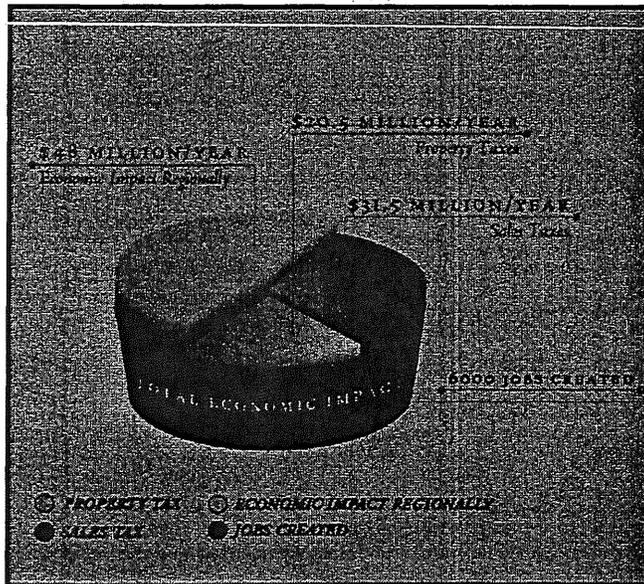


FIGURE 3.1

PROJECT FINANCE

The Finance Plan is based on a balanced strategy to leverage public investment to attract an exponentially greater investment of private capital. Figure 3.2 demonstrates the economics of the Finance Plan for The Preserve at Rice Creek.

The total budget for all phases of development at The Preserve at Rice Creek includes the costs to develop a new fixed roof stadium at The Minnesota Sports and Entertainment Center.

It is estimated that the average cost for a new NFL stadium will likely range from \$475 - \$650 million. The actual costs will ultimately be determined by a wide range of factors that are beyond the scope of this Proposal. Anoka County and the City of Blaine have committed to fund up to \$240 million of the stadium project costs.

While it is not the intent of the local communities to pre-suppose the terms related to securing the balance of the funding required, it is assumed that the Minnesota Vikings, the State of Minnesota and the host communities will enter into negotiations to determine the total sources of funding required for the stadium and the necessary commitments by each party.

B. PRIVATE INVESTMENT

Private investment is the underpinning of the Finance Plan. The Investment of private capital at The Preserve at Rice Creek is estimated to exceed \$1.1 billion, nearly 3.5:1 that of the initial public funding required.

Several unique sources of private capital are included in the Finance Plan:

Developer Equity

The plan is based on private development interests providing an equity contribution to the stadium project in return for the development rights to the site.

Anoka County and the City of Blaine have engaged a joint venture between Hammes Company

and Kraus Anderson as primary developer of The Preserve at Rice Creek. The developer will coordinate the private development and contribute equity to secure development rights.

Conservancy Easement

The program allows for the establishment of a tax-shelter that can be "sold" as a means to secure contributions of private funds.

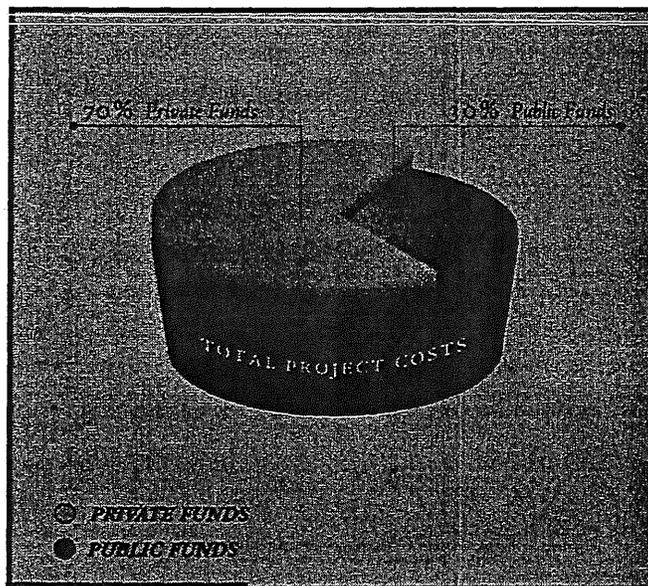


FIGURE 3.2

PROJECT FINANCE

Sponsorship Values

The creation of an integrated mixed-use and destination development anchored by a sports facility affords opportunities to capture heightened sponsorship revenues.

Stadium Infrastructure

Private funding is under consideration as a means to build and operate a district utility plant to be shared among all uses within The Preserve at Rice Creek. This shared infrastructure will result in a reduced capital requirement for the stadium.

C. PUBLIC INVESTMENT

The Finance Plan adopted by Anoka County and the City of Blaine commits up to \$240 million to the plans for construction of a stadium at The Preserve at Rice Creek.

Resolutions were adopted by the Anoka County Board of Commissioners on January 15, 2004 and the Blaine City Council on January 14, 2004. These Resolutions show the commitment of the host communities to support the Finance Plan established for The Preserve at Rice Creek, including a new stadium. The adopted resolutions are subject to the State of Minnesota legislature adopting the proper enabling legislation in a timely manner consistent with the requirements of the Finance Plan.

The Finance Plan requires specific enabling legislation from the Minnesota legislature. In the following sections, the term "local authority" shall mean Anoka County, the City of Blaine or the Stadium Commission.

Several fundamental provisions must be included in any such enabling legislation, including:

Stadium Commission

The legislation would authorize Anoka County to establish a Stadium Commission to foster and promote sports, fitness and family entertainment developments that support the growth of mixed-uses within the local municipality. A Stadium Commission would have the authority to issue tax exempt revenue bonds for the purpose of making public improvements. This legislation would grant the Anoka County Board of Commissioners the authority to implement, by resolution, a sales and use tax of no more than 0.75%.

The Department of Revenue would distribute all of the sales and use taxes so implemented to the Stadium Commission. The legislation must provide for dedication of the taxes or fees, after payment and collection of administrative expenses, to payment of principal and interest on bonds issued by the local authority. These revenues could also be used to support operations and maintenance costs of the facilities.

The local authority would have additional power to implement, by resolution, a food and beverage tax at a rate of no more than 5.00% on the gross receipts within the local municipality, a parking tax or surcharge per event within the stadium district area shown on Figure 3.3, a lodging tax at a rate of no more than 5.00% of the gross receipts and a ticket tax or surcharge. The legislation must provide for dedication of the taxes or fees after payment and collection of administrative expenses to payment of principal and interest on bonds issued by the local authority.

PROJECT FINANCE

Property and Business Improvement District

The Property and Business Improvement District ("PBID") legislation would authorize the local authority to form a property and business improvement district that may levy assessments on the businesses in the PBID and retain all sales, use and property taxes within the PBID for the purpose of making public improvements and promoting activities beneficial to the District and local municipalities.

The legislation would provide that the Department of Revenue distribute all of the sales, use and property taxes reported within the PBID to the Stadium Commission for its use or distribution to local municipalities. Any levy made on a business within the PBID must be for the purpose of public improvements, operations and

maintenance within the PBID. The bill would provide the power for the local municipality to determine, by resolution, that bonds should be issued for the purpose of financing public improvements within a PBID. The bonds would be issued as tax exempt obligations for income tax purposes.

Tax Increment Financing

The City of Blaine must be granted the authority to establish a tax increment financing (TIF) district in accordance with the provisions of Minnesota Statutes.

Additionally, the District must allow for capture of all program elements currently outlined within the master plan.

D. OWNERSHIP AND MANAGEMENT

The legislation described above would be structured to create a Stadium Commission that is a quasi-governmental unit, that is a body corporate and politic,

that is separate and distinct from, and independent of, the State of Minnesota and the political subdivisions within its jurisdiction, that has the powers as defined by the legislation and as are generally described below.

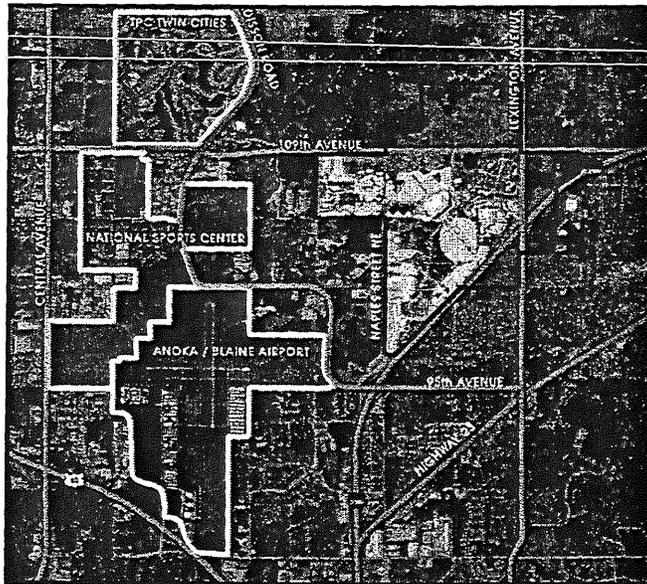


FIGURE 3.3

Creation and Organization

The Stadium District shall be governed by a Stadium Commission. The Stadium Commission shall consist of three (3) persons appointed by the chief elected official of Anoka County, one (1) person appointed by the chief elected official of the City of Blaine, and one (1) person appointed by the Governor of the State of Minnesota.

Powers of the Stadium Commission

The Stadium Commission shall be granted powers necessary or convenient to carry out the purposes and

PROJECT FINANCE

provisions of the enabling legislation. The Stadium Commission will build, own and operate the Stadium. The Stadium Commission, among other responsibilities, shall have the authority to do the following:

1. Adopt bylaws to govern Stadium Commission activities.
2. Acquire, construct, equip, improve, operate and/or manage certain public improvements in the Stadium District as revenue generating enterprises, or engage other parties to assume these responsibilities.
3. Acquire, lease, as lessor or lessee, transfer, convey, use or accept transfers of property.
4. Improve, maintain and repair property, and fund reserves for maintenance, depreciation, capital reserves and working capital.
5. Enter into contracts subject to such standards as may be determined by the Stadium Commission board.
6. Mortgage, pledge or otherwise encumber property of the Stadium Commission.
7. Issue revenue bonds and enter into agreements for the insurance of bonds and related transactions.
8. Establish and collect fees or other charges for the right to purchase admission to events in the stadium and stadium district.
9. Create and implement, by adoption of resolution, certain taxes and fees provided for in the enabling legislation.
10. Enter into partnerships, joint ventures, common ownership and other agreements with other parties to further the Stadium Commission's purposes.
11. Collect and administer all funds under control of the Stadium Commission including without limitation, sales and use taxes, property taxes, ticket surcharge, etc.

LOCAL GOVERNMENT AND COMMUNITY SUPPORT

The Anoka County Board of Commissioners and the Blaine City Council have demonstrated significant support and a commitment to develop the Minnesota Sports and Entertainment Center as evidenced by the enclosed resolutions that were adopted by each body in January 2004.

The Anoka County Board of Commissioners and the Blaine City Council have adopted, by resolution, on January 14th - 15th of 2004, a Finance Plan for the Minnesota Sports and Entertainment Center. Signed copies of each resolution are included in this Section IV of the Proposal. Included in these resolutions is the intent of local government to proceed in accordance with the Finance Plan, once the enabling legislation is secured with the State of Minnesota in a timely manner.

Local community and business support for The Preserve at Rice Creek, including the Minnesota Sports and Entertainment Center, has been outstanding. Few communities could harness the support of business and community leaders, governmental and civic interests to build consensus for a project of this magnitude.

The National Sports Center and The TPC of the Twin Cities offer perhaps the best testimony of the community's ability to build and operate successful projects of this magnitude. The success of the National Sports Center and The TPC of the Twin Cities in becoming national destinations demonstrates the capabilities of civic leaders in the community.

In addition, the Anoka County Housing and Redevelopment Authority and the City of Blaine

Economic Development Authority provided funding for the development of this Proposal.

The following organizations have expressed their support for the project:

Anoka Area Chamber of Commerce
Anoka County Economic Development Partnership
Building Trades
Connexus Energy
Forest Lake Chamber of Commerce
Ham Lake Chamber of Commerce
Minneapolis Metro North Convention and Visitors Bureau
MetroNorth Chamber of Commerce
North Metro Realtors Association
Twin Cities North Chamber of Commerce

Many individuals and businesses have worked in support of this Proposal including nearly 50 community leaders known as the "Anoka County Ambassadors."

Disclaimer: The materials contained in this Proposal are prepared solely for the purpose of allowing Anoka County and the City of Blaine to plan for the Project. It should be noted, that these projections were prepared in accordance with the requirements of the Proposal and no warranties or representations are made by any parties involved in compiling this Proposal as to the accuracy or completeness of the information. Parties reviewing this Proposal should make their own investigations and conclusions without reliance upon material contained herein.

CITY OF BLAINE

RESOLUTION NO. 04-10

**APPROVING A MAJOR FACILITY DEVELOPMENT PLAN
TO INCLUDE A VIKINGS STADIUM IN THE CITY OF BLAINE
AND AUTHORIZING SUBMITTAL OF STADIUM PROPOSAL**

WHEREAS, in 2001, Anoka County, the Anoka County Housing and Redevelopment Authority, and the Anoka County Regional Railroad Authority established a collaborative effort to define a development investment strategy to promote economic development, increase jobs and tax base, and enhance the quality of life in Anoka County; and

WHEREAS, the development investment strategy identified the potential to develop major projects that serve the region and the State of Minnesota because of the availability of land, access to major freeways, low property taxes, and an available workforce; and

WHEREAS, Anoka County and the City of Blaine have worked together for the past year to develop a proposal for a new major development which will include mixed/multi-use housing, retail shops, commercial, and industrial development and, as the cornerstone, a state-of-the-art professional football stadium to be the future home of the Minnesota Vikings to be located on a site in the City of Blaine as identified in the Stadium Proposal; and

WHEREAS, the State of Minnesota, the County of Anoka, and the City of Blaine recognize that the history, pride and winning tradition of the Vikings football team are positive factors for economic development benefiting the entire State of Minnesota; and

WHEREAS, Anoka County selected a site in the City of Blaine for the major facility development after studying and ranking three potential sites in the County of Anoka; and

WHEREAS, the residents of the City of Blaine, Anoka County, the Minneapolis-St. Paul Metropolitan area, the State of Minnesota, and the upper Midwest region will derive positive economic benefits if the Minnesota Vikings remain in the state of Minnesota; and

WHEREAS, Anoka County and the City of Blaine have jointly prepared a proposal (hereinafter referred to as the "Stadium Proposal"), dated January 15, 2004, for submission to the Minnesota Stadium Screening Committee established by Governor Tim Pawlenty of the State of Minnesota; and

WHEREAS, the Stadium Proposal recognizes that the national trend in financing professional sports facilities is to fund projects through the combined resources of sports franchise owners, in partnership with private and public entities; and

WHEREAS, the economic benefit that will accrue to the residents of Anoka County, the residents of Blaine, and the residents of the State of Minnesota will exceed the local funding to be provided by the County of Anoka and the City of Blaine as described in the Stadium Proposal, the County and the City will provide the funding needed for the local contribution, assuming that the Minnesota Legislature, in a timely manner, provides the County and the City with the necessary statutory authority to do so; and

WHEREAS, Anoka County and the City of Blaine are prepared to raise funds to acquire the land necessary for the Project, assuming that the Minnesota Legislature in a timely manner, provides the County and the City with the authority to do so; and

WHEREAS, the City of Blaine intends to make ancillary improvements to the site of the development utilizing the statutory powers provided by the State of Minnesota to the City of Blaine and the Blaine Economic Development Authority; and

WHEREAS, the City of Blaine will exercise its authority under Minnesota Statutes, if necessary, to assemble the land for the Project site; and

WHEREAS, the project will be developed in a manner that promotes environmental stewardship and enhances the more than 240 acres of restored wetlands incorporated into the site.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Blaine hereby expresses its strong support for and approval of the Project and authorizes the submittal of the Stadium Proposal, dated January 15, 2004, to the Minnesota Stadium Screening Committee, established by Governor Tim Pawlenty of the State of Minnesota.

BE IT FURTHER RESOLVED, that the commitments of the City of Blaine set forth in this resolution and the Stadium Proposal are conditioned upon the timely completion of the following actions:

(1) the Minnesota Legislature or its designee selects the Blaine, Minnesota site for the construction of a new professional sports facility for the Minnesota Vikings NFL football team;

(2) the Minnesota Legislature grants to Anoka County, the Anoka County Housing Redevelopment Authority, the City of Blaine, and the Blaine Economic Development Authority, in accordance with the Stadium Proposal, the authority necessary to implement the local portion of the stadium complex financing plan;

(3) the City of Blaine acquires the land necessary for the Project; and the project sponsors receive all necessary environmental clearances;

(4) the Minnesota Legislature establishes a governance structure for the ownership and operation of the stadium that recognizes the local financial contribution and public interest of Anoka County and the City of Blaine in the facility;

(5) the Minnesota Vikings franchise shall sign a lease with the building owner to play all of its home games in the facility for a period of 30 years; and

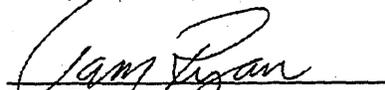
(6) the City of Blaine is able to negotiate terms and conditions that make the Project financially viable, as defined by the City of Blaine, and in the best interest of the City of Blaine, Minnesota.

BE IT FURTHER RESOLVED that the City Council of the City of Blaine affirms that, if all the conditions set forth herein are met, it will exercise its authority under Minnesota Statutes to assemble the land for the Project site utilizing legislatively authorized local sources of funding from among those identified in its Stadium Proposal dated January 15, 2004 and/or other funding sources identified by the Stadium Screening Committee, authorized by the Legislature, and mutually agreed upon by the City Council of the City of Blaine.

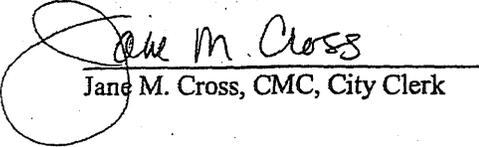
BE IT FURTHER RESOLVED that the negotiation and resolution of construction change orders required by contractors, including those due to unforeseen circumstances shall be under the control of the Stadium Commission and have no adverse impact upon the above-mentioned local contribution.

BE IT FINALLY RESOLVED, that the City Council of the City of Blaine affirms that it takes this action with the full belief that the economic benefit that will accrue to the people of Anoka County and the City of Blaine will exceed the investment of public funds.

PASSED by the City Council of the City of Blaine this 14th day of January 2004.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk

BOARD OF COUNTY COMMISSIONERS

Anoka County, Minnesota

DATE: January 15, 2004

RESOLUTION #2004-14

OFFERED BY COMMISSIONER: Langfeld

APPROVING A MAJOR FACILITY DEVELOPMENT PLAN TO INCLUDE A VIKINGS STADIUM IN THE CITY OF BLAINE

WHEREAS, in 2001, Anoka County, the Anoka County Housing and Redevelopment Authority, and the Anoka County Regional Railroad Authority established a collaborative effort to define a development investment strategy to promote economic development, increase jobs and tax base, and enhance the quality of life in Anoka County; and,

WHEREAS, the development investment strategy identified the potential to develop major projects that serve the region and the State of Minnesota because of the availability of land, access to major freeways, low property taxes, and an available workforce; and,

WHEREAS, Anoka County and the City of Blaine have worked together for the past year to develop a proposal for a new major development which will include mixed/multi-use housing, retail shops, commercial, and industrial development, and as the cornerstone, a state-of-the-art professional football stadium to be the future home of the Minnesota Vikings to be located on a site in the city of Blaine as identified in the stadium proposal; and,

WHEREAS, the State of Minnesota, the County of Anoka, and the City of Blaine recognize that the history, pride, and winning tradition of the Vikings football team are positive factors for economic development benefiting the entire state of Minnesota; and,

WHEREAS, Anoka County selected a site in the city of Blaine for the major facility development after studying and ranking three potential sites in the County of Anoka; and,

WHEREAS, the residents of the city of Blaine, Anoka County, the Minneapolis – St. Paul metropolitan area, the state of Minnesota, and the upper midwest region will derive positive economic benefits if the Minnesota Vikings remain in the state of Minnesota; and,

WHEREAS, the business community in and around Anoka County, through the chambers of commerce, has asked the County of Anoka and the City of Blaine to recruit the Minnesota Vikings; and,

WHEREAS, Anoka County and the City of Blaine have jointly prepared a proposal (hereinafter referred to as the "Stadium Proposal") dated January 15, 2004, for submission to the Minnesota Stadium Screening Committee established by Governor Tim Pawlenty of the State of Minnesota; and,

WHEREAS, the Stadium Proposal recognizes that the national trend in financing professional sports facilities is to fund projects through the combined resources of sports franchise owners, in partnership with private and public entities; and,

WHEREAS, the economic benefit that will accrue to the residents of Anoka County and the residents of the state of Minnesota will exceed the local funding to be provided by the County of Anoka and the City of Blaine as described in the Stadium Proposal, the county and the city will provide the funding needed for the local contribution, assuming that the Minnesota Legislature, in a timely manner, provides the county and the city with the necessary statutory authority to do so; and,

WHEREAS, Anoka County and the City of Blaine are prepared to raise funds to acquire the land necessary for the project, assuming that the Minnesota Legislature, in a timely manner, provides the county and the city with the authority to do so; and,

WHEREAS, the City of Blaine intends to make ancillary improvements to the site of the development utilizing the statutory powers provided by the State of Minnesota to the City of Blaine and the Blaine Economic Development Authority; and,

WHEREAS, the City of Blaine will exercise its authority under Minnesota Statutes, if necessary, to assemble the land for the project site; and,

WHEREAS, the project will be developed in a manner that promotes environmental stewardship and

RESOLUTION #2004-14

Page 2

enhances the more than 240 acres of restored wetlands incorporated into the site:

NOW, THEREFORE, BE IT RESOLVED that the Anoka County Board of Commissioners hereby expresses its strong support for and approval of the project and authorizes the submittal of the Stadium Proposal dated January 15, 2004, to the Minnesota Stadium Screening Committee established by Governor Tim Pawlenty of the State of Minnesota.

BE IT FURTHER RESOLVED that the commitments of Anoka County set forth in this resolution and the Stadium Proposal are conditioned upon the timely completion of the following actions:

1. The Minnesota Legislature or its designee selects the Blaine, Minnesota, site for the construction of a new professional sports facility for the Minnesota Vikings NFL football team; and,
2. The Minnesota Legislature grants to Anoka County, the Anoka County Housing and Redevelopment Authority, the City of Blaine, and the Blaine Economic Development Authority, in accordance with the Stadium Proposal, the authority necessary to implement the local portion of the stadium complex financing plan; and,
3. The City of Blaine acquires the land necessary for the project and the project sponsors receive all necessary environmental clearances; and,
4. The Minnesota Legislature establishes a governance structure for the ownership and operation of the stadium that recognizes the local financial contribution and public interest of Anoka County and the City of Blaine in the facility; and,
5. The Minnesota Vikings franchise sign a lease with the building owner to play all of its home games in the facility for a period of 30 years; and,
6. Anoka County is able to negotiate terms and conditions that make the project financially viable and in the best interest of Anoka County.

BE IT FURTHER RESOLVED that the Anoka County Board of Commissioners affirms that, if all the conditions set forth herein are met, it will implement the county portion of a stadium complex financing plan providing for local public support of up to \$240 million, plus adjustments for inflation, of legislatively authorized local sources of funding from among those identified in its Stadium Proposal dated January 15, 2004, and/or other funding sources identified by the Minnesota Stadium Screening Committee, authorized by the legislature, and mutually agreed upon by the Anoka County Board of Commissioners.

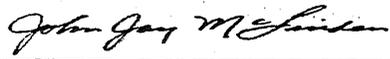
BE IT FURTHER RESOLVED that the negotiation and resolution of construction change orders requested by contractors, including those due to unforeseen circumstances, shall be under the control of the Stadium Commission and have no adverse impact upon the above-mentioned local contribution.

BE IT FINALLY RESOLVED that the Anoka County Board of Commissioners affirms that it takes this action with the full belief that the economic benefit that will accrue to the people of Anoka County and the city of Blaine will exceed the investment of public funds.

STATE OF MINNESOTA)
COUNTY OF ANOKA) SS

I, John "Jay" McLinden, County Administrator, Anoka County, Minnesota, hereby certify that I have compared the foregoing copy of the resolution of the county board of said county with the original record thereof on file in the Administration Office, Anoka County, Minnesota, as stated in the minutes of the proceedings of said board at a meeting duly held on January 15, 2004, and that the same is a true and correct copy of said original record and of the whole thereof, and that said resolution was duly passed by said board at said meeting.

Witness my hand and seal this 15th day of January 2004.



JOHN "JAY" McLINDEN
COUNTY ADMINISTRATOR

	YES	NO
DISTRICT #1 - BERG	X	
DISTRICT #2 - LANG	X	
DISTRICT #3 - LANGFELD	X	
DISTRICT #4 - KORDIAK	X	
DISTRICT #5 - MCCAULEY	X	
DISTRICT #6 - SIVARAJAH		X
DISTRICT #7 - ERHART	X	



STADIUM SITE PROPOSAL

Eden Prairie Golden Triangle Area

Eden Prairie, Minnesota

January 15, 2004

Prepared by

City of Eden Prairie
&
Eden Prairie Chamber of Commerce



Minnesota Vikings Stadium
Courtesy of the Minnesota Vikings



Minnesota Twins Ball Park
Courtesy of the Minnesota Twins

Eden Prairie Stadium Site Proposal

Dear Mr. McElroy and Committee Members:

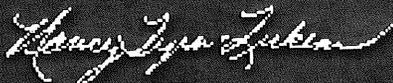
On behalf of the Eden Prairie City Council and Chamber of Commerce Board of Directors, it is our pleasure to present you with Eden Prairie's Stadium Site Proposal. Our proposal is a joint effort between the City of Eden Prairie and the Eden Prairie Chamber of Commerce. The Eden Prairie Proposal is a simple one. We believe that we offer the best location for a stadium, or a pair of stadiums, in the Twin Cities metropolitan area in our Golden Triangle Business Park - based primarily on these facts:

- *Close to the majority of Vikings and Twins season ticket holder's homes.*
- *Conveniently located within the I-494/694 regional beltway with great access to and from the metro area.*
- *Surrounded by four major highways including I-494, TH 212, TH 169, and Crosstown 62.*
- *Over \$516,000,000 in new highway infrastructure improvements planned (and funded) for the surrounding highways. These projects will be completed by 2008 and will add 165,000 vehicles per day capacity to local highways, and will increase vehicle capacity by 75% - significantly improving mobility throughout the southwest region.*
- *The Golden Triangle has the capacity to handle traffic generated by a major event - since between 25,000 and 30,000 vehicles (commuters) arrive successfully into the Golden Triangle each morning and within a short time frame.*
- *Estimated 30,000 existing (privately owned) parking spaces within a mile of the site that could be available for weekend and evening events.*
- *The area is primarily a business park - so there is very little traffic and plenty of available parking at night and on weekends.*
- *There are multi-modal transportation options available in the area and plans for extending Light Rail from Minneapolis to Eden Prairie.*
- *Over 80 restaurants and 3,500 hotel rooms nearby.*
- *Close to the regions most popular attractions including the Mall of America, Valley Fair, Mystic Lake Casino, and Canterbury Downs.*

Our offer to host the stadium(s) is the limit of what Eden Prairie is offering at this point in the process. The benefits of a new stadium(s) will accrue to citizens statewide. We believe that no single community, or its taxpayers, should be asked to shoulder the financial burden of financing a statewide quality-of-life asset. If there is an element of public financing necessary to develop a new stadium, we believe the source of this financing should be from a statewide source.

We want to take this opportunity to thank you for your service to the citizens of our state through your membership on this committee. Our state has struggled with this issue for decades. It is a difficult public policy issue and one that will challenge everyone involved to make compromises if success is to be achieved.

Sincerely,



Nancy Tyra-Lukens,
Mayor - City of Eden Prairie



Kelly Salwei,
Board Chair - Eden Prairie Chamber of Commerce

Eden Prairie - Stadium Site Proposal

Eden Prairie – General Description

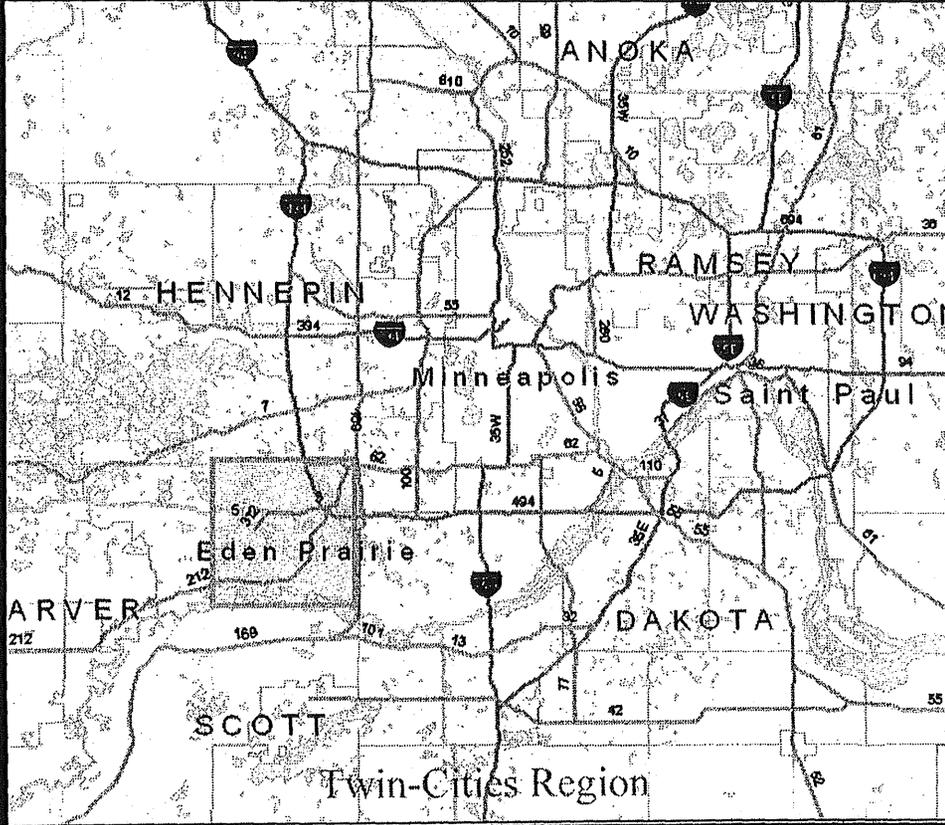
- The proposed stadium area is located in Eden Prairie, Minnesota – a thriving suburban community conveniently located in the southwest region of the Twin Cities Metropolitan Area.
- Eden Prairie has been one of the region's fastest growing cities over the last twenty years and has emerged as one of Minnesota's most desirable places to live and work. It is now the address of choice for 60,000 people and over 2,200 businesses.
- Served by an extensive network of highways including I-494, TH 169, TH 212, TH 5, and Crosstown 62.
- Also served by Southwest Metro Transit and a new 900 space park & ride and mixed use development called Southwest Station.
- Well recognized around the region and country for its quality of life, Eden Prairie was recently ranked by Money Magazine as the sixth "hottest town" in the Central Region of the United States.
- A popular dining destination and recently coined "Eatin' Prairie" with its diverse choices of over 80 upscale, casual, and fast food dining experiences. Eden Prairie is also home to 11 hotels.

Golden Triangle – General Description

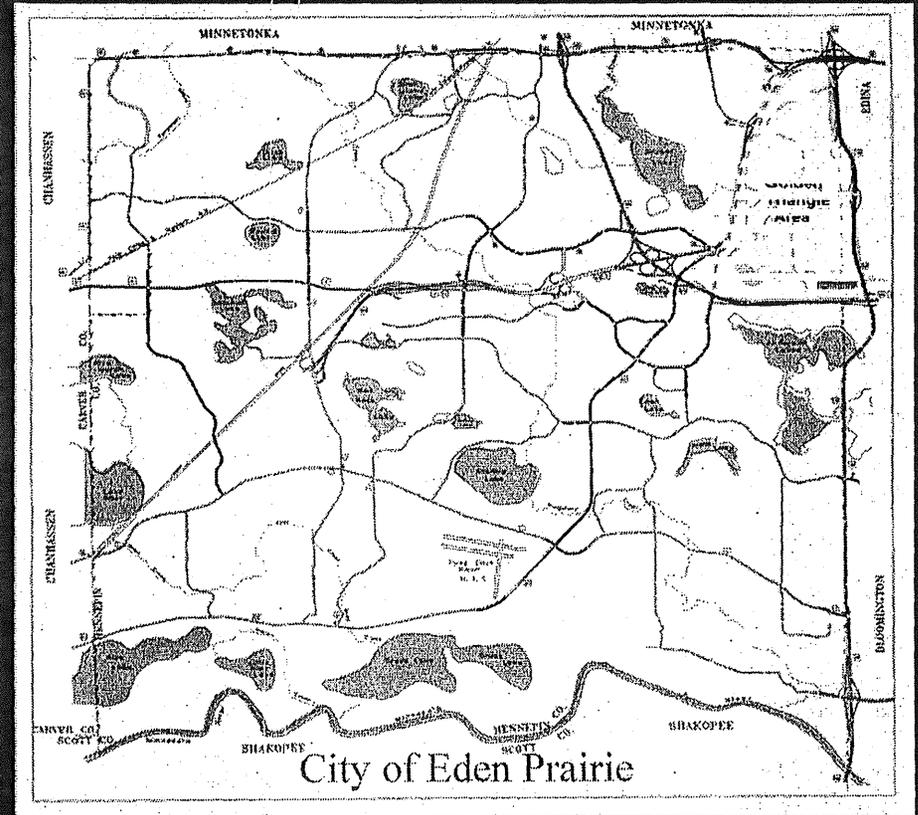
- The area identified for a stadium is within the north half a 900 acre office-industrial business park located in the northeast corner of Eden Prairie called the Golden Triangle - 13 miles from downtown Minneapolis. Its name relates to the shape created by the major highways surrounding the park – Highway 212 on the west; Crosstown 62 on the north; Highway 169 on the east; and Interstate 494 on the south.
- The Golden Triangle is about 95% developed – a stadium would be part of a redevelopment project.
- Approximately 30,000 vehicles arrive and depart successfully from the Golden Triangle daily and the various roadway access points to and from the area accommodate approximately 60,000 existing vehicle trips per day.
- Home to Winter Park - the Minnesota Vikings Corporate headquarters and practice facility.
- Has an estimated 30,000 privately owned parking spaces and about 9 million square feet of primarily office and industrial building space. There are 335 housing units in the area (331 apartments and 4 single family).
- Surrounding land uses include residential on the west side of TH 212 in Eden Prairie and on the east side of TH 169 in Edina. The area north of the Triangle includes the City West Business Park in Eden Prairie, and the OPUS Business Park – which is located north of Crosstown 62 in Minnetonka. South of I-494 are office and commercial uses.
- Represents about 5% of the City's overall land area, but comprises nearly 36% of all office and industrial land in the City. It also has about 30,000 jobs representing over half of the City's total employment base.

Eden Prairie - Stadium Site Proposal

Stadium Site - Location:



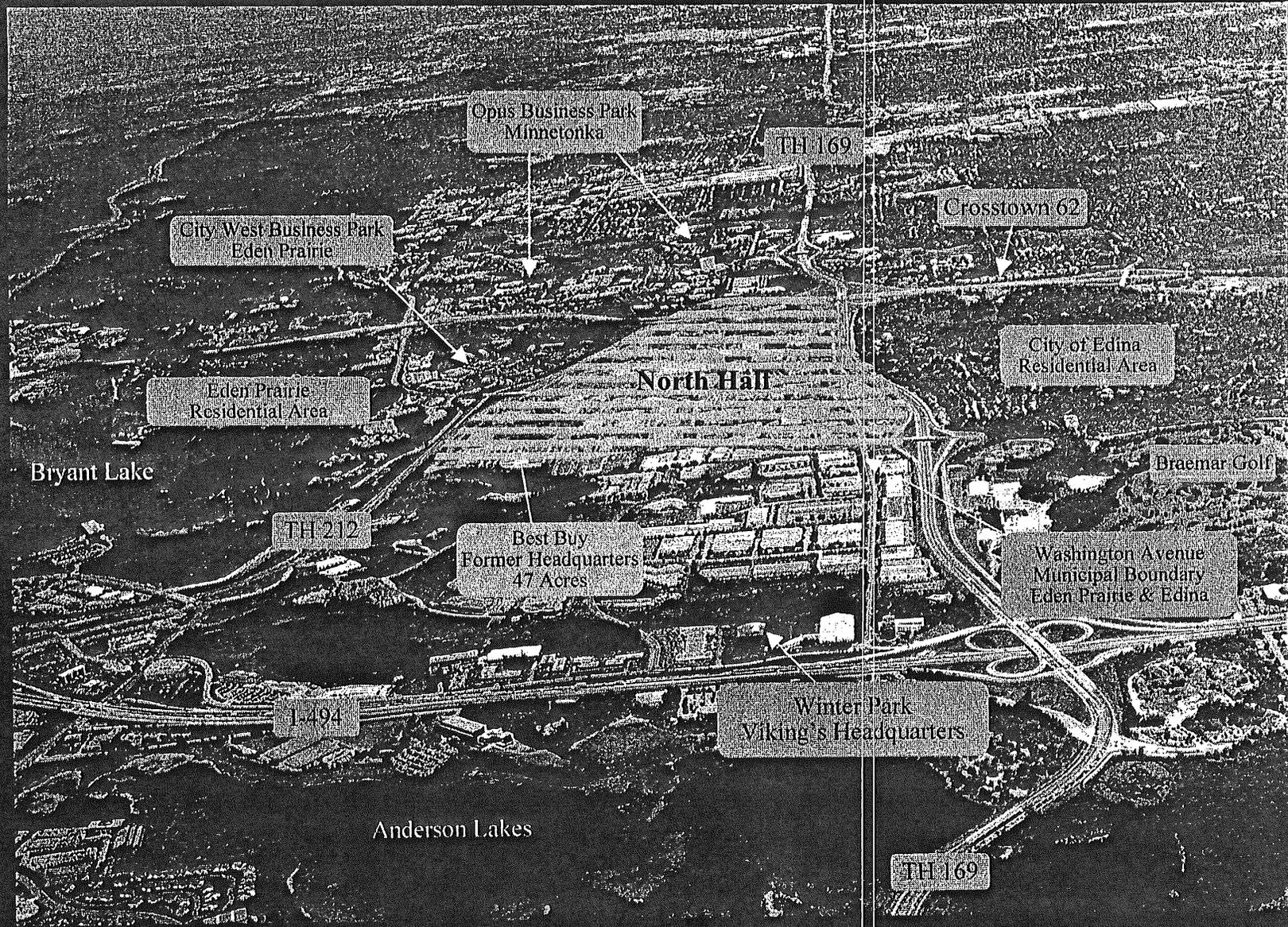
Eden Prairie
Metro Perspective



Eden Prairie
Golden Triangle Area

Eden Prairie - Stadium Site Proposal

Stadium Site - Location:



Golden Triangle Area

Eden Prairie - Stadium Site Proposal

Stadium Site - Location:

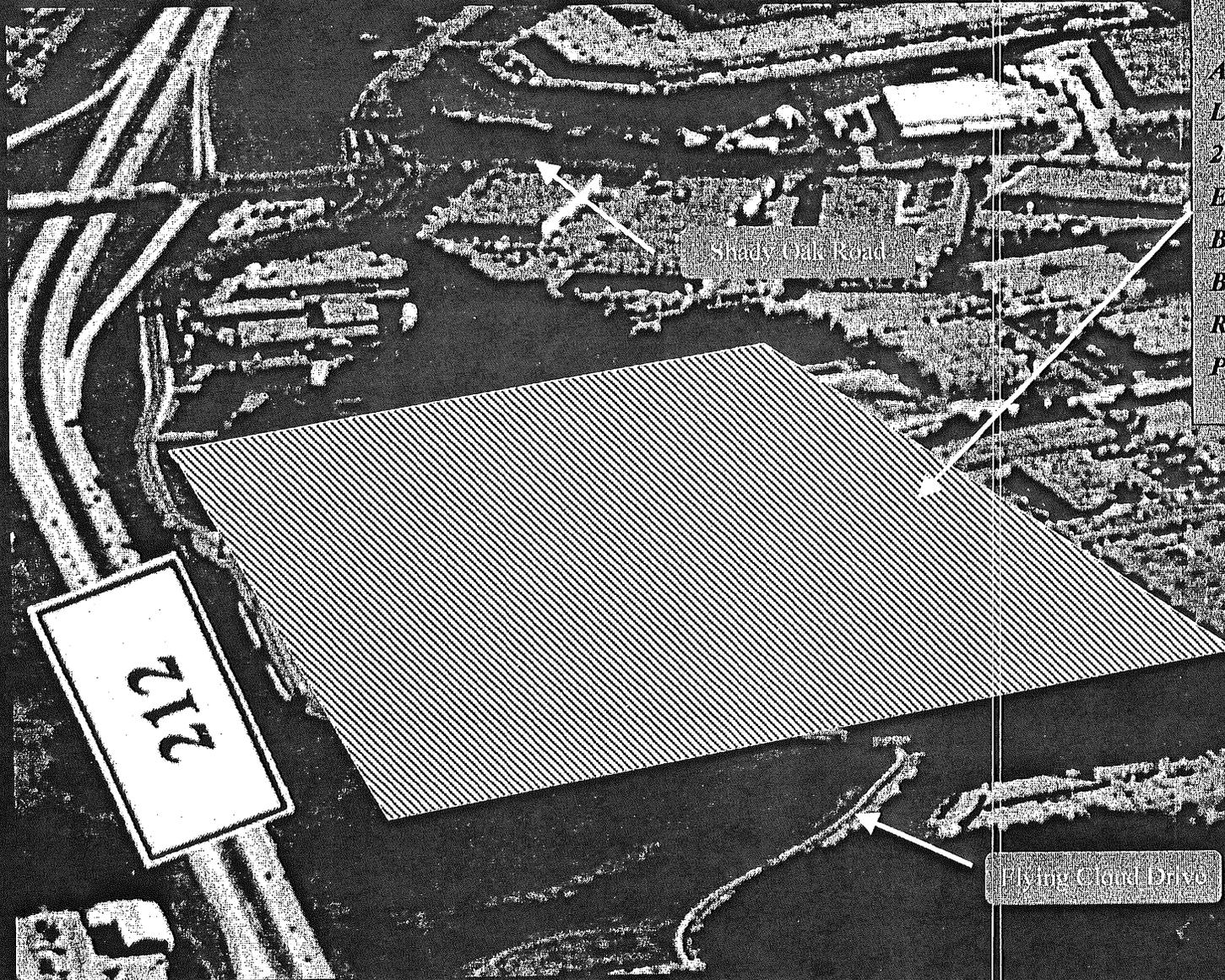
- The north half of the Eden Prairie Golden Triangle Area is an ideal location for a new Vikings or Twins stadium, or both. Both the Vikings and Twins have expressed interest in the Golden Triangle and agree it has the “essentials” for accommodating a stadium.
- The north half includes about 400 acres of land area and consists mainly of existing (privately owned) single-level industrial and office warehouse buildings. Many buildings in this area were constructed over twenty years ago – making them likely candidates for future redevelopment. This is a key reason the City is considering the area for a stadium redevelopment.
- Other than parcels that are currently for sale, the City has not identified specific parcels within this area for the stadium for the following reasons:
 - There are numerous locations within the 400 acre area that would be suitable for a stadium.
 - We believe it should be left up to the teams and/or the State to determine the exact location for a stadium based on further and more specific site analysis.
 - The City does not own or control the properties within the area identified for a stadium.
 - Since this phase of the stadium process is very conceptual and will undoubtedly focus primarily on financing issues, we want to avoid interfering with existing businesses in the area, as well as with any real estate transactions currently in progress.
- There are parcels within the site area that are currently for sale. Once such parcel, which has the necessary acreage, is highly visible, and very accessible is the former Best Buy Corporate Headquarters. This site is a total of 47 acres and has one 350,000 square foot office building located on the southeastern portion of the property. There are also about 1,500 existing parking stalls on the site.
- The Twins have indicated they will need at least 16 acres for a new stadium – the Vikings estimate they will need 25 acres. The 47 acre Best Buy property has ample land area for either a Twins or Vikings stadium as well as for a significant amount of new stadium parking and tail gating area. It may also be enough land area for the teams to consolidate their practice facilities and corporate offices, and to include visitor attractions, hall of fame and other ancillary uses within the development.
- There are also opportunities for nearby hotel, retail, restaurant, entertainment, office and related housing development and redevelopment.

Eden Prairie - Stadium Site Proposal

Stadium Site - Location:

Best Buy Site

<i>Acres</i>	-	47
<i>List Price</i>	-	\$29,000,000
<i>2003 EMV</i>	-	\$15,000,000
<i>EMV/Acre</i>	-	\$319,148
<i>Building</i>	-	345,299 sq. ft.
<i>Built</i>	-	1983
<i>Renovated</i>	-	1995
<i>Parking</i>	-	1,502 spaces



Best Buy Former Headquarters Site

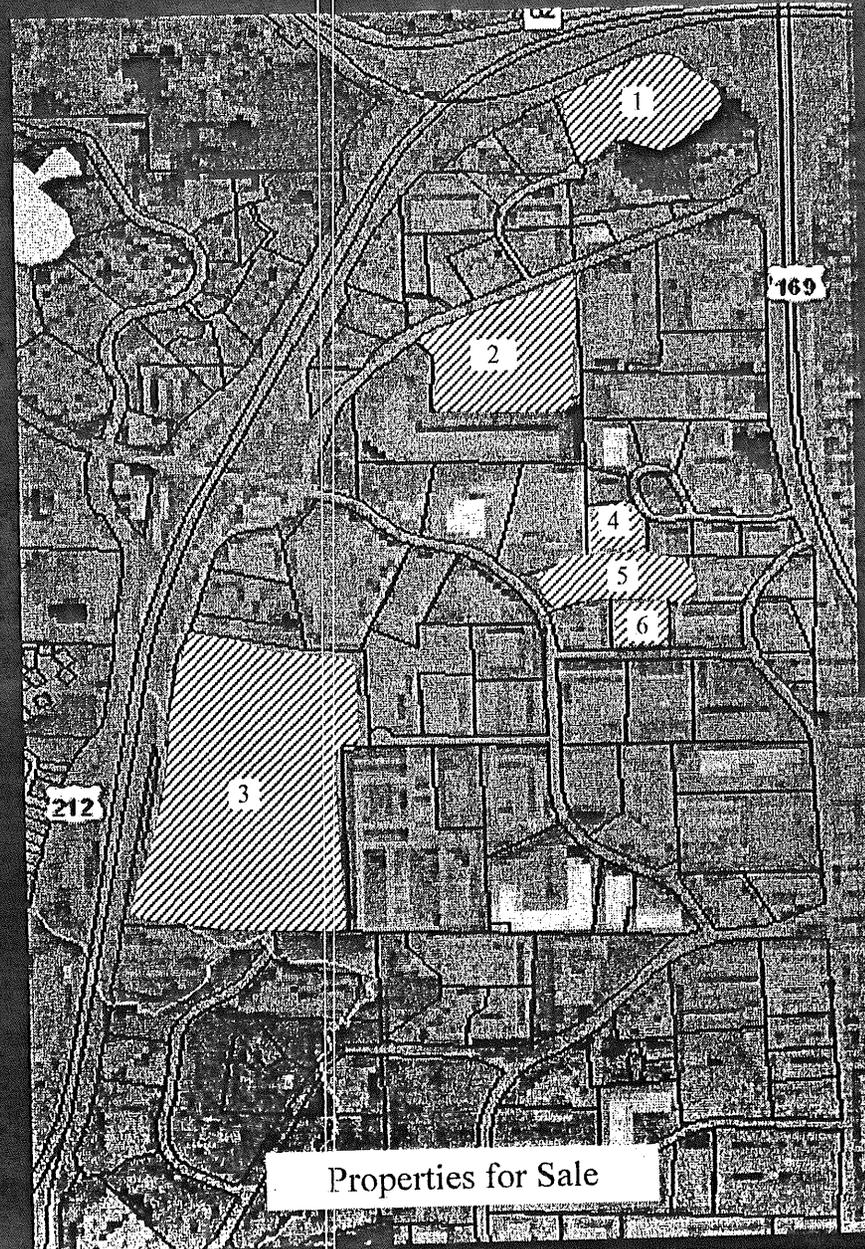
Eden Prairie - Stadium Site Proposal

Stadium Site - Location:

- Properties for sale in the area include:

Site	Acreage	Owner	2003 List Price	Estimated Market Value
1.	11	Best Buy	\$20,500,000	\$15,500,000
2.	15.80	United Properties	Negotiable	\$ 6,600,000
3.	47.67	Best Buy	\$29,000,000	\$15,000,000
4.	3.12	FOS-SON Properties	\$ 2,100,000	\$ 1,617,000
5.	6.33	Shady Oak I, LLC	\$ 4,050,000	\$ 3,433,000
6.	2.85	The Allens Three	\$ 2,200,000	\$ 1,544,000

Total of 86.77 acres

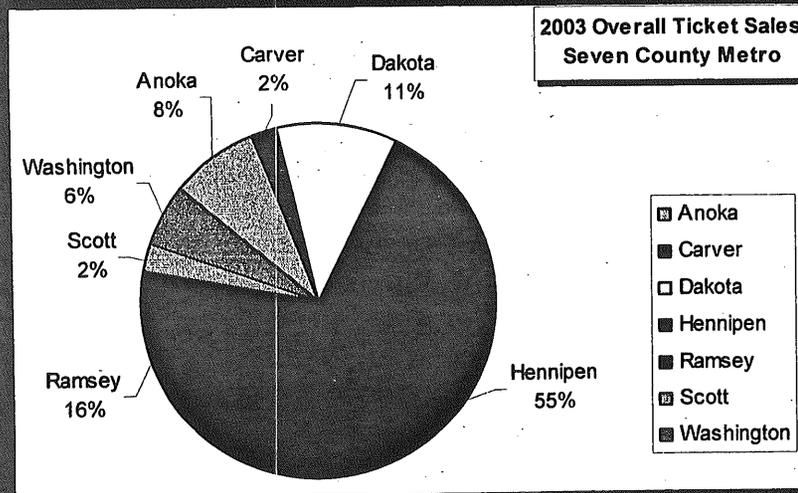


Eden Prairie - Stadium Site Proposal

Stadium Site - Accessibility:

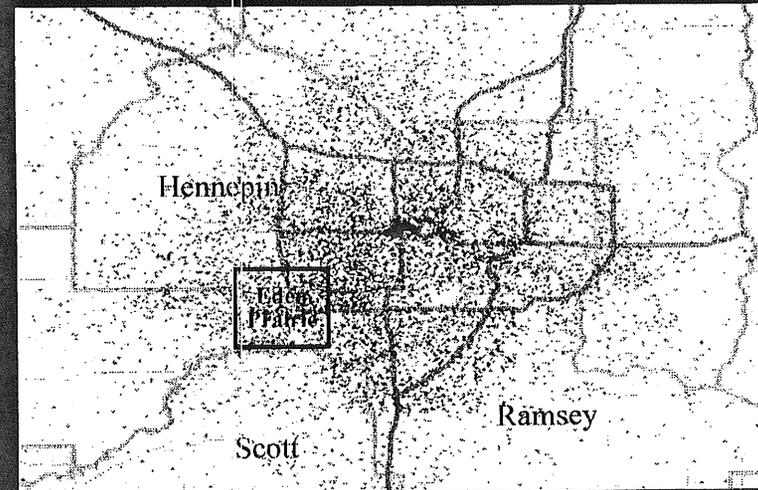
- Close to the majority of Vikings and Twins season ticket holders homes.
 - Keeping a stadium within short distance from the majority of season ticket holders should be a key consideration in selecting the appropriate site. According to both the Vikings and Twins, the highest concentrations of season ticket holders reside in the southwest area of the region. This is apparent in the following illustrations provided by the teams:

Minnesota Twins – 2003 Ticket Sales by County



Courtesy of the Minnesota Twins

Minnesota Vikings – Season Ticket Holders



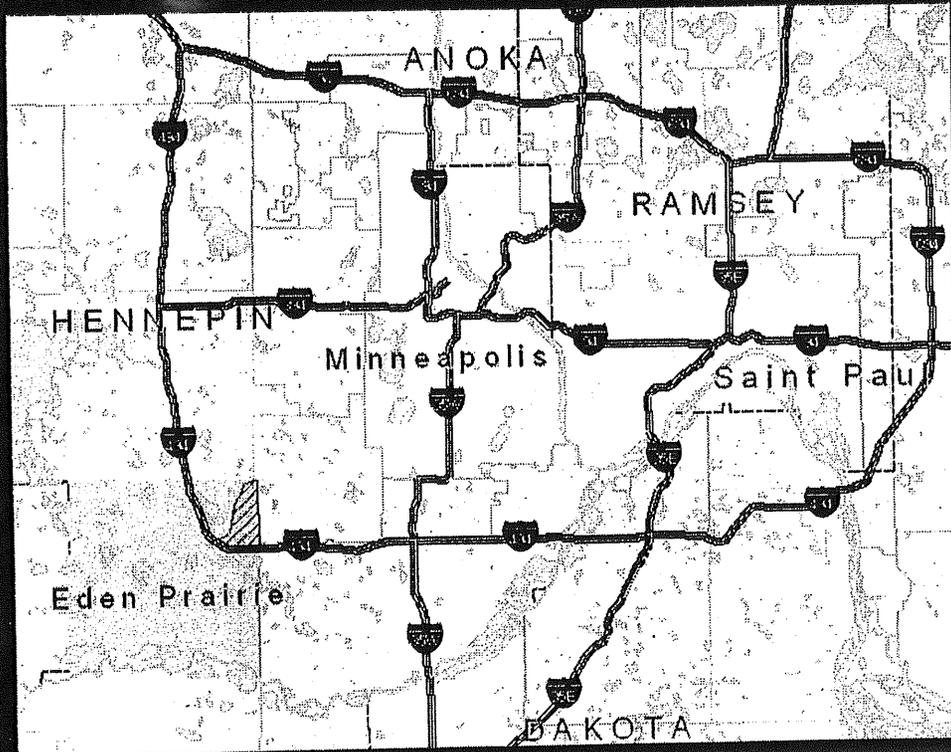
Courtesy of the Minnesota Vikings

The first graphic clearly shows that the majority of Twins tickets sold in 2003 were to persons residing in Hennepin County. Most Viking season ticket holders live a short distance from Eden Prairie and would have a short distance to drive if the stadium was located in the Golden Triangle.

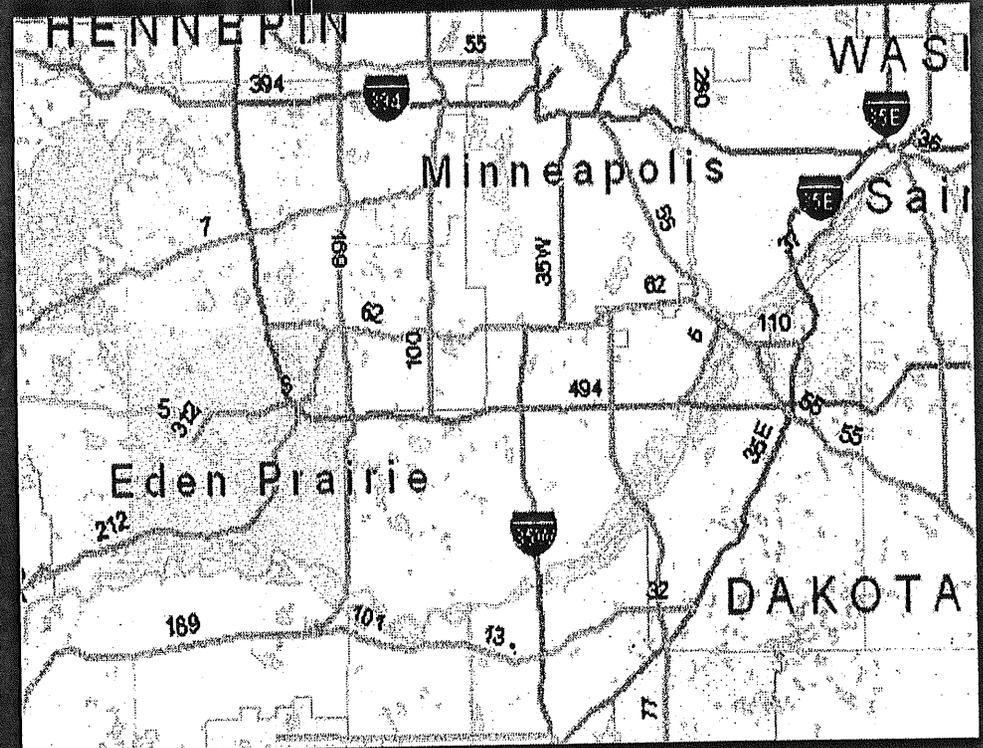
Eden Prairie - Stadium Site Proposal

Stadium Site - Accessibility:

- The Golden Triangle is within the I-494 / I-694 regional beltway and has great access to and from the metro area.
- Multi-modal transportation options are available to the site including cars, bus transit, and possibly light rail transit.



Within the I-494 Beltway

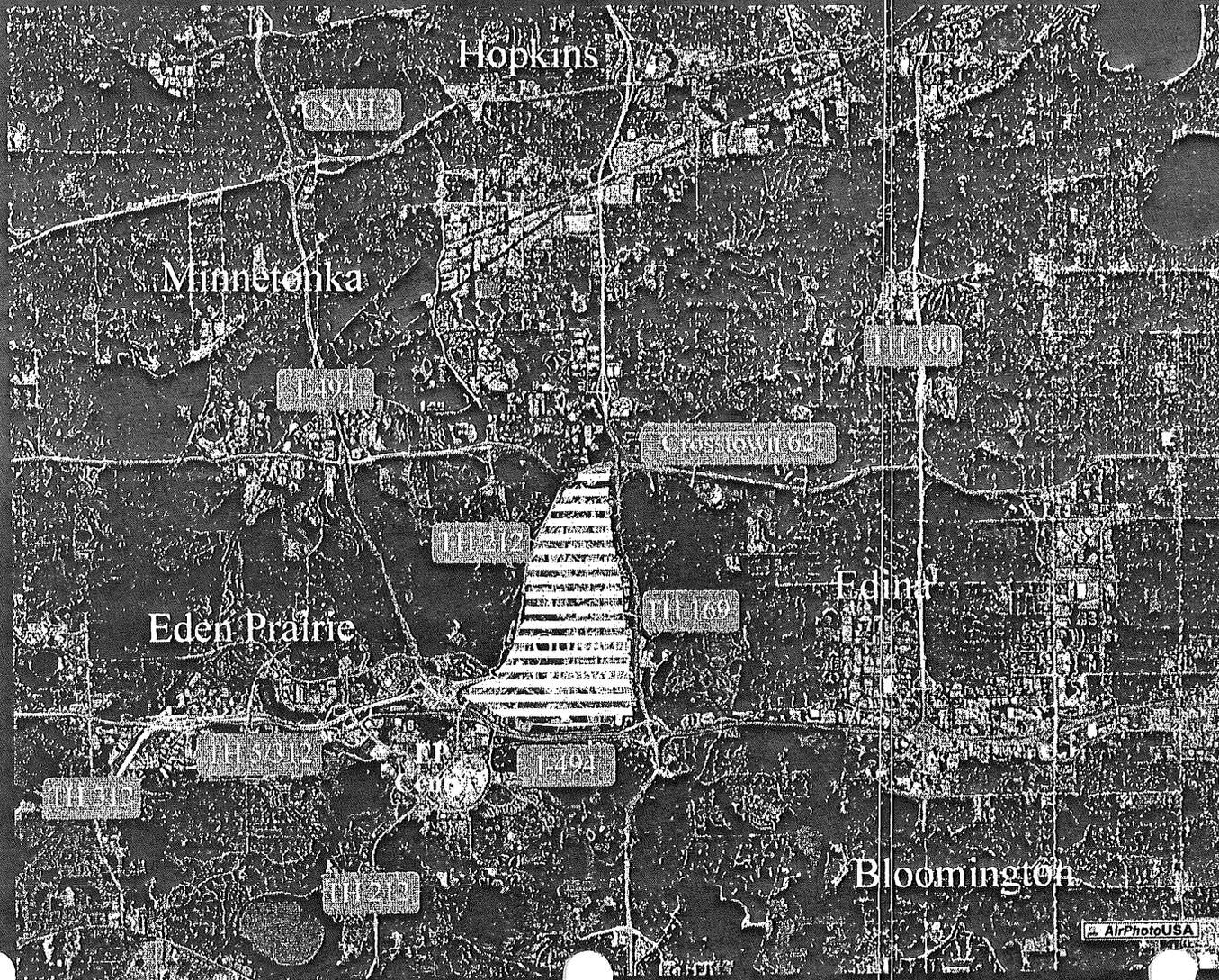


Many Regional Highways Lead to Eden Prairie

Eden Prairie - Stadium Site Proposal

Stadium Site - Accessibility:

- Surrounded by four major highways including I-494, TH 212, TH 169, and Crosstown 62.
- Great stadium visibility from all surrounding highways with several possible site locations.

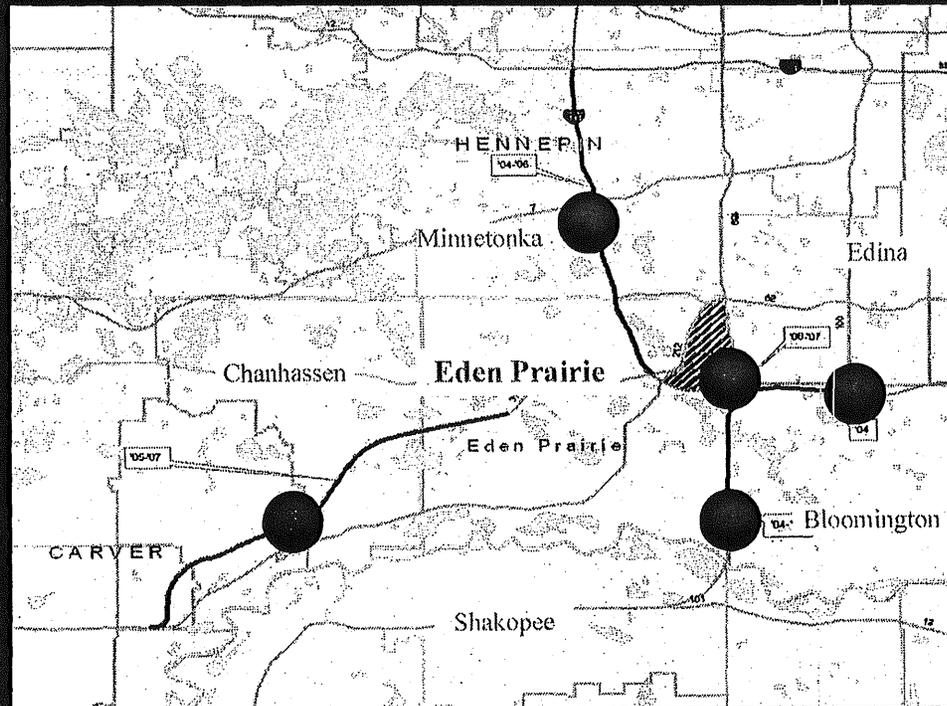


Eden Prairie - Stadium Site Proposal

Stadium Site - Accessibility:

Major highway improvements are planned and funded for I-494, TH 312/212, and TH 169. These projects total over \$500,000,000 in new highway infrastructure investments for the southwest area. When completed, these projects will significantly improve mobility throughout Eden Prairie and the southwest metro area and will be completed within a favorable timeline, considering that a new stadium could take four years to complete. The combined projects will add 165,000 vehicles per day capacity to the highway system in and around Eden Prairie. This is a 75% increase in the capacity of the highway system.

Highway	Improvement	Start/Complete	Cost
1. Interstate 494	Add 3 rd Lane from TH 100 to TH 212	2003-2005	\$80 Mil.
2. Interstate 494	Add 3 rd Lane from TH 212 to I-394	2004-2006	\$85 Mil..
3. TH 312/212	4 Lane Freeway from CSAH 4 to Cologne	2005-2007	\$250 Mil.
4. TH 169	Grade-separate 2 intersections	2004-2005	\$21 Mil
5. TH 169/1494	Major Interchange Reconfiguration (includes new Washington Ave. Bridge)	2006-2008	\$80 Mil.
		Total	\$516,000,000



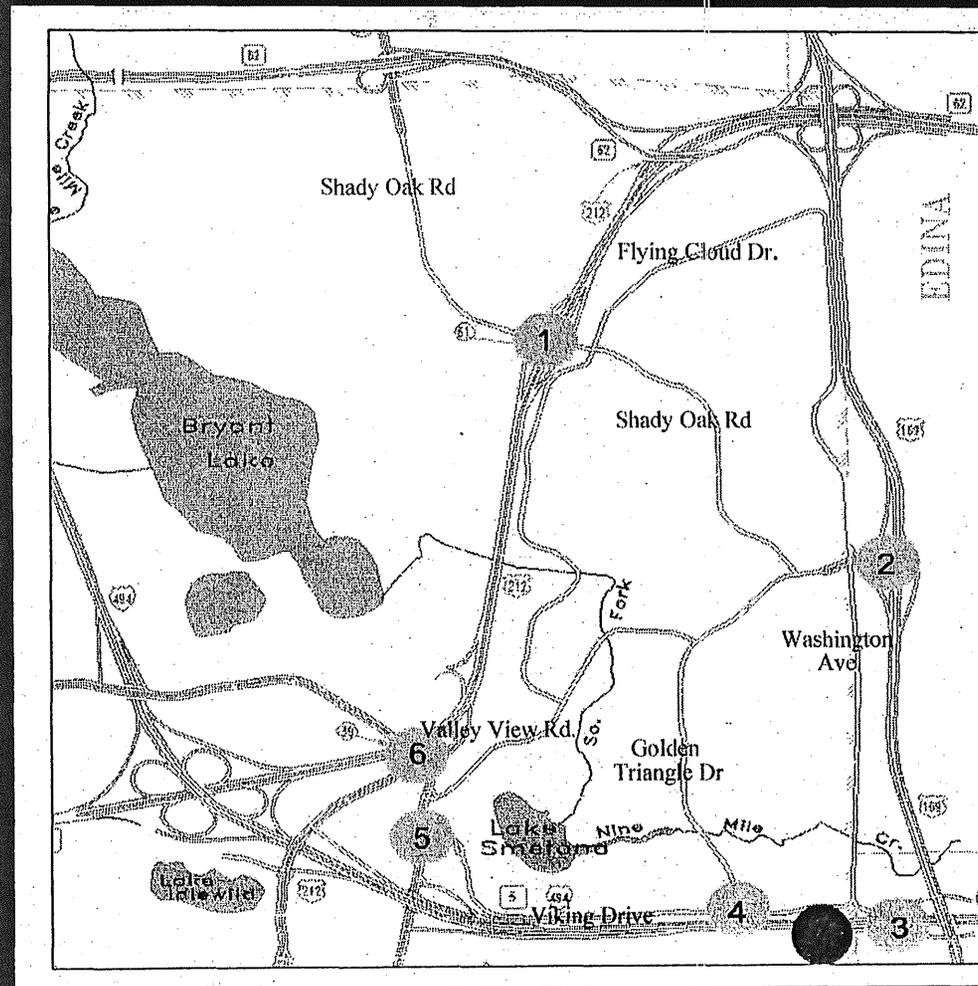
Eden Prairie - Stadium Site Proposal

Stadium Site - Accessibility:

- Between 25,000 – 30,000 cars arrive and depart successfully from the Golden Triangle daily during peak travel periods.
- Multiple ingress & egress options to and from the Golden Triangle.
- The Triangle is primarily a business park – so there is very little traffic and a lot of available parking at night and on weekends.

Access Points

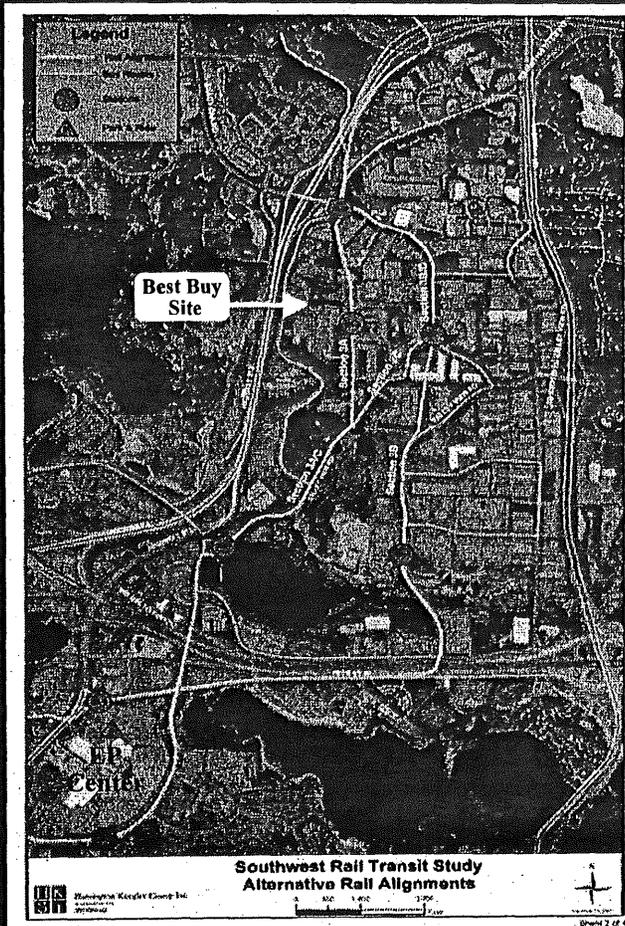
1. TH 212 & Shady Oak Rd.
2. TH 169 & Valley View Rd.
3. TH 169 & Washington Avenue
4. Viking Dr. & Golden Triangle Dr.
5. Prairie Center & Viking Dr.
6. Prairie Center & Valley View Rd.
7. New access – Washington Avenue Bridge across I-494 planned and funded – to be completed by 2008. Also includes extending Viking Drive east beneath TH 169 to Edina.



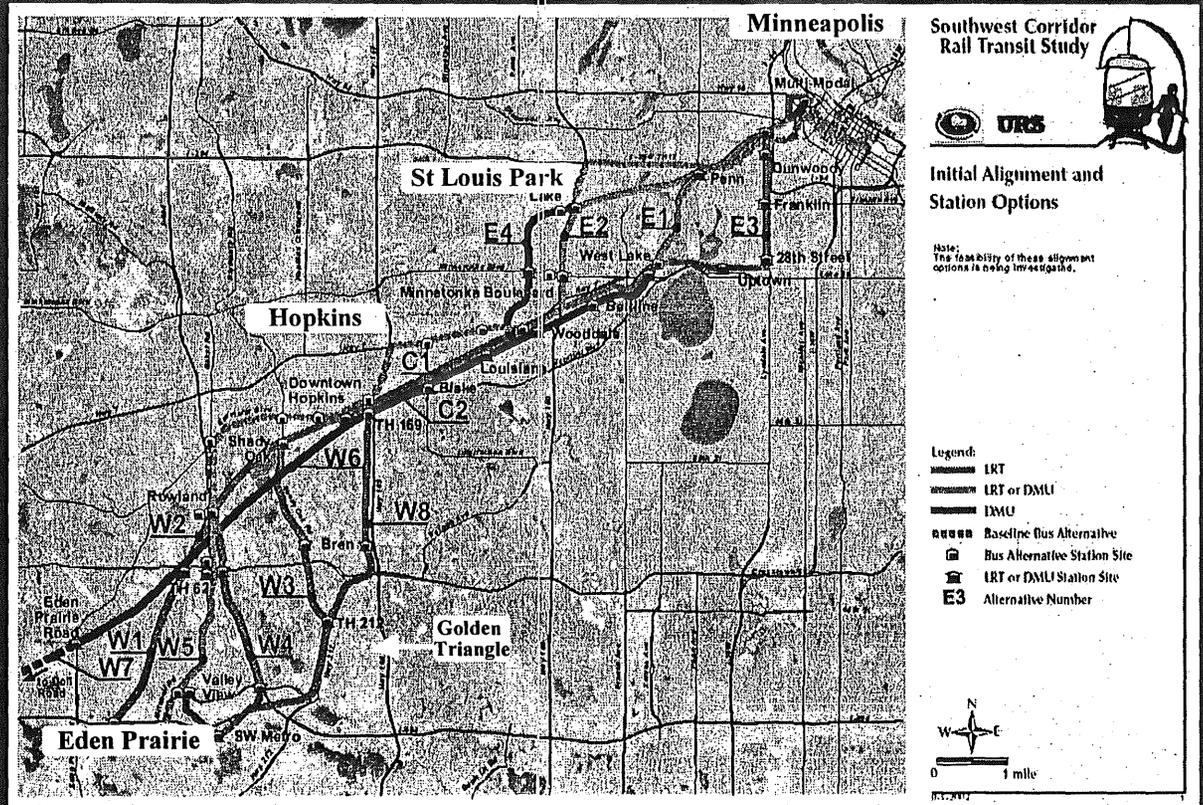
Eden Prairie - Stadium Site Proposal

Stadium Site – Transit Connections:

- Hennepin County Regional Rail Authority planning for Light Rail Transit (LRT) from Minneapolis to the Golden Triangle.
- Future park & ride lots provide an opportunity to combine stadium and future transit parking.
- Extension of LRT to southwest corridor part of Metro Council Transit 2025 Master Plan.
- Up to 3,000 parking spaces could be available in park & ride lots along the proposed LRT line between Minneapolis and Eden Prairie.



Possible LRT Alignments – Golden Triangle



Possible LRT Alignments – Minneapolis to Eden Prairie

Eden Prairie - Stadium Site Proposal

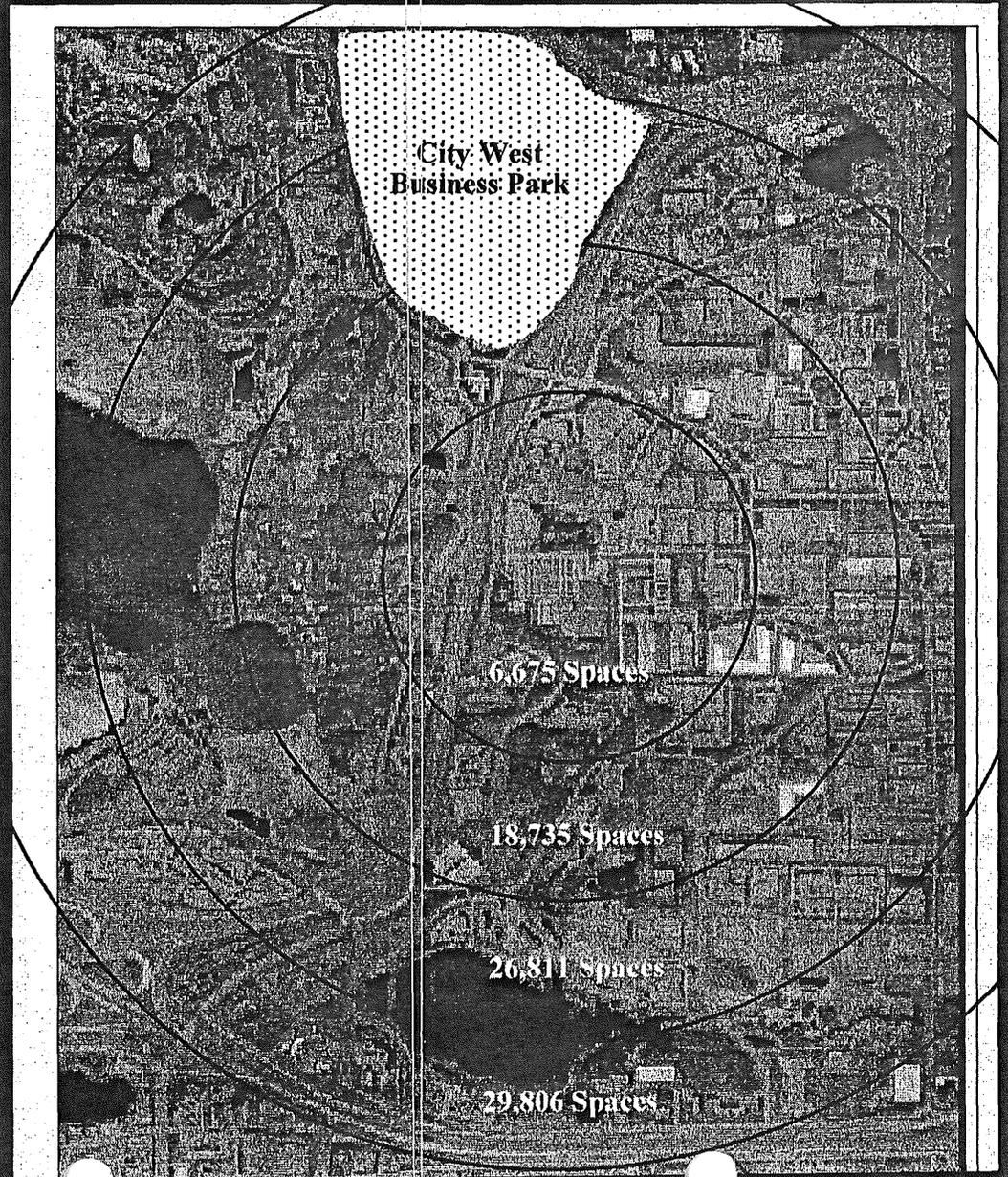
Stadium Site – Parking/Infrastructure:

- The City estimates that the Golden Triangle has about 30,000 existing (privately owned) parking spaces that could be available for weekend and evening events.
- The Vikings estimate that they need about 23,000 spaces to accommodate a sell-out crowd of about 68,000. Twins would need even fewer spaces per event.
- Using the Best Buy site as ground zero – the existing parking space estimates within quarter mile increments from the site are as follows:

<u>Radius/Distance</u>	<u>Parking Spaces (cumulative)</u>
¼ Mile -	6,675
½ Mile -	18,735
¾ Mile -	26,811
1 Mile -	29,806

- The parking estimates were calculated by applying City parking requirements to each parcel based on the size and type of building occupying it. Example:

Parcel	01-116-22-23-0023
Building Size	93,406 Square Feet
Zoning	Industrial
Parking Requirement	3 spaces/1,000 square feet
Parking Estimate	280



Eden Prairie - Stadium Site Proposal

Stadium Site – Parking/Infrastructure:

- Parking estimates were made for office and industrial properties within the Golden Triangle and City West Business areas only. They do not include parking in residential areas.
- If parking is provided privately throughout the Golden Triangle, a shuttle services could be arranged through Southwest Metro Transit.
- Hennepin County estimates there could be up to 3,000 parking spaces available in park & ride lots along the proposed LRT line between Minneapolis and Eden Prairie. This line would be part of a larger system where additional parking opportunities would be available at other park & ride lots.
- If LRT is available, on game days attendees would have the option of parking at any one of the numerous park & ride facilities planned along the corridor and have express rides to and from events.
- The land area needed for parking depends on the number of spaces desired as part of the stadium development. About 135 spaces can be constructed per acre in a large parking lot configuration:

<u>Land Area</u>	<u>Surface Parking Spaces</u>
20 acres	2,700
50 acres	6,750
100 acres	13,500

- For the 47 acre Best Buy site – if 25 acres are consumed by the stadium footprint, then between 15 and 20 acres would be available for parking depending on wetland considerations. Structured parking could also be considered for some of the site.
- All development related infrastructure is available throughout the area including:
 - Streets
 - Water
 - Phone
 - Sewer
 - Fiber Optics
 - All other general utilities

Eden Prairie - Stadium Site Proposal

Stadium Site – Proximity to Services:

- Within five miles - over 3,500 hotel rooms:

Eden Prairie Hotels:

Amerisuites	128
Courtyard Marriott	149
Extended Stay	120
Fairfield Inn	94
Hampton Inn	135
Hilton Garden	97
Homestead Village	97
Residence Inn	126
Springhill Suites	119
Super 8	61
<u>Townplace Suites</u>	<u>103</u>
Total	1,229

Nearby (large-full services) Hotels:

Marriott Southwest	-	320
Radisson South	-	565
Marriott Airport	-	490
Embassy Suites	-	310
Holiday Inn Select	-	430
<u>Mall Grand</u>	-	<u>321</u>
Total		2,436

- Eden Prairie has over 80 restaurants including:

Applebee's	Beijing	Bear Rock	Champp's
Baker's Ribs	Biaggi's	Buca	Campello's
Chipotle	D'Amico	Don Pablo's	Green Mill
Hops	Leann Chin's	Lion's Tap	Noodles & Co.
Outback	Panera Bread	Pickled Parrot	Punch Pizza
Redstone Grill	Ruby Tuesdays	Great Mandarin	Timber Lodge
Wildfire	Woody's		

... as well as many other fine restaurants.

- Site is close to other major attractions including:

Mall of America	Canterbury Downs
Valley Fair Amusement Park	Mystic Lake Casino
Renaissance Festival	Chanhassen Dinner Theater
Landscape Arboretum	Eden Prairie Center
Ridgedale Mall	Southdale Mall

Eden Prairie - Stadium Site Proposal

Statements on Stadium Financing:

- We believe the Vikings and Twins are a major asset to all Minnesotans and help enhance our quality of life. Therefore, we believe the public's share of any costs related to new stadium developments should be spread throughout the region and/or state.
- We believe the primary benefits to host cities are from name recognition and exposure – which are financial “intangibles.” Name recognition may help with future economic development efforts. Over time, stadiums may also stimulate positive development or redevelopment of the surrounding area, which is a key reason why the City of Eden Prairie is considering a stadium redevelopment in the Golden Triangle. The net increase in jobs created from a new stadium may be marginal in a redevelopment situation, considering that it would be restoring jobs that existed in the buildings replaced by the stadium.
- We also believe that neither stadium will get built without public financial participation. However, if public funds are used, a reasonable share of stadium generated revenues should be provided back to the public to help recover some of its investment. Also, if the team's value increases due to new stadiums – and the teams are sold after the stadiums are constructed, the public should expect to receive a share of the sale proceeds.
- A public financing option that the State of Minnesota might consider that could minimize the “per taxpayer” impact, and that is consistent with the idea that the public costs should be broadened to the furthest extent possible, is for a statewide or regional sales tax increase that is authorized through a public referendum. A ¼ cent sales tax increase in the 7-county area would have generated about \$75,000,000 in 2003 and a ½ cent about \$148,000,000.
- In addition, since there is no long-term funding commitment to address the growing transportation needs of the state and region, some of the tax revenues could also be applied to a new transportation fund. Once the stadiums are paid off, all future revenues could be committed to transportation. This approach could help broaden public support for a sales tax increase.
- Site costs will depend on the amount of land area needed, which could range from 15 to over 100 acres depending on the level of parking and ancillary development desired by the teams. The northern Triangle has over 50 privately owned properties with existing buildings and businesses on parcels ranging in size from 1 acre to 50 acres. Land costs will also depend on which parcels are acquired, since land values vary widely throughout the area, and whether or not there are willing sellers. In any case, a stadium would be a part of a redevelopment project which could also involve business relocation costs. This proposal has focused primarily on the Best Buy site because the site is currently for sale and has the necessary acreage to accommodate a stadium development.
- On the issue of governance and ownership, consideration should be given to having a reconstituted Metropolitan Sports Facilities Commission own the facilities since they have over 20 years of experience in owning and operating the Metrodome.

Eden Prairie - Stadium Site Proposal

Statements on Stadium Financing:

- It is difficult to determine the actual economic benefits stadiums provide to host cities. Because there are many variables to consider, conservative assumptions were used to evaluate the possible economic impacts related to a stadium development. Based on our analysis, neither stadium appears to generate enough taxable spending to warrant a major investment by a host city. This is especially true for a football stadium, where only 10 home games are played each year. The following is a summary of potential fiscal impacts based on a model developed by CSL International:

Out of Stadium Assumptions:

	<u>Vikings</u>	<u>Twins</u>	
Events	10+	81	
Event Attendees	670,000	2,338,500	(daily visitor spending applied to all 670,000 attendees)
Other Event Attendees	520,000	0	(daily visitor spending applied to half of the 520,000 "other attendees")
Total Event Attendees	1,190,000	2,338,500	
% Visitors Using Hotels	5%	5%	
Visitors/Hotel Room	2	2	
Length of Stay	1	1	

----- Vikings Stadium -----

	<u>Daily</u> <u>Visitor</u> <u>Spending</u>	<u>Gross</u> <u>Spending</u>	<u>Spent in</u> <u>Eden Prairie</u>	<u>Percent</u> <u>Spent</u> <u>in EP</u>
Hotel	\$75.00	\$1,744,000	\$ 261,600	15%
Dining	\$10.00	\$9,300,000	\$1,395,000	15%
Retail	\$ 1.50	\$1,395,000	\$ 279,000	20%
Entertainment	\$ 7.50	\$6,975,000	\$1,046,250	15%
Transportation	\$ 0.25	\$ 233,000	\$ 34,950	15%
Other	\$ 1.75	\$1,628,000	\$ 244,200	15%
Out of Stadium Spending		\$21,275,000	\$3,261,000	
Taxable Spending		\$12,439,000	\$1,935,600	

----- Twins -----

	<u>Daily</u> <u>Visitor</u> <u>Spending</u>	<u>Gross</u> <u>Spending</u>	<u>Spent in</u> <u>Eden Prairie</u>	<u>Percent</u> <u>Spent</u> <u>in EP</u>
Hotel	\$75.00	\$ 4,385,000	\$ 675,750	15%
Dining	\$ 7.50	\$17,539,000	\$2,630,850	15%
Retail	\$ 1.50	\$ 3,508,000	\$ 701,600	20%
Entertainment	\$ 4.50	\$10,523,000	\$1,578,450	15%
Transportation	\$.25	\$ 585,000	\$ 87,750	15%
Other	\$ 1.40	\$ 3,274,000	\$ 491,100	15%
Out of Stadium Spending		\$39,814,000	\$6,147,750	
Taxable Spending		\$25,432,000	\$3,990,200	

- The table shows taxable spending in Eden Prairie to be somewhat inconsequential when compared to stadium financing gaps that could be as high as \$300,000,000 or more. The projected out of stadium spending in Eden Prairie would enhance existing hotel, dining, and entertainment businesses.

Eden Prairie - Stadium Site Proposal

Financing – Property Tax Impacts

If the stadiums are publicly owned (tax exempt), Eden Prairie would be providing a significant financial contribution in the form of lost property tax revenue. The range of property tax contributions from Eden Prairie will depend on the amount of land exempted for a stadium. The Twins indicated they will need a minimum of 16 acres and the Vikings 25 acres. A 50 acre site would allow for more stadium owned parking as well as for other ancillary uses. The following table therefore shows the possible tax impacts for 16, 25, and 50 acre sites.

Assumptions: 3% inflation rate -- 5% discount rate -- no changes in property tax laws
 Surveyed 6 parcels with 89 acres in likely stadium location
 Average value/acre - \$438,028
 Low value/acre - \$314,663
 High value/acre - \$652,814

16 Acre Site			Low Value (Best Buy)			High Value		
Average Value	First Year	NPV 25 Years		First Year	NPV 25 Years		First Year	NPV 25 Years
Total	\$ 251,729	\$ 4,805,507	Total	\$ 180,833	\$ 3,452,102	Total	\$ 375,164	\$ 7,161,881
City	\$ 28,558	\$ 545,172	City	\$ 20,515	\$ 391,631	City	\$ 42,561	\$ 812,489
EP Schools	\$ 24,480	\$ 467,323	EP Schools	\$ 17,585	\$ 335,698	EP Schools	\$ 36,483	\$ 696,460
25 Acre Site			Low Value (Best Buy)			High Value		
Average Value	First Year	NPV 25 Years		First Year	NPV 25 Years		First Year	NPV 25 Years
Total	\$ 393,327	\$ 7,508,612	Total	\$ 282,552	\$ 5,393,918	Total	\$ 586,194	\$ 11,190,443
City	\$ 44,621	\$ 851,815	City	\$ 32,054	\$ 611,911	City	\$ 66,501	\$ 1,269,504
EP Schools	\$ 38,249	\$ 730,173	EP Schools	\$ 27,477	\$ 524,536	EP Schools	\$ 57,005	\$ 1,088,225
50 Acre Site			Low Value (Best Buy)			High Value		
Average Value	First Year	NPV 25 Years		First Year	NPV 25 Years		First Year	NPV 25 Years
Total	\$ 786,655	\$ 15,017,244	Total	\$ 565,104	\$ 10,787,835	Total	\$ 1,172,388	\$ 22,380,887
City	\$ 89,242	\$ 1,703,630	City	\$ 64,108	\$ 1,223,822	City	\$ 133,002	\$ 2,539,008
EP Schools	\$ 76,499	\$ 1,460,366	EP Schools	\$ 54,954	\$ 1,049,072	EP Schools	\$ 114,009	\$ 2,176,432

Using the average land value assumption on 50 acres, the total tax loss over 25 years (life of the stadium) would be \$15,017,244.

Eden Prairie - Stadium Site Proposal

Summary

- The Eden Prairie Golden Triangle would be an ideal location for either a new Vikings or Twins stadium, or possibly for a combined stadium development:
 - ✓ It is close to the majority of Vikings and Twins season ticket holders homes.
 - ✓ Is within the I-494 / I-694 regional beltway and has great access to and from the metro area.
 - ✓ Has multi-modal transportation options available which may include a light rail line from Minneapolis.
 - ✓ Surrounded by four major highways including I-494, TH 212, TH 169, and Crosstown 62.
 - ✓ Great stadium visibility from all surrounding highways with several possible site locations.
 - ✓ Over \$516,000,000 in new highway infrastructure improvements planned for the surrounding highways - significantly improving mobility throughout Eden Prairie and the southwest region. These improvements should be completed by the time a new stadium is developed.
 - ✓ Between 25,000 – 30,000 cars (commuters) arrive and depart successfully from the Golden Triangle daily during peak travel periods.
 - ✓ Multiple access points in and out of the Triangle and more to be completed by 2008.
 - ✓ The Triangle is primarily a business park – so there is very little traffic and a lot of available parking at night and on weekends.
 - ✓ Up to 3,000 parking spaces could be available in park & ride lots along the proposed LRT line between Minneapolis and Eden Prairie.
 - ✓ There are an estimated 30,000 existing (privately owned) parking spaces within a mile of the site that could be available for weekend and evening events.
 - ✓ All development related infrastructure is available throughout the area.
 - ✓ Site is close to over 80 restaurants and 3,500 hotel rooms.
 - ✓ Close to the regions most popular attractions including the Mall of America, Valley Fair, Mystic Lake Casino, and Canterbury Downs.
- We believe the Vikings and Twins are a major asset to all of Minnesota and so the public's share of any costs related to new stadiums should be spread throughout the region and/or state if possible.
- A public financing option consistent with the belief that the public's share of stadium costs should be broadened to the furthest extent possible, is for a statewide or regional sales tax increase authorized through a public referendum. The tax revenues could also be applied to a transportation fund to help broaden public.
- Consideration should be given to having a reconstituted Metropolitan Sports Facilities Commission own the new facilities.
- If the new stadium developments are tax exempt, Eden Prairie would be providing a significant financial contribution in the form of lost property tax revenue.

STADIUM SCREENING COMMITTEE

RECOMMENDED CRITERIA BILL LIST

Following are criteria adopted by the Committee for inclusion in a 2004 stadium bill. These criteria set the parameters for a Metropolitan Stadium Authority (MSA) to negotiate and authorize construction to begin for the respective baseball and football facilities.

- 1) Create a Metropolitan Stadium Authority (MSA) to site and negotiate with franchise owners and host community(ies) within a set timeframe. The MSA should be reconstituted upon completion of stadium(s) construction.
- 2) Set a maximum total public investment toward project costs for the respective baseball and football facilities. The teams assume responsibility for any and all cost overruns.
- 3) Leases or use agreements between the teams and the MSA are negotiated. Teams will schedule all regular season and playoff home games at the facility for 30 years or the term of the longest-term bonds. Terms for default, termination or breach of the facility leases must also be in place.
- 4) A guarantee of payment of all the obligations due under the lease shall be in place in a form satisfactory to the MSA. The Guarantee could be in the form of a letter of credit, personal guarantees, or other surety.
- 5) Bond proceeds must be used to site, design, construct or furnish the facilities.
- 6) The MSA must have title to all land and air rights needed for construction and operation of the facilities.
- 7) The MSA must determine that all public and private funding sources for construction and operation of each stadium are officially committed in writing and enforceable. The committed funds must be adequate to site, design, construct, and service the facilities' debt as well as to pay for the ongoing operation and maintenance of the respective baseball and football facilities.
- 8) Agreement with labor unions not to strike or have a management lockout that would halt, delay or impede construction of the respective baseball and football facilities.
- 9) The MSA must have contracts certifying construction price and completion date, which should include performance and payment bonds that cover any costs over the certified price for the facility.

- 10) Environmental impact statement must be approved by all appropriate regulatory entities.
- 11) All necessary and appropriate public infrastructure is financed and constructed by completion of the respective baseball and football facilities.
- 12) The leases or use agreements shall provide for the public to share proportionally in the increased value of the franchise due to the existence of a new facility upon sale of the team(s).
- 13) The Commissioner of Finance has approved the financing and the leases or use agreements prior to the issuance of bonds.
- 14) The leases or use agreements should include a provision for a reasonable amount of use by amateur sports.
- 15) The leases or use agreements should include a provision that assures affordable access to the respective professional sporting events held in these facilities.
- 16) The MSA is encouraged to negotiate a provision in the leases or use agreements, which provide incentives for the respective teams to increase attendance at their sporting events.
- 17) Requires that all football game tickets not sold prior to the game be purchased by a sponsoring organization.

1.1 Senator moves to amend S.F. No. 2297 as follows:

1.2 Delete everything after the enacting clause and insert:

1.3 " **ARTICLE 1**
1.4 **BALLPARK**

1.5 Section 1. Minnesota Statutes 2004, section 297A.71, is amended by adding a
1.6 subdivision to read:

1.7 Subd. 38. **Building materials exemption.** Materials, supplies, and equipment used
1.8 or consumed in, and incorporated into the construction or improvement of the ballpark,
1.9 and public infrastructure constructed pursuant to sections 473.75 to 473.756, are exempt.

1.10 Sec. 2. **[473.75] CONSTRUCTION AND FINANCING OF MAJOR LEAGUE**
1.11 **BALLPARK.**

1.12 Subdivision 1. **Purpose; findings.** The purpose of this article is to provide for the
1.13 construction, financing, and long-term use of a ballpark primarily as a venue for major
1.14 league baseball. It is found and declared that the expenditure of public funds for this
1.15 purpose is necessary and serves a public purpose. It is further found and declared that any
1.16 provision in a lease or use agreement with a major league team, that requires the team
1.17 to play its home games in a publicly funded ballpark for the duration of the lease or use
1.18 agreement, serves a unique public purpose for which the remedies of specific performance
1.19 and injunctive relief are essential to its enforcement. It is further found and declared that
1.20 government assistance to facilitate the presence of major league baseball provides to the
1.21 state of Minnesota and its citizens highly valued intangible benefits that are virtually
1.22 impossible to quantify and, therefore, not recoverable even if the government receives
2.23 monetary damages in the event of a team's breach of contract. Minnesota courts are,
1.24 therefore, charged with protecting those benefits through the use of specific performance
1.25 and injunctive relief as provided herein and in the lease and use agreements.

1.26 Subd. 2. **Location.** The ballpark must be located in the city of Minneapolis at a
1.27 site within the development area.

1.28 Subd. 3. **Definitions.** As used in this article, the following terms have the meanings
1.29 given in this subdivision:

1.30 (a) "Ballpark" means the stadium suitable for major league baseball to be constructed
1.31 and financed under this article.

1.32 (b) "Ballpark costs" means, unless the context otherwise indicates, the cost of
3.33 designing, constructing, and equipping a ballpark suitable for major league baseball.

1.34 "Ballpark cost" excludes the cost of land acquisition, site improvements, utilities, site
1.35 demolition, environmental remediation, railroad crash wall, site furnishings, landscaping,

2.1 railroad right-of-way development, district energy, site graphics and artwork and other
2.2 site improvements identified by the authority, public infrastructure, capital improvement
2.3 reserves, bond reserves, capitalized interest, and financing costs.

2.4 (c) "Development area" means the area in the city of Minneapolis bounded
2.5 by marked Interstate Highway 394, vacated Holden Street, the Burlington Northern
2.6 right-of-way, Seventh Street North, Sixth Avenue North, and Fifth Street North.

2.7 (d) "Public infrastructure" means all property, facilities, and improvements
2.8 determined by the commission to facilitate the development and use of the ballpark,
2.9 including but not limited to property and improvements for drainage, environmental
2.10 remediation, parking, roadways, walkways, skyways, pedestrian bridges, bicycle paths,
2.11 and transit improvements to facilitate public access to the ballpark, lighting, landscaping,
2.12 utilities, streets, and land acquired and prepared for private redevelopment in a manner
2.13 related to the use of the ballpark.

2.14 (e) "Team" means the owner and operator of the baseball team currently known
2.15 as the Minnesota Twins.

2.16 **Sec. 3. [473.751] BALLPARK CONSTRUCTION AGREEMENTS, PROCESS.**

2.17 Subdivision 1. **Contracts.** The commission may enter into a development agreement
2.18 with the team or any other entity relating to the construction, financing, and use of the
2.19 ballpark and related facilities and public infrastructure. The commission may contract
2.20 for materials, supplies, and equipment in accordance with section 471.345, except that
2.21 the commission may employ or contract with persons, firms, or corporations to perform
2.22 one or more or all of the functions of architect, engineer, or construction manager with
2.23 respect to all or any part of the ballpark and public infrastructure. Alternatively, at the
2.24 request of the team, the commission shall authorize the team to provide for the design and
2.25 construction of the ballpark, subject to terms of this article. The construction manager
2.26 may enter into contracts with contractors for labor, materials, supplies, and equipment
2.27 for the construction of the ballpark through the process of public bidding, except that the
2.28 construction manager may, with the consent of the commission or the team:

2.29 (1) narrow the listing of eligible bidders to those which the construction manager
2.30 determines to possess sufficient expertise to perform the intended functions;

2.31 (2) award contracts to the contractors that the construction manager determines
2.32 provide the best value, which are not required to be the lowest responsible bidder; and

2.33 (3) for work the construction manager determines to be critical to the completion
2.34 schedule, award contracts on the basis of competitive proposals or perform work with
2.35 its own forces without soliciting competitive bids if the construction manager provides
2.36 evidence of competitive pricing.

3.1 The commission may require that the construction manager shall certify, before the
3.2 contract is signed, a certified, fixed, and stipulated construction price and completion date
3.3 to the commission and shall post a bond in an amount at least equal to 100 percent of
3.4 the certified price, to cover any costs, which may be incurred in excess of the certified
3.5 price, including, but not limited to, costs incurred by the commission or loss of revenues
3.6 resulting from incomplete construction on the completion date. The commission may
3.7 secure surety bonds as provided in section 574.26, securing payment of just claims in
3.8 connection with all public work undertaken by it. Persons entitled to the protection of the
3.9 bonds may enforce them as provided in sections 574.28 to 574.32, and shall not be entitled
3.10 to a lien on any property of the commission under the provisions of sections 514.01 to
3.11 514.16. Contracts for construction and operation of the ballpark must include programs
3.12 to provide for participation by small local businesses and businesses owned by women
3.13 and people of color, and the inclusion of women and people of color in the workforces of
3.14 contractors and ballpark operators.

3.15 Subd. 2. **Zoning and planning.** It is found and declared that the construction
3.16 of a ballpark within the development area is consistent with the adopted area plan, is
3.17 the preferred ballpark location, and is a permitted land use. Local units of government
3.18 may not impose restrictions or conditions on ballpark and public infrastructure land use
3.19 approvals except those which are based on reasonable land use grounds and criteria which
3.20 are within their jurisdiction to apply. This subdivision applies to establish a procedure for
3.21 all land use reviews and approvals by local governments for the ballpark and related public
3.22 infrastructure and supersedes all land use rules and restrictions and procedures imposed
3.23 by other law, charter, or ordinance. Section 15.99, subdivision 3, paragraphs (f) and (g),
3.24 does not apply. Within 60 days of enactment, the city of Minneapolis and Hennepin
3.25 County shall establish a ballpark implementation committee with equal representation
3.26 from the city of Minneapolis and Hennepin County to make recommendations on street
3.27 vacation, parking, roadways, walkways, skyways, pedestrian bridges, bicycle paths,
3.28 transit improvements to facilitate public street access to the ballpark, and integration
3.29 into the transportation plan for downtown and the region, lighting, landscaping, utilities,
3.30 streets, drainage, environmental remediation, and land acquired and prepared for private
3.31 redevelopment in a manner related to the use of the ballpark. The recommendations of
3.32 the committee shall be forwarded to the city of Minneapolis Planning Commission for an
3.33 advisory recommendation and then to the city council for action in a single resolution.

3.34 Subd. 3. **Local government action; environmental review.** Local governmental
3.35 units shall take action promptly and within project design and construction timetables on
3.36 applications for building permits and certificates of occupancy. The commission shall be

4.1 the responsible governmental unit for any environmental impact statement prepared under
4.2 section 116D.04. The commission may make decisions and take actions to acquire land
4.3 and obtain financing prior to completion of environmental review.

4.4 Sec. 4. **[473.752] CRITERIA AND CONDITIONS.**

4.5 Subdivision 1. **Binding and enforceable.** In developing the ballpark and entering
4.6 into related contracts, the commission must follow and enforce the criteria and conditions
4.7 in subdivisions 2 to 14, provided that a determination by the commission that those criteria
4.8 or conditions have been met under any agreement or otherwise shall be conclusive.

4.9 Subd. 2. **Team contributions.** The team must agree to contribute \$130,000,000
4.10 toward ballpark costs, plus a proportionate share of the cost of adding a retractable
4.11 roof to the ballpark. The team contribution must be reduced by a proportionate share
4.12 of any amount by which actual ballpark costs may be less than a budgeted amount of
4.13 \$360,000,000. The team contributions must be funded in cash during the construction
4.14 period. In addition to any other team contribution, the team must agree to assume and pay
4.15 when due all cost overruns for the ballpark costs that exceed the budget, excluding land,
4.16 site improvements, and public infrastructure.

4.17 Subd. 3. **Reserve for capital improvements.** The commission shall require that
4.18 a reserve fund for capital improvements to the stadium be established and funded with
4.19 annual team payments of \$600,000 and annual payments from other sources of \$1,400,000,
4.20 which annual payments shall increase according to an inflation index determined by the
4.21 commission. The commission may accept contributions from any other source for the
4.22 portion of the funding not required to be provided by the team.

4.23 Subd. 4. **Lease or use agreements.** The commission and team must agree to a
4.24 long-term lease or use agreement with the team for its use of the ballpark. The team
4.25 must agree to play all regularly scheduled and postseason home games at the ballpark.
4.26 Preseason games may also be scheduled and played at the ballpark. The lease or use
4.27 agreement must be for a term of at least 30 years from the date of ballpark completion.
4.28 The lease or use agreement must include terms for default, termination, and breach of
4.29 the agreement. Recognizing that the presence of major league baseball provides to the
4.30 state of Minnesota and its citizens highly valued, intangible benefits that are virtually
4.31 impossible to quantify and, therefore, not recoverable in the event of a team owner's
4.32 breach of contract, the lease and use agreements must provide for specific performance
4.33 and injunctive relief to enforce provisions relating to use of the ballpark for major league
4.34 baseball and must not include escape clauses or buyout provisions.

5.1 Subd. 5. **Notice requirement for certain events.** Until 30 years from the date of
5.2 ballpark completion, the team must provide written notice to the commission not less than
5.3 90 days prior to any action, including any action imposed upon the team by Major League
5.4 Baseball, which would result in a breach or default of provisions of the lease or use
5.5 agreements required to be included under subdivision 4. If this notice provision is violated
5.6 and the team has already breached or been in default under the required provisions, the
5.7 commission or the state of Minnesota is authorized to specifically enforce the lease or use
5.8 agreement, and Minnesota courts are authorized and directed to fashion equitable remedies
5.9 so that the team may fulfill the conditions of the lease and use agreements, including, but
5.10 not limited to, remedies against Major League Baseball.

5.11 Subd. 6. **Enforceable financial commitments.** The commission must determine
5.12 before ballpark construction begins that all public and private funding sources for
5.13 construction and operation of the ballpark are included in written agreements. The
5.14 committed funds must be adequate to design, construct, furnish, and equip the ballpark.

5.15 Subd. 7. **Community ownership option.** (a) The lease or use agreement for the
5.16 baseball facility must provide that if the owner of the baseball franchise seeks to sell the
5.17 franchise during the term of the agreement, the franchise must first be offered for sale to
5.18 the entity formed in compliance with paragraph (b) on the same terms offered to any other
5.19 entity. The offer to sell the franchise to this entity must remain open for at least one
5.20 year. The amounts that would otherwise be returned to the public under subdivision 10
5.21 may be used by an entity created under paragraph (b) to offset the cost of acquiring the
5.22 baseball franchise.

5.23 (b) The governor and the commission must attempt to facilitate the formation
5.24 of a corporation to acquire the baseball franchise and to identify an individual private
5.25 managing owner of the corporation. The corporation formed to acquire the franchise shall
5.26 have a capital structure in compliance with all of the following provisions:

5.27 (1) there may be two classes of capital stock: common stock and preferred stock.
5.28 Both classes of stock must give holders voting rights with respect to any relocation
5.29 or contraction of the franchise;

5.30 (2) the private managing owner must own no less than 25 percent and no more than
5.31 35 percent of the common stock. For purposes of this restriction, shares of common stock
5.32 owned by the private managing owner include shares of commons stock owned by any
5.33 related taxpayer as defined in section 1313(c) of the Internal Revenue Code of 1986, as
5.34 amended. Other than the rights of all other holders of common stock and preferred stock
5.35 with respect to relocation of the franchise or voluntary contraction, the private managing
5.36 owner must control all aspects of the operation of the corporation;

6.1 (3) other than the private managing owner, no individual or entity may own more
6.2 than five percent of the common stock of the corporation;

6.3 (4) at least 50 percent of the ownership of the common stock must be sold to
6.4 members of the general public in a general solicitation and no person or entity must own
6.5 more than one percent of common stock of the corporation; and

6.6 (5) the articles of incorporation, bylaws, and other governing documents must
6.7 provide that the franchise may not move outside of the state or agree to voluntary
6.8 contraction without approval of at least 75 percent of the shares of common stock and at
6.9 least 75 percent of the shares of preferred stock. Notwithstanding any law to the contrary,
6.10 these 75 percent approval requirements shall not be amended by the shareholders or
6.11 by any other means.

6.12 (c) Except as specifically provided by this article, no state agency may spend money
6.13 from any state fund for the purpose of generating revenue under this subdivision or for the
6.14 purpose of providing operating support or defraying operating losses of a professional
6.15 baseball franchise.

6.16 Subd. 8. **Environmental requirements.** The commission must comply with all
6.17 environmental requirements imposed by regulatory agencies for the ballpark, site, and
6.18 structure.

6.19 Subd. 9. **Ballpark design.** The ballpark must have a retractable roof. The
6.20 commission must ensure that the ballpark receives Leadership in Energy and
6.21 Environmental Design (LEED) certification for environmental design, and to the extent
6.22 practicable, that the ballpark design is architecturally significant.

6.23 Subd. 10. **Public share upon sale of team.** The lease or use agreement must
6.24 provide that, if the team is sold after the effective date of this act, a portion of the sale
6.25 price must be paid to the authority and deposited in a reserve fund for improvements to
6.26 the ballpark or expended as the authority may otherwise direct. The portion required to
6.27 be so paid to the authority is 18 percent of the gross sale price, declining to zero ten
6.28 years after commencement of ballpark construction in increments of 1.8 percent each
6.29 year. The agreement shall provide exceptions for sales to members of the owner's family
6.30 and entities and trusts beneficially owned by family members, sales to employees of
6.31 equity interests aggregating up to ten percent, and sales related to capital infusions not
6.32 distributed to the owners.

claw back

flat

6.33 Subd. 11. **Access to books and records.** The commission must seek a provision in
6.34 the lease or use agreement that provides the commission access to annual audited financial
6.35 statements of the team and other financial books and records that the commission deems

7.1 necessary to determine compliance by the team with this article and to enforce the terms
7.2 of any lease or use agreements entered into under this article. Any financial information
7.3 obtained by the commission under this subdivision is nonpublic data under section 13.02,
7.4 subdivision 9.

7.5 Subd. 12. **Affordable access.** To the extent determined by the commission or
7.6 required by a grant agreement, any lease or use agreement must provide for affordable
7.7 access to the professional sporting events held in the ballpark.

7.8 Subd. 13. **No strikes; lockouts.** The commission must use its best efforts to
7.9 negotiate a public sector project labor agreement or other agreement to prevent strikes and
7.10 lockouts that would halt, delay, or impede construction of the ballpark and related facilities.

7.11 Subd. 14. **Youth and amateur sports.** The lease or use agreement must require that
7.12 the team provide or cause to be provided \$250,000 annually for the term of the agreement
7.13 for youth activities and amateur sports without reducing the amounts otherwise normally
7.14 provided for and on behalf of the team for those purposes. The amount shall increase
7.15 according to an inflation factor not to exceed 2.5 percent annually and may be subject to a
7.16 condition that the county fund grants for similar purposes as authorized by this article.

7.17 Subd. 15. **Name retention.** The lease or use agreement must provide that the
7.18 team and league will transfer to the state of Minnesota the Minnesota Twins' heritage
7.19 and records, including the name, logo, colors, history, playing records, trophies and
7.20 memorabilia in the event of any dissolution or relocation of the Twins franchise.

7.21 Subd. 16. **Sustainable building guidelines.** The construction process used for a
7.22 ballpark constructed under this article must, to the extent feasible, follow sustainable
7.23 building guidelines established under section 16B.325.

7.24 Subd. 17. **American steel.** The authority must ensure that a ballpark constructed
7.25 under this article be, to the greatest extent practicable, constructed of American-made steel.

7.26 Sec. 5. **[473.753] FINANCING OF FACILITY.**

7.27 Subdivision 1. **Public expenditures.** The amount that the commission may grant or
7.28 expend for ballpark costs shall not exceed \$475,000,000. The amount of any grant for
7.29 capital improvement reserves shall not exceed \$1,400,000 annually, subject to annual
7.30 increases according to an inflation index acceptable to the commission. This article does
7.31 not limit the amount of grants or expenditures for land, site improvements, and public
7.32 infrastructure. Such agreements are valid and enforceable notwithstanding that they
7.33 involve payments in future years and they do not constitute a debt of the commission
7.34 within the meaning of any constitutional or statutory limitation or for which a referendum

8.1 is required. The commission may acquire land, air rights, and other property interests
8.2 within the development area for the ballpark site and public infrastructure for development
8.3 as a ballpark, and acquire and construct any related public infrastructure. The commission
8.4 may review and approve ballpark designs, plans, and specifications to the extent provided
8.5 in a grant agreement and in order to ensure that the public purposes of the grant are carried
8.6 out. Public infrastructure designs must optimize area transit and bicycle opportunities,
8.7 including connections to planned or existing trails and transportation corridors, including
8.8 Central, Hiawatha, I-394, Northstar, Northwest, Red Rock, Rush Line, and Southwest. The
8.9 commission may enforce the provisions of any grant agreement by specific performance.
8.10 The commission may reimburse a local governmental entity within which the ballpark
8.11 is located or make a grant to such a governmental unit for site acquisition, preparation
8.12 of the site for ballpark development, and public infrastructure. Amounts expended by a
8.13 local governmental unit with the proceeds of a grant or in expectation of reimbursement
8.14 by the commission shall not be deemed an expenditure or other use of local governmental
8.15 resources by the governmental unit within the meaning of any law or charter limitation.

8.16 Subd. 2. **Revenue bonds.** The commission may, by resolution, authorize, sell,
8.17 and issue revenue bonds to provide funds to finance all or a portion of the costs of
8.18 site acquisition, site improvements and other activities necessary to prepare a site for
8.19 development of a stadium, and to acquire and construct any related parking facilities and
8.20 other public infrastructure, provided that the term of the bonds must be no longer than is
8.21 necessary to provide interim financing in anticipation of receipt of sufficient funds under
8.22 section 473.131 to meet these costs. The commission may also, by resolution, issue bonds
8.23 to refund the bonds issued pursuant to this section. The bonds must be limited obligations,
8.24 payable solely from or secured by revenues to become available under this article. The
8.25 bonds may be issued in one or more series and sold without an election. The bonds shall
8.26 be sold in the manner provided by section 475.60. The bonds shall be secured, bear the
8.27 interest rate or rates or a variable rate, have the rank or priority, be executed in the manner,
8.28 be payable in the manner, mature, and be subject to the defaults, redemptions, repurchases,
8.29 tender options, or other terms, as the commission may determine. The commission may
8.30 enter into and perform all contracts deemed necessary or desirable by it to issue and
8.31 secure the bonds, including an indenture of trust with a trustee within or without the state.
8.32 The debt represented by the bonds shall not be included in computing any debt limitation
8.33 applicable to the commission. Subject to this subdivision, the bonds must be issued and
8.34 sold in the manner provided in chapter 475. The bonds shall recite that they are issued
8.35 under this article and the recital shall be conclusive as to the validity of the bonds and the
8.36 imposition and pledge of the taxes levied for their payment.

9.1 Sec. 6. **[473.755] CITY REQUIREMENTS.**

9.2 Subdivision 1. **Third Avenue.** At the request of the commission, the city of
9.3 Minneapolis shall vacate the portion of Third Avenue North from Seventh Street North to
9.4 the intersection of Third Avenue North and the on-ramp to marked Interstate Highway 394
9.5 without impeding on-ramp access.

9.6 Subd. 2. **Land conveyance.** At the request of the commission, the city of
9.7 Minneapolis shall convey to the commission at fair market value all real property it owns
9.8 that is located in the development area and is not currently used for road, sidewalk, or
9.9 utility purposes and that the commission determines to be necessary for ballpark or public
9.10 infrastructure purposes.

9.11 Subd. 3. **Liquor licenses.** The city of Minneapolis shall issue intoxicating liquor
9.12 licenses that are reasonably requested for the premises of the ballpark. These licenses
9.13 are in addition to the number authorized by law. All provisions of chapter 340A not
9.14 inconsistent with this section apply to the licenses authorized under this subdivision.

9.15 Subd. 4. **Charter limitations.** Actions taken by the city of Minneapolis under this
9.16 section shall not be deemed to be an expenditure or other use of city resources within the
9.17 meaning of any charter limitation.

9.18 Sec. 7. **[473.756] LOCAL TAXES.**

current law for dome?

9.19 No local unit of government shall impose a new or additional tax on sales or uses
9.20 of any item that is not in effect for the ballpark site on the date of enactment of this act,
9.21 except taxes generally applicable throughout the jurisdiction.

9.22 Sec. 8. **[REPEALER].**

9.23 Minnesota Statutes 2004, sections 272.02, subdivision 50; 297A.71, subdivision 31;
9.24 473.5995, subdivision 2; 473I.01; 473I.02; 473I.03; 473I.04; 473I.05; 473I.06; 473I.07;
9.25 473I.08; 473I.09; 473I.10; 473I.11; 473I.12; and 473I.13, are repealed.

9.26 **ARTICLE 2**

9.27 **FOOTBALL STADIUM**

9.28 Section 1. Minnesota Statutes 2004, section 297A.71, is amended by adding a
9.29 subdivision to read:

9.30 Subd. 39. **Stadium construction materials and equipment exempt.** Materials
9.31 and supplies used or consumed in, and equipment incorporated into the construction of
9.32 a National Football League stadium constructed under sections 473.76 to 473.769 are
9.33 exempt. The exemption under this subdivision terminates one year after the first National
9.34 Football League game is played in the stadium.

9.35 Sec. 2. **[473.76] PURPOSE.**

10.1 The legislature finds that construction of a new stadium that meets National Football
 10.2 League programmatic requirements, with a retractable or ~~fixed~~ roof, in the city of Blaine,
 10.3 county of Anoka, serves a public purpose. The legislature finds that the public purpose
 10.4 served includes retaining the Minnesota Vikings as a part of Minnesota's public amenities
 10.5 for its citizens and as a major attraction to visitors to the state, adding to the economic
 10.6 development of the state, attracting revenue from out of the state, and preserving the
 10.7 contributions of football to the culture of Minnesota and to the enjoyment of its citizens.
 10.8 Further, the legislature finds that a National Football League stadium may be financed as a
 10.9 public-private partnership between the state, the Minnesota Vikings, and other supporting
 10.10 interests that may contribute to the construction of a football stadium and related facilities.
 10.11 The legislature further finds that a new stadium should be coordinated with transportation
 10.12 and transit plans and activities.

10.13 **Sec. 3. [473.761] DEFINITIONS.**

10.14 Subdivision 1. **Terms.** For the purposes of sections 473.76 to 473.769, the terms
 10.15 defined in this section have the meanings given them in this section, except as otherwise
 10.16 expressly provided or indicated by the context.

10.17 Subd. 2. **Sports facilities.** "Sports facilities" means the stadium, with a retractable
 10.18 or fixed roof, adjoining structures related to the operation of the stadium, practice
 10.19 facilities, including preseason training camp facilities, and other supporting infrastructure,
 10.20 including parking.

10.21 Subd. 3. **Stadium district.** "Stadium district" means a district, containing the
 10.22 National Football League stadium and consisting of no more than 740 contiguous acres
 10.23 surrounding the sports facilities that is designated by the commission.

10.24 **Sec. 4. [473.762] LOCATION.**

10.25 The new National Football League stadium shall be located in the city of Blaine,
 10.26 Anoka County, Minnesota.

10.27 **Sec. 5. [473.763] CONSTRUCTION OF FOOTBALL STADIUM.**

10.28 Subdivision 1. **Construction manager.** The commission and the Minnesota Vikings
 10.29 shall jointly select a construction manager. With respect to the construction of the stadium,
 10.30 the construction manager must:

- 10.31 (1) guarantee a maximum cost of construction; and
- 10.32 (2) provide payment and performance bonds or other security reasonably acceptable
 10.33 to the commission in an amount equal to the guaranteed maximum cost of construction,
 10.34 and shall comply with all employment requirements applicable to city and state contracts

11.1 for construction, including prevailing wages as defined in section 177.42, affirmative
11.2 action, and outreach.

11.3 Subd. 2. **Contracts.** The lessee under the stadium lease or the construction manager
11.4 may enter into contracts with contractors for labor, materials, supplies, and equipment to
11.5 equip and construct the new stadium through the process of public bidding.

11.6 Subd. 3. **Bids.** The lessee or the construction manager may:

11.7 (1) limit the list of eligible bidders to those that the construction manager determines
11.8 possess sufficient expertise to perform the intended functions;

11.9 (2) award contracts to the contractors that the construction manager determines
11.10 provide the best value, which need not be the lowest responsible bidder; and

11.11 (3) for work the construction manager determines to be critical to the completion
11.12 schedule, the construction manager may award contracts on the basis of competitive
11.13 proposals or perform work with its own forces without soliciting competitive bids if the
11.14 construction manager provides evidence of competitive pricing.

11.15 Subd. 4. **Design.** The commission must ensure that the stadium receives Leadership
11.16 in Energy and Environmental Design (LEED) certification for environmental design, and
11.17 to the extent practicable, that the stadium design is architecturally significant.

11.18 Sec. 6. **[473.764] ISSUANCE OF BONDS.**

11.19 Subdivision 1. **Bonds.** The commission may by resolution authorize the sale and
11.20 issuance of its bonds for any or all of the following purposes:

11.21 (1) to provide funds and pay costs to predesign, design, construct, furnish, equip, and
11.22 otherwise improve or better the sports facilities owned or to be owned by the commission
11.23 pursuant to this article, including construction of a retractable or ~~fixed~~ roof, and to finance
11.24 acquisition of right-of-way and construction and reconstruction of Interstate Highway
11.25 35W and other trunk highways in Anoka County to improve access to the stadium;

11.26 (2) to establish a reserve fund or funds for the bonds and to pay costs of issuance
11.27 of the bonds;

11.28 (3) to refund bonds issued under this section; and

11.29 (4) to fund judgments entered by any court against the commission in matters
11.30 relating to the commission's functions related to the sports facilities.

11.31 Subd. 2. **Procedure.** The bonds shall be sold, issued, and secured on the terms and
11.32 conditions the commission determines to be in the best interests of the commission, except
11.33 as otherwise provided in sections 473.76 to 473.769. The bonds may be sold at any price
11.34 and at public or private sale as determined by the commission. They shall be payable
11.35 solely from revenues referred to in sections 473.76 to 473.769. The bonds shall not be a

12.1 general obligation or debt of the commission or any city, county, or the state, and shall not
12.2 be included in the net debt of any city, county, or other subdivision of the state for the
12.3 purpose of any net debt limitation. No election shall be required.

12.4 Subd. 3. **Limitations.** (a) The principal amount of the bonds issued under
12.5 subdivision 1 shall not exceed the amounts authorized in this subdivision. The principal
12.6 amount of bonds issued by the authority under subdivision 1, clauses (1) and (2), shall
12.7 be limited to \$510,000,000 plus the amounts necessary to fund appropriate reserves and
12.8 pay issuance costs. The term of the bonds must be no longer than is necessary to provide
12.9 interim financing in anticipation of receipt of sufficient funds under section 473.131 for
12.10 the purposes of subdivision 1, clauses (1) and (2).

12.11 (b) The commission shall issue its bonds and construction of the stadium may
12.12 commence when the commission has made the following determinations:

12.13 (1) the commission has executed a long-term use agreement with the Minnesota
12.14 Vikings, meeting the requirements of section 473.766;

12.15 (2) the commission has executed a development and financing agreement with the
12.16 Minnesota Vikings meeting the requirements of section 473.765;

12.17 (3) the proceeds of bonds authorized and provided for in this subdivision will be
12.18 sufficient, together with other capital funds that may be available to the commission
12.19 for expenditure on the sports facilities, including, except as otherwise provided in this
12.20 subdivision, the acquisition, clearance, relocation, and legal costs referred to in clauses
12.21 (4) and (5);

12.22 (4) the commission has acquired title to or an interest in all real property, including
12.23 all easements, air rights, and other appurtenances needed for the construction and
12.24 operation of the sports facility or has received a grant of funds or has entered into
12.25 agreements sufficient in the judgment of the commission to assure the receipt of funds, at
12.26 the time and in the amount required, to make any payment upon which the commission's
12.27 acquisition of title or interest in and possession of the real property is conditioned;

12.28 (5) the commission has received a grant of funds or entered into agreements
12.29 sufficient in the judgment of the commission to assure the receipt of funds, at the time
12.30 and in the amount required, to pay all costs, except as provided in this subdivision, of
12.31 clearing the real property needed for the construction and operation of the sports facilities,
12.32 railroad tracks, and other structures, including, without limitation, all relocation costs, all
12.33 utility relocation costs, and all legal costs;

12.34 (6) the commission has executed agreements to prevent strikes that would halt,
12.35 delay, or impede construction of the sports facilities;

13.1 (7) the commission has executed agreements that will provide for the construction of
13.2 the sports facilities for a certified or guaranteed construction price and completion date
13.3 and which include performance bonds in an amount at least equal to 100 percent of the
13.4 certified or guaranteed price to cover any costs that may be incurred over and above the
13.5 certified price, including, but not limited to, costs incurred by the commission or loss of
13.6 revenues resulting from incomplete construction on the completion date;

13.7 (8) the anticipated revenue from the operation of the sports facilities plus any
13.8 additional available revenue of the commission will be an amount sufficient to pay when
13.9 due all debt service on the bonds issued under section 473.764, subdivision 1, plus all
13.10 administration, operating, and maintenance expense of the sports facilities;

13.11 (9) the commission has determined that all public and private funding sources for
13.12 construction and operation of the sports facilities are officially committed in writing and
13.13 enforceable. The committed funds must be adequate to site, design, construct, furnish,
13.14 equip, and service the sports facilities debt, as well as to pay for the ongoing operation
13.15 and maintenance of the stadium;

13.16 (10) the commission shall ensure that a guaranty is in place in a form satisfactory
13.17 to the commission. The guaranty may be in the form of a letter of credit, minimum net
13.18 worth requirements, personal guaranties or other surety covering the payments on terms
13.19 determined by the commission's negotiations with the Minnesota Vikings; and

13.20 (11) the validity of any bonds issued under subdivision 1, clauses (1) and (2), and the
13.21 obligation of the commission related to them, shall not be conditioned upon or impaired
13.22 by the commission's determinations made under this subdivision. For purposes of using
13.23 the bonds, the determinations made by the commission shall be deemed conclusive
13.24 and the commission shall be and remain obligated for the security and payment of the
13.25 bonds issued under subdivision 1, irrespective of determinations that may be erroneous,
13.26 inaccurate, or otherwise mistaken.

13.27 Subd. 4. **Security.** To the extent and in the manner provided in sections 473.76 to
13.28 473.769, the revenues of the commission described in this article, and any other revenues
13.29 of the commission attributable to the sports facilities, including teams' contributions, shall
13.30 be and remain pledged and appropriated to the commission as appropriate for the payment
13.31 of all necessary and reasonable expenses of the operation, administration, maintenance
13.32 of the sports facilities, and debt service of the bonds until all bonds or certificates of
13.33 indebtedness issued pursuant to sections 473.76 to 473.769 are fully paid or discharged
13.34 in accordance with law. Bonds issued pursuant to sections 473.76 to 473.769 may be
13.35 secured by a bond resolution, or by a trust indenture entered into by the commission with
13.36 a corporate trustee within or outside the state, which shall define the revenue and team

14.1 contributions, and other sports facilities revenues pledged for the payment and security of
14.2 the bonds. The pledge shall be a valid charge on the revenues referred to in this chapter
14.3 from the date when bonds are first issued or secured under the resolution or indenture and
14.4 shall secure the payment of principal and interest and redemption premiums when due
14.5 and the maintenance at all times of a reserve or reserves securing payments. No mortgage
14.6 of or security interest in any tangible real or personal property shall be granted to the
14.7 bondholders or the trustee, but they shall have a valid security interest in all tax and
14.8 other revenues received and accounts receivable by the commission shall be hereunder,
14.9 as against the claims of all other persons in tort, contract, or otherwise, irrespective
14.10 of whether the parties have notice of the claims, and without possession or filing as
14.11 provided in the Uniform Commercial Code or any other law. In the bond resolution or
14.12 trust indenture, the commission may make covenants, which shall be binding upon the
14.13 commission, that are determined to be usual and reasonably necessary for the protection
14.14 of the bondholders. No pledge shall be revoked or amended by law or by action of the
14.15 commission except in accordance with the terms of the bond resolution or indenture under
14.16 which the bonds are issued, until the obligations of the authority are fully discharged.

14.17 Subd. 5. **No full faith and credit.** Any bonds or other obligations issued by the
14.18 commission under sections 473.76 to 473.769 are not public debt of the state, and the full
14.19 faith and credit and taxing powers of the state are not pledged for their payment or of any
14.20 payments that the state agrees to make under this article.

14.21 Subd. 6. **Taxability of interest on bonds.** The bonds authorized by this article may
14.22 be issued whether or not the interest to be paid on them is gross income for federal tax
14.23 purposes, provided that the commission must make an effort to arrange the financing for
14.24 the project in a manner that would allow the interest to be tax-exempt to the greatest
14.25 extent possible.

14.26 Sec. 7. **[473.765] DEVELOPMENT AND FINANCING AGREEMENT.**

14.27 Subdivision 1. **Agreement required.** Prior to commencement of construction, the
14.28 commission shall negotiate and enter into an agreement with Anoka County, the city of
14.29 Blaine, and the Minnesota Vikings concerning the terms and conditions under which the
14.30 parties will make contributions of funds, future revenues, interests in property for the site
14.31 and public infrastructure, the method of completing design and construction, which may
14.32 include the design build process, the integration of the stadium and related infrastructure
14.33 with surrounding development, and other matters relating to the stadium, its operation,
14.34 maintenance, and financing. This agreement shall, at a minimum, meet the requirements
14.35 of this section.

15.1 Subd. 2. Total public investment towards stadium project costs. The total public
 15.2 investment, shall not exceed ~~59~~^{57.0} percent of the stadium project costs. As used in this
 15.3 section, "stadium project costs" includes the costs of the following:

15.4 (1) acquisition of land needed for the stadium structure and related parking and
 15.5 infrastructure;

15.6 (2) design and construction of the stadium and related infrastructure;

15.7 (3) finished space and fixtures, furniture, and equipment within the stadium project
 15.8 for the Minnesota Vikings, concessions and suites;

15.9 (4) land, design, construction, fixtures, furniture, and equipment for the Minnesota
 15.10 Vikings indoor practice facility and exhibition hall; and

15.11 (5) professional and administrative services necessary for issuance of bonds and
 15.12 related costs.

15.13 The extent of the expenditures under this section is subject to the agreement of
 15.14 the Minnesota Vikings. Expenditures for finishing and equipping the space within the
 15.15 stadium for the Minnesota Vikings is subject to a per square foot maximum agreed to
 15.16 by the commission and the team.

15.17 Subd. 3. Team contribution. The team must contribute no less than \$280,000,000
 15.18 to the sports facility costs. Team contributions may include, but are not limited to,
 15.19 contribution of land, initial cash contributions, ^{cash equivalent to} the net present value of guaranteed annual
 15.20 payments, and assignments of naming rights and permanent seat licenses, but do not
 15.21 include payments of operating and maintenance expenses for the stadium, which must be
 15.22 made by the team. In addition to any other team contribution, the team must assume and
 15.23 pay when due all cost overruns for the stadium.

15.24 Sec. 8. [473.766] USE AGREEMENT.

15.25 Subdivision 1. Requirement. Prior to the issuance of bonds under section 473.764,
 15.26 the commission must have entered into an agreement with the Minnesota Vikings and the
 15.27 National Football League meeting the requirements of this section.

15.28 Subd. 2. Agreement with Minnesota Vikings. The commission shall enter into a
 15.29 use agreement with the Minnesota Vikings that, at a minimum, provides for the following:

15.30 (1) the Minnesota Vikings will use the stadium for all scheduled home preseason,
 15.31 regular season, and postseason games that the team is entitled to play at home for a term
 15.32 of not less than 30 years;

15.33 (2) the agreement must include terms for default, termination, and breach of
 15.34 agreement; and

16.1 (3) the agreement must require specific performance and must not include escape
16.2 clauses or buyout provisions.

16.3 Subd. 3. Agreement with national football league. The commission shall enter
16.4 into an agreement with the National Football League guaranteeing the continuance of the
16.5 Minnesota Vikings in the metropolitan area for the period of the agreements referred to in
16.6 subdivision 2, clause (1).

16.7 Sec. 9. [473.767] ENVIRONMENTAL REQUIREMENTS.

16.8 The commission must ensure that environmental requirements imposed by
16.9 appropriate regulatory agencies for the sports facilities are complied with.

16.10 Sec. 10. [473.768] LIQUOR LICENSES.

16.11 The city of Blaine may issue one or more intoxicating liquor licenses for the
16.12 stadium. These licenses are in addition to the number authorized by law. All provisions
16.13 of chapter 340A not inconsistent with this subdivision apply to the licenses authorized
16.14 under this subdivision.

16.15 **ARTICLE 3**

16.16 **SPORTS FACILITIES FINANCING AND GOVERNANCE**

16.17 Section 1. Minnesota Statutes 2005 Supplement, section 10A.01, subdivision 35,
16.18 is amended to read:

16.19 Subd. 35. **Public official.** "Public official" means any:

16.20 (1) member of the legislature;

16.21 (2) individual employed by the legislature as secretary of the senate, legislative
16.22 auditor, chief clerk of the house, revisor of statutes, or researcher, legislative analyst, or
16.23 attorney in the Office of Senate Counsel and Research or House Research;

16.24 (3) constitutional officer in the executive branch and the officer's chief administrative
16.25 deputy;

16.26 (4) solicitor general or deputy, assistant, or special assistant attorney general;

16.27 (5) commissioner, deputy commissioner, or assistant commissioner of any state
16.28 department or agency as listed in section 15.01 or 15.06, or the state chief information
16.29 officer;

16.30 (6) member, chief administrative officer, or deputy chief administrative officer of a
16.31 state board or commission that has either the power to adopt, amend, or repeal rules under
16.32 chapter 14, or the power to adjudicate contested cases or appeals under chapter 14;

16.33 (7) individual employed in the executive branch who is authorized to adopt, amend,
16.34 or repeal rules under chapter 14 or adjudicate contested cases under chapter 14;

16.35 (8) executive director of the State Board of Investment;

16.36 (9) deputy of any official listed in clauses (7) and (8);

- 17.1 (10) judge of the Workers' Compensation Court of Appeals;
- 17.2 (11) administrative law judge or compensation judge in the State Office of
17.3 Administrative Hearings or referee in the Department of Employment and Economic
17.4 Development;
- 17.5 (12) member, regional administrator, division director, general counsel, or operations
17.6 manager of the Metropolitan Council;
- 17.7 (13) member or chief administrator of a metropolitan agency;
- 17.8 (14) director of the Division of Alcohol and Gambling Enforcement in the
17.9 Department of Public Safety;
- 17.10 (15) member or executive director of the Higher Education Facilities Authority;
- 17.11 (16) member of the board of directors or president of Minnesota Technology, Inc.; or
- 17.12 (17) member of the board of directors or executive director of the Minnesota State
17.13 High School League; or
- 17.14 (18) member of the Metropolitan Sports Facilities Commission.

17.15 Sec. 2. **[473.131] METROPOLITAN AREA SALES AND USE TAXES.**

17.16 **Subdivision 1. Sales tax imposition.** (a) A sales tax at a rate of 0.5 percent is
17.17 imposed on the gross receipts from retail sales that are taxable under chapter 297A that are
17.18 made in the metropolitan area by a person who is required to have or voluntarily obtains a
17.19 permit under section 297A.83, subdivision 1.

17.20 (b) Taxable services are subject to the sales tax under this section if they are
17.21 performed either:

- 17.22 (1) within the metropolitan area; or
- 17.23 (2) partly within and partly without the metropolitan area, and more of the service is
17.24 performed within the metropolitan area, based on the cost of performance.

17.25 **Subd. 2. Use tax imposition.** (a) A use tax is imposed on a person in the
17.26 metropolitan area for the privilege of using, storing, distributing, or consuming in the
17.27 metropolitan area tangible personal property or taxable services purchased for use,
17.28 storage, distribution, or consumption in the metropolitan area. The tax is imposed on
17.29 the sales price of retail sales of the tangible personal property or taxable services at the
17.30 rate of tax imposed under subdivision 1.

17.31 (b) No tax is imposed under paragraph (a) if the tax imposed by subdivision 1 was
17.32 paid on the sales price of the tangible personal property or taxable services.

17.33 (c) No tax is imposed under paragraph (a) if the purchase meets the requirements for
17.34 exemption under section 297A.67, subdivision 21, provided that the \$770 threshold in
17.35 that provision is reduced to \$60.

18.1 (d) A use tax is imposed on a person who manufactures, fabricates, or assembles
 18.2 tangible personal property from materials, either within or outside the metropolitan area
 18.3 and who uses, stores, distributes, or consumes the tangible personal property in the
 18.4 metropolitan area. The tax is imposed on the sales price of retail sales of the materials
 18.5 contained in the tangible personal property at the rate of tax imposed under section
 18.6 297A.62.

18.7 (e) No tax is imposed under paragraph (d) if the tax imposed by section 297A.62
 18.8 was paid on the sales price of materials contained in the tangible personal property.

18.9 Subd. 3. Administration; collection. Section 297A.99, subdivisions 9, 10, and 11,
 18.10 apply to the taxes imposed in this section, by substituting the term "metropolitan area" or
 18.11 "metropolitan council," as applicable, for "political subdivision" in those provisions.

18.12 Subd. 4. Use of revenues. (a) After deductions allowed by law, revenues received
 18.13 from taxes authorized by subdivisions 1 and 2 must be deposited in the general fund of the
 18.14 state treasury and are appropriated as follows:

18.15 (1) one-half to the council to be distributed to the Metropolitan Sports Facilities
 18.16 Commission to be used to finance a new ballpark for the use of the Minnesota Twins, and
 18.17 a new stadium for the use of the Minnesota Vikings; and

18.18 (2) one-half to the Metropolitan Council for implementation of the ^{transportation} public transit
 18.19 components of the council's 2030 transportation policy plan, and for other public transit
 18.20 operations and capital improvements provided or assisted by the council in counties in the
 18.21 metropolitan transportation area.

18.22 (b) When sufficient revenues to complete construction of the stadium and ballpark
 18.23 have been raised from the tax under this section, and all other revenues available for
 18.24 those projects, the full amount of the revenues from the tax must be used for purposes
 18.25 of clause (2).

18.26 Subd. 5. Stadium financing. The Metropolitan Sports Facilities Commission must
 18.27 allocate the revenues provided under subdivision 4, paragraph (a), clause (1), in a manner
 18.28 that provides for timely completion of both sports facilities, with the ballpark having first
 18.29 priority in time, and that minimizes the cost of borrowing for construction of the facilities.
 18.30 The commission must consult with the Minnesota Twins and the Minnesota Vikings in
 18.31 developing the plan for timing of the projects.

18.32 Sec. 3. Minnesota Statutes 2004, section 473.551, subdivision 1, is amended to read:

18.33 Subdivision 1. Terms. For the purposes of sections 473.551 to 473.599 and 473.75
 18.34 to 473.769, the following terms shall have the meanings given in this section.

18.35 Sec. 4. Minnesota Statutes 2004, section 473.551, subdivision 8, is amended to read:

19.1 Subd. 8. **Sports facility or sports facilities.** "Sports facility" or "sports facilities"
 19.2 means real or personal property comprising a stadium, stadiums, or arenas suitable
 19.3 for university or major league professional baseball, for university or major league
 19.4 professional football and soccer, or for both, or for university or major league hockey or
 19.5 basketball, or for both, together with adjacent parking facilities, including on the effective
 19.6 date of Laws 1994, chapter 648, the metrodome, the met center, ~~and;~~ upon acquisition by
 19.7 the commission, the basketball and hockey arena; the ballpark provided under sections
 19.8 473.75 to 473.756; and the stadium provided under sections 473.76 to 473.769.

19.9 Sec. 5. Minnesota Statutes 2004, section 473.551, is amended by adding a subdivision
 19.10 to read:

19.11 Subd. 18. **Ballpark.** "Ballpark" is the sports facility located in the city of
 19.12 Minneapolis used primarily as a venue for playing major league baseball, constructed and
 19.13 financed under sections 473.75 to 473.756.

19.14 Sec. 6. Minnesota Statutes 2004, section 473.551, is amended by adding a subdivision
 19.15 to read:

19.16 Subd. 19. **Football stadium.** "Football stadium" is the sports facility located in the
 19.17 city of Blaine used primarily as a venue for playing major league professional football,
 19.18 constructed and financed under sections 473.76 to 473.769.

19.19 Sec. 7. Minnesota Statutes 2004, section 473.553, subdivision 2, is amended to read:

Metropolitan Sports Facilities Commission

19.20 Subd. 2. **Membership.** The commission shall consist of ~~six~~ ² two members;
 19.21 appointed by the governor, both of whom must reside in a county other than Anoka or
 19.22 Hennepin, one member appointed by the city council of the city in which the stadium is
 19.23 located of Blaine, one member appointed by the city council of the city of Minneapolis,
 19.24 two members appointed by the Anoka County Board, two members appointed by the
 19.25 Hennepin County Board, plus a chair appointed as provided in subdivision 3. The terms
 19.26 of all members of the commission on the date of enactment of this act terminate, and
 19.27 the terms of all members under this subdivision as amended under this act begin, on
 19.28 September 1, 2006. The members appointed by the governor, including the chair, are
 19.29 subject to confirmation by the senate.

19.30 Sec. 8. Minnesota Statutes 2004, section 473.553, subdivision 3, is amended to read:

19.31 Subd. 3. **Chair.** The chair shall be appointed by the governor as ~~the ninth~~ a voting
 19.32 member and shall meet all of the qualifications of a member, ~~except the chair need~~
 19.33 ~~only reside outside the city of Minneapolis.~~ The chair shall preside at all meetings of
 19.34 the commission, if present, and shall perform all other duties and functions assigned by

20.1 the commission or by law. The commission may appoint from among its members a
20.2 vice-chair to act for the chair during temporary absence or disability.

20.3 Sec. 9. Minnesota Statutes 2004, section 473.553, subdivision 4, is amended to read:

20.4 Subd. 4. **Qualifications.** A member shall not during a term of office hold the office
20.5 of Metropolitan Council member or be a member of another metropolitan agency or hold
20.6 any judicial office or office of state government. ~~None of the members appointed by the~~
20.7 ~~city council of the city in which the stadium is located shall be an elected public official of~~
20.8 ~~that city or of another political subdivision any part of whose territory is shared with that~~
20.9 ~~city.~~ Each member shall qualify by taking and subscribing the oath of office prescribed by
20.10 the Minnesota Constitution, article V, section 6. The oath, duly certified by the official
20.11 administering it, shall be filed with the chair of the Metropolitan Council.

20.12 Sec. 10. Minnesota Statutes 2004, section 473.553, subdivision 5, is amended to read:

20.13 Subd. 5. **Terms.** The initial terms of three the members appointed by the governor
20.14 and one of the members appointed by each of the county boards in 2006 shall end the
20.15 first Monday in January ~~in the year ending in the numeral "5" 2010.~~ The terms of the
20.16 other members and the chair shall end the first Monday in January ~~in the year ending in~~
20.17 ~~the numeral "7" 2012.~~ Thereafter, the term of each member and the chair shall be four
20.18 years. The terms shall continue until a successor is appointed and qualified. Members
20.19 may be removed only for cause.

20.20 Sec. 11. Minnesota Statutes 2004, section 473.556, subdivision 3, is amended to read:

20.21 Subd. 3. **Acquisition of property.** The commission may acquire by lease, purchase,
20.22 gift, or devise all necessary right, title, and interest in and to real or personal property
20.23 deemed necessary to the purposes contemplated by sections 473.551 to 473.599 and
20.24 473.75 to 473.769 within the limits of the metropolitan area.

20.25 Sec. 12. Minnesota Statutes 2004, section 473.556, subdivision 4, is amended to read:

20.26 Subd. 4. **Exemption of property.** (a) Except as otherwise provided in this
20.27 subdivision, any real or personal property acquired, owned, leased, controlled, used,
20.28 or occupied by the commission for any of the purposes of sections 473.551 to 473.599
20.29 and 473.75 to 473.769 is declared to be acquired, owned, leased, controlled, used and
20.30 occupied for public, governmental, and municipal purposes, and shall be exempt from
20.31 ad valorem taxation by the state or any political subdivision of the state, provided that
20.32 such properties shall be subject to special assessments levied by a political subdivision for
20.33 a local improvement in amounts proportionate to and not exceeding the special benefit
20.34 received by the properties from the improvement. No possible use of any such properties
20.35 in any manner different from their use under sections 473.551 to 473.599 or 473.75 to

21.1 473.769 at the time shall be considered in determining the special benefit received by the
21.2 properties. All assessments shall be subject to final confirmation by the council, whose
21.3 determination of the benefits shall be conclusive upon the political subdivision levying the
21.4 assessment. Notwithstanding the provisions of section 272.01, subdivision 2, or 273.19,
21.5 real or personal property leased by the commission to another person for uses related to
21.6 the purposes of sections 473.551 to 473.599 or 473.75 to 473.769, including the operation
21.7 of the metrodome, met center, and, if acquired by the commission, the basketball and
21.8 hockey arena shall be exempt from taxation regardless of the length of the lease. The
21.9 provisions of this subdivision, insofar as they require exemption or special treatment, shall
21.10 not apply to any real property comprising the met center, the ballpark, or the football
21.11 stadium, which is leased by the commission for residential, business, or commercial
21.12 development or other purposes different from those contemplated in sections 473.551 to
21.13 473.599 or 473.75 to 473.769, as applicable.

21.14 (b) For the football stadium, this exemption includes concessions, suites, locker
21.15 rooms, and clubhouse facilities in the stadium and parking facilities on the stadium site,
21.16 but does not include team offices.

21.17 Sec. 13. Minnesota Statutes 2004, section 473.556, subdivision 5, is amended to read:

21.18 Subd. 5. **Facility operation.** (a) The commission may equip, improve, operate,
21.19 manage, maintain, and control the Metrodome, Met Center, basketball and hockey arena
21.20 and sports facilities constructed, remodeled, or acquired under the provisions of sections
21.21 473.551 to 473.599 and 473.75 to 473.769.

21.22 (b) The authority must seek to promote and maximize the use of the sports facilities
21.23 for uses in addition to that by the team for which it was constructed.

21.24 Sec. 14. Minnesota Statutes 2004, section 473.556, subdivision 6, is amended to read:

21.25 Subd. 6. **Disposition of property.** (a) The commission may sell, lease, or otherwise
21.26 dispose of any real or personal property acquired by it which is no longer required for
21.27 accomplishment of its purposes. The property shall be sold in accordance with the
21.28 procedures provided by section 469.065, insofar as practical and consistent with sections
21.29 473.551 to 473.599 and 473.75 to 473.769, except as provided in paragraph (c).

21.30 (b) The proceeds from the sale of any real property at the metropolitan sports area
21.31 shall be paid to the council and used for debt service or retirement.

21.32 (c) The sale or disposition of property acquired in connection with the ballpark is not
21.33 subject to the requirements of section 469.065, subdivisions 6 and 7. Title to the ballpark
21.34 shall not otherwise be transferred or sold without approval by the legislature.

21.35 Sec. 15. Minnesota Statutes 2004, section 473.556, subdivision 12, is amended to read:

22.1 Subd. 12. **Use agreements.** The commission may lease, license, or enter into
22.2 agreements and may fix, alter, charge, and collect rentals, fees, and charges to all persons
22.3 for the use, occupation, and availability of part or all of any premises, property, or
22.4 facilities under its ownership, operation, or control for purposes that will provide athletic,
22.5 educational, cultural, commercial or other entertainment, instruction, or activity for the
22.6 citizens of the metropolitan area. Any such use agreement may provide that the other
22.7 contracting party shall have exclusive use of the premises at the times agreed upon. The
22.8 agreement related to the ballpark may provide that the other contracting party has the right
22.9 to retain all revenues from ticket sales, suite licenses, concessions, advertising, naming
22.10 rights, and other revenues derived from the ballpark. The lease or use agreement with
22.11 a team using the ballpark shall provide for the payment by the team of operating and
22.12 maintenance costs and expenses and provide other terms the authority and team agree to.

22.13 Sec. 16. Minnesota Statutes 2004, section 473.556, subdivision 17, is amended to read:

22.14 Subd. 17. **Creating a condominium.** The commission may, by itself or together
22.15 with the Minneapolis Community Development Agency and any other person, as to real
22.16 or personal property comprising or appurtenant or ancillary to the basketball and hockey
22.17 arena and the health club, the ballpark, or the football stadium, act as a declarant and
22.18 establish a condominium or leasehold condominium under chapter 515A or a common
22.19 interest community or leasehold common interest community under chapter 515B, and
22.20 may grant, establish, create, or join in other or related easements, agreements and similar
22.21 benefits and burdens that the commission may deem necessary or appropriate, and exercise
22.22 any and all rights and privileges and assume obligations under them as a declarant, unit
22.23 owner or otherwise, insofar as practical and consistent with sections 473.551 to 473.599.
22.24 The commission may be a member of an association and the chair, any commissioners and
22.25 any officers and employees of the commission may serve on the board of an association
22.26 under chapter 515A or 515B.

22.27 Sec. 17. Minnesota Statutes 2004, section 473.556, is amended by adding a subdivision
22.28 to read:

22.29 Subd. 18. **Web site.** The commission shall establish a Web site for purposes of
22.30 providing information to the public concerning all actions taken by the commission. At a
22.31 minimum, the Web site must contain a current version of the commission's bylaws, notices
22.32 of upcoming meetings, minutes of the commission's meetings, and contact telephone and
22.33 fax numbers for public comments.

22.34 Sec. 18. Minnesota Statutes 2004, section 473.561, is amended to read:

22.35 **473.561 EXEMPTION FROM COUNCIL REVIEW.**

23.1 The acquisition and betterment of sports facilities by the commission shall be
23.2 conducted pursuant to sections 473.551 to 473.599 and 473.75 to 473.769 and shall not be
23.3 affected by the provisions of sections 473.165 and 473.173. Minnesota Statutes, section
23.4 116J.994 does not apply to any transactions of the authority or any other governmental
23.5 entity related to the ballpark or its related public infrastructure.

23.6 Sec. 19. **[473.5996] PROCEEDS OF METRODOME SALE.**

23.7 Upon sale of the Metrodome, the Metropolitan Sports Facilities Commission
23.8 must transfer the net sales proceeds to the Metropolitan Council for use to fund transit
23.9 improvements.

23.10 Sec. 20. **REPEALER.**

23.11 Minnesota Statutes 2004, section 473.553, subdivision 14, is repealed."