

**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:

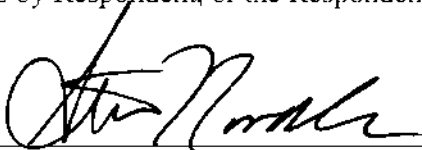
Anoka County and the City of Blaine

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

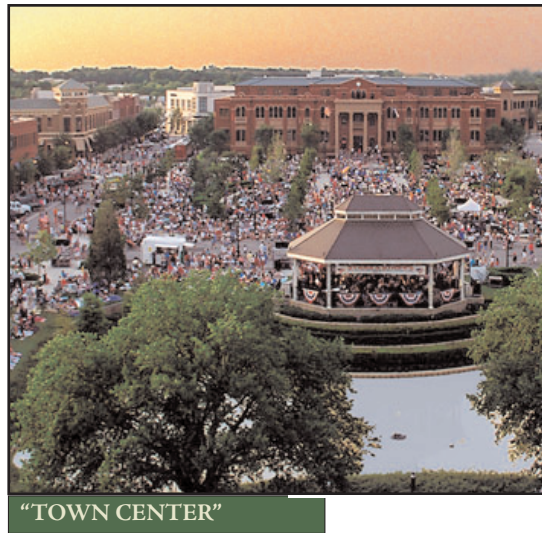
designed to enhance revenue and year-round use of the facility. By taking advantage of many lessons learned from Lambeau Field and Ford Field, this stadium will establish a new benchmark for professional sports facilities.

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.



“TOWN CENTER”

## 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

**CORPORATE OFFICE**

**RESIDENTIAL COMMUNITY**

**HEALTH/FITNESS FACILITIES**

**RETAIL AND ENTERTAINMENT**

**WETLAND RESTORATION**

Map labels include: COMMERCIAL SHOWROOM, STADIUM PARKING, PRACTICE FACILITY, DOMED STADIUM, SUITES, HOTEL, MEDICAL OFFICE, HOUSING, TOWN CENTER, EXISTING AVENUE, OFFICE, CORPORATE OFFICE, LIFESTYLE RETAIL, VALUE RETAIL, INTERSTATE 25, and HICKORY STREET.

## PROJECT SITE

**A**nchored 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 2.1

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

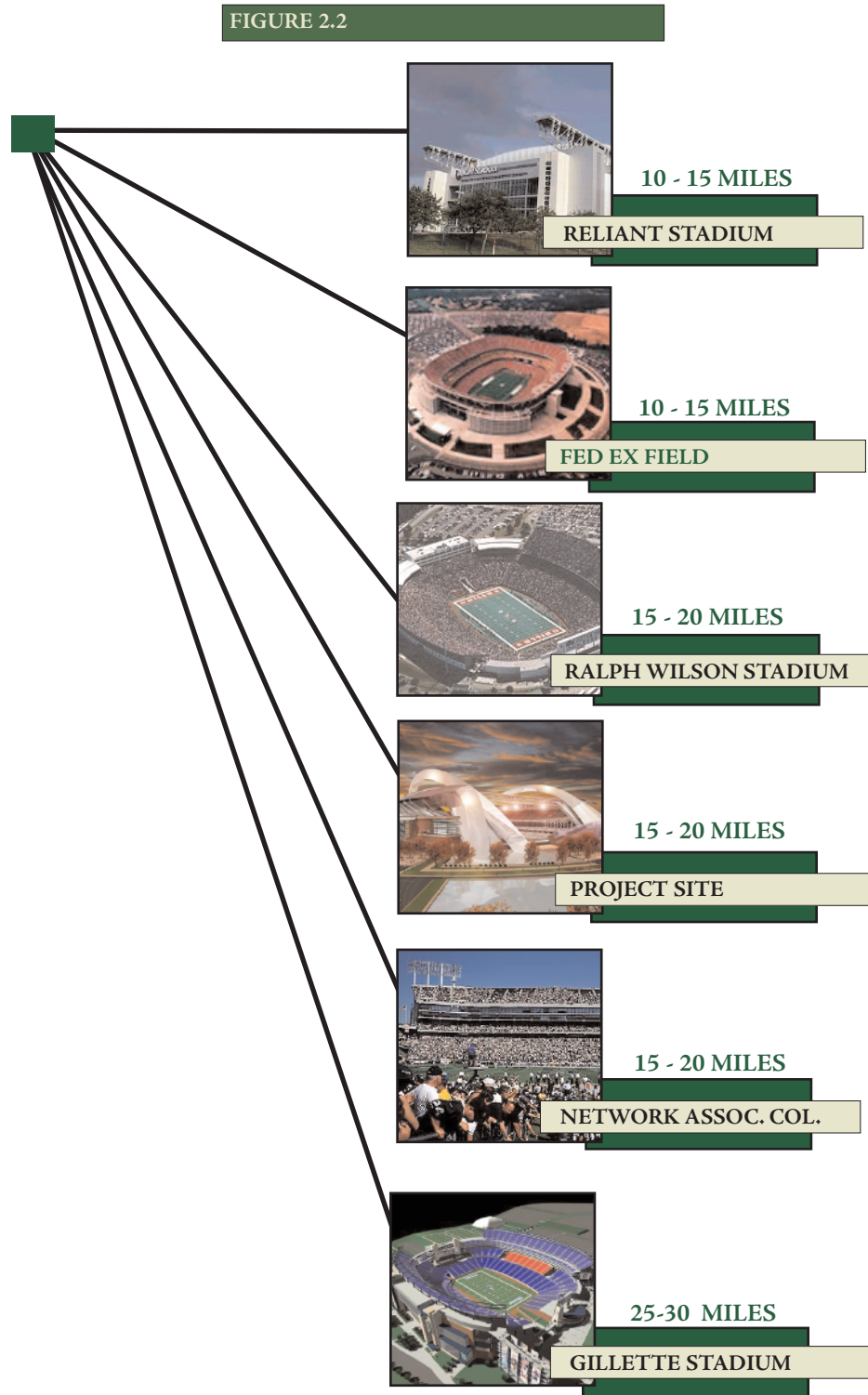
Adjacent to Interstate 35W, the site is between two recently reconstructed interchanges at Lexington Avenue and 95th Avenue. With minor improvements, these interchanges have adequate capacity to support the traffic demands of the site.

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.

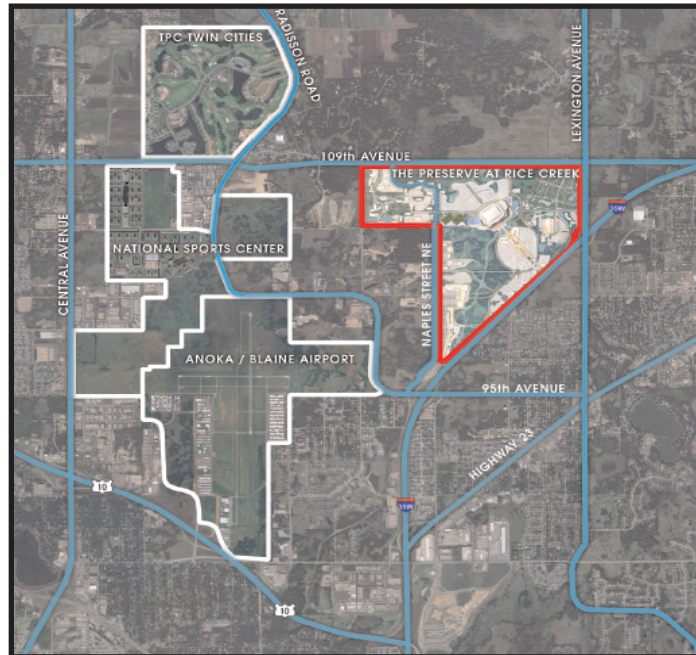


FIGURE 2.3

## 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.



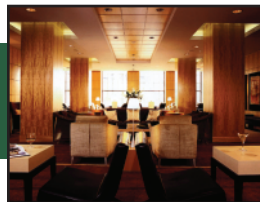
A 100,000 square foot training complex and the corporate offices of the Minnesota Vikings.



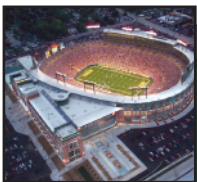
A themed entertainment attraction (Valhalla) will be built around the history and tradition of the Minnesota Vikings.



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.

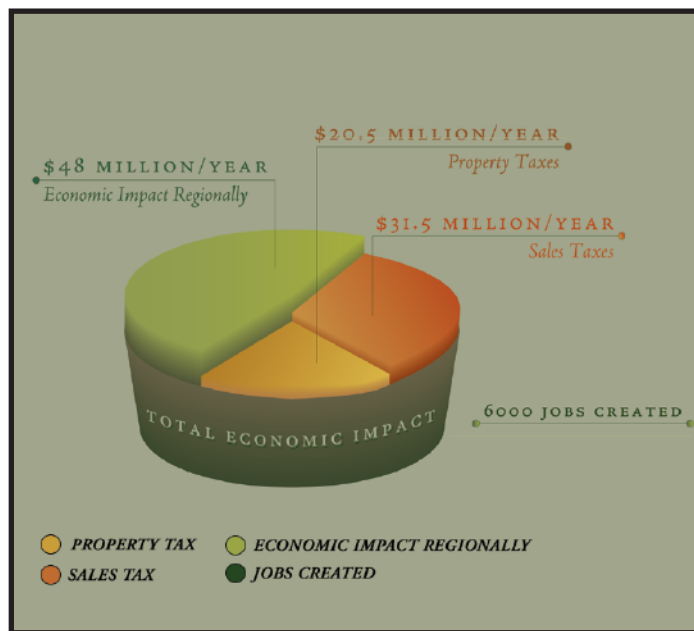


FIGURE 3.1

## 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 of 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.

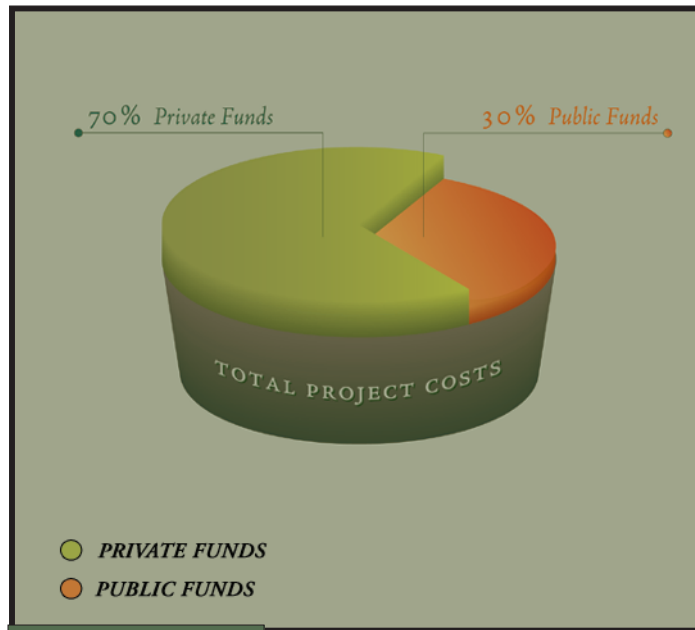


FIGURE 3.2

## 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 principle 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.

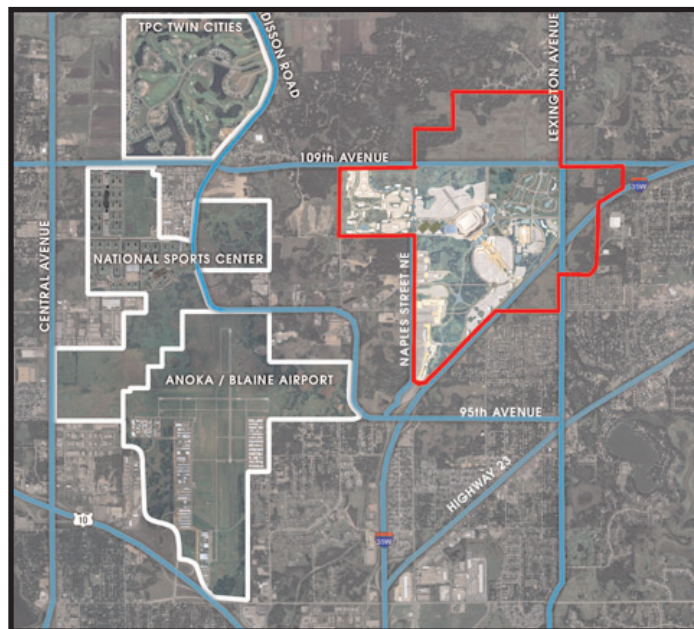


FIGURE 3.3

### 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

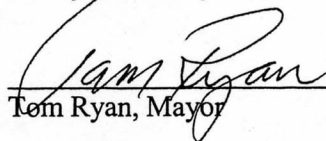
(6) the City of Blaine is able to negotiate terms and conditions that make the Project financially viable, as defined by the City of Blaine, and in the best interest of the City of Blaine, Minnesota.

**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.

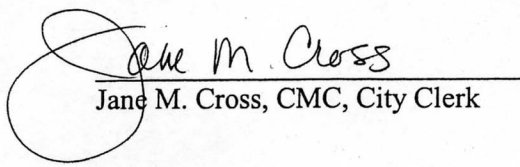
**BE IT FURTHER RESOLVED** that the negotiation and resolution of construction change orders required by contractors, including those due to unforeseen circumstances shall be under the control of the Stadium Commission and have no adverse impact upon the above-mentioned local contribution.

**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 14<sup>th</sup> 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.

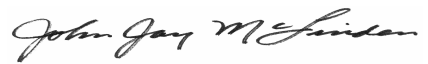
BE IT FURTHER RESOLVED that the negotiation and resolution of construction change orders requested by contractors, including those due to unforeseen circumstances, shall be under the control of the Stadium Commission and have no adverse impact upon the above-mentioned local contribution.

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

	<u>YES</u>	<u>NO</u>
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	