

ANOKA COUNTY/ CITY OF BLAINE

OVERVIEW

Proposes development of 740 acre town center to be known as The Preserve at Rice Creek. Project would include 70,000 seat fixed-roof football stadium as well as hotel, retail, office, residential and open space uses. Land is available for development and is in close proximity to National Sports Center and Tournament Players Club (TPC) golf course. Total project costs are estimated to exceed \$1.1 billion.

Key Features

- 740 acre master planned community
- Designed to be sports and entertainment center
- Football is centerpiece

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Suburban location • 740 acres; 490 acres developable • Site control needs to be clarified
Facility Design	<ul style="list-style-type: none"> • Accommodates building program and configuration required by Vikings • Building orientation requires fixed roof
Traffic/Accessibility	<ul style="list-style-type: none"> • Additional highway interchanges should be developed between I-694, Highway 65 and I-35 • Further analysis needed to determine adequacy of local roads
Transit Connections	<ul style="list-style-type: none"> • Site currently served by express and local transit, but service hours and frequency would need to be expanded to weekends
Parking/Infrastructure	<ul style="list-style-type: none"> • Utilities need to be identified • Need to define location of off-site parking (21,000 stalls will be needed)
Environmental/Geotechnical	<ul style="list-style-type: none"> • Limited soil and/or groundwater contamination can be expected from existing/former developments on the site. • Very shallow ground water, swamp excavation
Stadium Related Development	<ul style="list-style-type: none"> • Related development plan is the core concept • ‘Build-it-and-they-will-come’ approach to surrounding stadium development is questionable without significant market review • More information needed on project phasing • Need to identify intended users/tenants for more than 2 million square feet of speculative office/retail space and determine timeline for absorption

*Stadium Screening Committee
Evaluation Worksheet*

	<ul style="list-style-type: none">• Not clear whether proforma for private development still works with added costs for stadium infrastructure, etc.
Community Support	<ul style="list-style-type: none">• Anoka County Board and City of Blaine have both passed resolutions supporting this proposal
Potential for Adjacent Stadium	<ul style="list-style-type: none">• Could also accommodate baseball stadium

FINANCING REVIEW

Anoka County/ City of Blaine	<ul style="list-style-type: none">• \$240 million from combination of 0.75% sales and use tax, 5% food and beverage tax, 5% lodging tax, parking tax within stadium district, ticket tax, and tax increment financing (TIF).
Kraus Anderson and Hammes Company	<ul style="list-style-type: none">• Equity contribution in exchange for development rights
Other	<ul style="list-style-type: none">• Team contribution• State of Minnesota contribution

GOVERNANCE

Proposal calls for stadium to be owned and operated by a new Stadium Commission. This new commission would consist of three (3) representatives from Anoka County, one (1) representative from the City of Blaine, and one (1) representative appointed by the Governor.

CITY OF BURNSVILLE

OVERVIEW

Proposes development of a professional sports stadium on 200+ acres of available land in Burnsville. Landowner is a willing seller.

Key Features

- 200+ acres of available land
- Adjacent to Minnesota River

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Suburban site of 175 acres plus adjacent 27 acres • Site area appears to be adequate for baseball only • Need an understanding of developable site area to confirm site viability
Facility Design	<ul style="list-style-type: none"> • Respondent did not provide details on facility design
Traffic/Accessibility	<ul style="list-style-type: none"> • Only one highway interchange in close proximity to site • Limited local road capacity
Transit Connections	<ul style="list-style-type: none"> • No transit lines within 1/3 of a mile • May be able to provide service from Burnsville Transit Center
Parking/Infrastructure	<ul style="list-style-type: none"> • Utilities need to be identified • Need to determine buildable area • Need to develop shared parking strategy
Environmental/Geotechnical	<ul style="list-style-type: none"> • Potential flooding • The former Freeway Landfill occupies much of the site, which will be expensive to excavate and remove. In addition, the former landfill will present ongoing landfill gas and hazardous substance/waste management issues. • Groundwater is likely shallow and contaminated from the former landfill • Burnsville Sanitary Landfill is an active landfill adjacent to the west of the proposed site
Stadium Related Development	<ul style="list-style-type: none"> • Walkability to other uses is limited. Opportunity for future development exists. Financing plan should rely solely on the stadium
Community Support	<ul style="list-style-type: none"> • City and land owner are open to discussions
Potential for Adjacent Stadium	<ul style="list-style-type: none"> • Land area inadequate for two stadiums • Confirm land use and zoning issues • Floodway/floodplain issues

FINANCING REVIEW

Not addressed in proposal.

GOVERNANCE

Not addressed in proposal.

CITY OF EDEN PRAIRIE/ EDEN PRAIRIE CHAMBER OF COMMERCE

<p>Key Features</p> <ul style="list-style-type: none"> • Suburban site in Golden Triangle • Mixed use development
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OVERVIEW

Proposes baseball or football stadium as a redevelopment project in the northern half of Eden Prairie’s Golden Triangle area bounded by I-494, and Highways 169 and 212. Site is well served by several major highways and has 30,000 parking stalls within a 1-mile radius.

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Suburban location • 400 acres in Golden Triangle owned by multiple entities (87 acres currently available for sale) • Need an understanding of developable site area
Facility Design	<ul style="list-style-type: none"> • Meets site size criteria for either stadium • Adjacent to office, industrial park and highways
Traffic/Accessibility	<ul style="list-style-type: none"> • Existing highway interchanges are adequate • Further analysis needed to determine adequacy of local roads
Transit Connections	<ul style="list-style-type: none"> • Site currently served by transit, but service hours and frequency would need to be expanded
Parking/Infrastructure	<ul style="list-style-type: none"> • Accommodates structured parking on site • Need to develop shared parking strategy (30,000 stalls available within 1-mile radius, but not all may be suitable for shared parking) • Need strategy for pedestrian movement from parking to stadium
Environmental/Geotechnical	<ul style="list-style-type: none"> • No obvious or unusual environmental concerns. Limited soil and/or groundwater contamination can be expected from existing/former developments on the site.
Stadium Related Development	<ul style="list-style-type: none"> • Offers potential mixed use development on-site • Site is located adjacent to office/business uses with a vehicular-based pattern. Walkability to complimentary uses such as hotels, restaurants and retail is not available, thus limiting the ability to stagger arrival and departure times to/from the stadium and limiting opportunities for economic cross-fertilization.

	<ul style="list-style-type: none">• The proposed site is within a broader area offering significant complimentary users such as restaurants and retail. Additional development in the broader area would likely occur over time
Community Support	<ul style="list-style-type: none">• Proposal supported by City of Eden Prairie and Eden Prairie Chamber of Commerce
Potential for Adjacent Stadium	<ul style="list-style-type: none">• Site can accommodate two stadiums if parking, accessibility and off-site improvements can be solved

FINANCING REVIEW

Proposal suggests a regional or statewide sale tax increase to finance stadium and future transportation initiatives. This would be authorized through a public referendum. Governor Pawlenty has indicated that he will not support a statewide sales tax increase to fund a stadium.

GOVERNANCE

Proposal recommends a reconstituted Metropolitan Sports Facilities Commission (MSFC).

HENNEPIN COUNTY / CITY OF MINNEAPOLIS

OVERVIEW

Proposes urban baseball park with retractable roof near the Target Center in downtown Minneapolis. The site has 23,000 parking spaces within walking distance and would link Warehouse District to Hennepin Avenue entertainment district. Site is easily accessible and has bus and LRT transit connections. Land is available for development and owners support the project.

Key Features

- Urban ballpark
- Potential for mixed-use district with connections to Warehouse District and Mississippi River
- Complicated development project
- Adjacent to Target Center

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Urban ballpark • Meets desired acreage for urban site (20 acres) • Adjacent to Target Center • Other adjacent uses are parking garages, highways and HERC Plant • Site is controlled by willing seller who supports ballpark project
Facility Design	<ul style="list-style-type: none"> • Orientation allows views of downtown • Ballpark configuration derived from site geometry • Field geometry is unique to site • Ability to relate main concourse to street elevation
Traffic/Accessibility	<ul style="list-style-type: none"> • Existing highway access is adequate • Further analysis needed to determine adequacy of local roads during peak periods
Transit Connections	<ul style="list-style-type: none"> • Site is currently served by transit • Hiawatha LRT and possible Northstar Commuter Rail line enhance access to site
Parking/Infrastructure	<ul style="list-style-type: none"> • Parking available on-site for team and premium seat holders • Adequate parking already in place
Environmental/Geotechnical	<ul style="list-style-type: none"> • Complicated site development due to railroad and Bassett Creek • Piled “bridge” over Basset Creek storm sewer (33’ deep) • Limited soil and/or groundwater contamination can be expected from existing/former developments on the site

Stadium Related Development	<ul style="list-style-type: none"> • Housing and retail development has recently been undertaken in the surrounding area. Restaurants and venues to support the Target Center are also available to serve a ballpark. Undoubtedly additional venues would develop. • New mixed-use “Twinsville” development would connect ballpark to Warehouse District and Mississippi River
Community Support	<ul style="list-style-type: none"> • Hennepin County and City of Minneapolis have both passed resolutions supporting this proposal
Potential for Adjacent Stadium	<ul style="list-style-type: none"> • Baseball only proposal • Appears unlikely that site could accommodate adjacent football stadium • Should explore possibilities for shared concessions, office space, etc. with adjacent Target Center

FINANCING REVIEW

Hennepin County	<ul style="list-style-type: none"> • \$308 million from combination of lodging tax, food and beverage tax, and general sales tax increases
City of Minneapolis	<ul style="list-style-type: none"> • \$7 million
Team	<ul style="list-style-type: none"> • \$120 million
State of Minnesota	<ul style="list-style-type: none"> • \$100 million

Proposal calls for \$100 million contribution from the State of Minnesota. Governor Pawlenty has indicated that he will not support a contribution from the State’s General Fund or from State General Obligation (GO) bonds.

GOVERNANCE

Proposal calls for stadium to be owned and operated by a new Ballpark Commission. This new commission would consist of two (2) representatives appointed by the Governor, two (2) representatives appointed by Hennepin County (including the chair) and one (1) representative appointed by the City of Minneapolis.

CITY OF ST. PAUL

OVERVIEW

Proposes “Gateway” urban baseball park with retractable roof near Xcel Energy Center in downtown St. Paul. The site has nearly 10,000 parking spaces within walking distance and would further enhance link between downtown and West 7th Street. Site is easily accessible and has bus transit connections. Discussions are underway to secure the land required for the project.

Key Features

- Urban ballpark
- Potential for mixed-use district
- Complicated development project
- Adjacent to Xcel Energy Center

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Urban ballpark • Meets desired acreage for urban site (17 acres) • Adjacent to Xcel Energy Center • Site control needs to be established, could be complicated by multiple land owners
Facility Design	<ul style="list-style-type: none"> • Orientation allows views of downtown • Ballpark configuration derived from site geometry • Field geometry is unique to site • Ability to relate main concourse to street elevation
Traffic/Accessibility	<ul style="list-style-type: none"> • Existing highway access is adequate • Further analysis needed to determine adequacy of local roads during peak periods
Transit Connections	<ul style="list-style-type: none"> • Site is currently served by transit
Parking/Infrastructure	<ul style="list-style-type: none"> • Parking available on-site for team and premium seat holders • Adequate parking already in place
Environmental/Geotechnical	<ul style="list-style-type: none"> • No obvious or unusual environmental concerns. Limited soil and/or groundwater contamination can be expected from existing/former developments on site • Possible tunnels in sandstone below dolostone
Stadium Related Development	<ul style="list-style-type: none"> • Housing and retail development has recently been undertaken in the surrounding area. Restaurants and venues to support the Xcel Energy Center, Rivercentre and Ordway are also available to serve a ballpark. Undoubtedly additional venues would develop.

	<ul style="list-style-type: none"> • Walkability and expansion of development around the site is limited by I-35E on the Northwest, 5th Street exit from I-94 on the Southwest, and to a limited extent across 7th Street to the Southeast given the heavy traffic on this street
Community Support	<ul style="list-style-type: none"> • City of St. Paul passed a resolution allowing this proposal to be submitted
Potential for Adjacent Stadium	<ul style="list-style-type: none"> • Baseball only proposal • Site could not accommodate adjacent football stadium • Should explore possibilities for shared concessions, office space, etc. with adjacent Xcel Energy Center

FINANCING REVIEW

City of St. Paul	<ul style="list-style-type: none"> • \$214 million from 3% city-wide food and beverage tax and ballpark event parking surcharges
Hennepin and Ramsey Counties	<ul style="list-style-type: none"> • \$44 million from 2.7% car rental tax
Team	<ul style="list-style-type: none"> • \$40 million cash • \$180 million from lease payments over 30 years; used to repay State of Minnesota loan (Note: present value of lease payments = \$80 million)
Metropolitan Sports Facilities Commission (MSFC)	<ul style="list-style-type: none"> • \$6 million from existing reserves
Private Investment	<ul style="list-style-type: none"> • \$34 million from private placement bonds
State of Minnesota	<ul style="list-style-type: none"> • \$180 million zero-interest loan to be repaid with Team lease payments (Note: present value of lease payments = \$80 million). Net State investment is \$100 million

Proposal calls for \$100 million net contribution from the State of Minnesota. Governor Pawlenty has indicated that he will not support a contribution from the State's General Fund or from State General Obligation (GO) bonds.

GOVERNANCE

Stadium would be owned by the City of St. Paul, with terms of ownership and management determined through negotiation with the team and State of Minnesota. Team would be responsible for all stadium operating and maintenance costs.

MICHAEL ADAMOVICH

<p>Key Features</p> <ul style="list-style-type: none"> • True replica of Ebbet's Field • Urban village

OVERVIEW

Proposes construction of a true replica of Ebbet's Field, which used to be home to the Brooklyn Dodgers. Project would be built in St. Paul and include related retail and housing development to create an urban village look and feel.

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Suggests Mississippi River flats as potential location • Site size not indicated • Site not controlled by respondent
Facility Design	<ul style="list-style-type: none"> • May not conform to Twin's program requirements
Traffic/Accessibility	<ul style="list-style-type: none"> • Limited access from downtown St. Paul • Need additional ingress and egress capacity, but ability to expand access is limited
Transit Connections	<ul style="list-style-type: none"> • Site currently served by transit, but service hours and frequency would need to be expanded
Parking/Infrastructure	<ul style="list-style-type: none"> • Need to develop shared parking strategy
Environmental/Geotechnical	<ul style="list-style-type: none"> • Water level estimated at 20' • Area has a number of Voluntary Investigation and Cleanup (VIC) sites. Soil and groundwater contamination likely but manageable.
Stadium Related Development	<ul style="list-style-type: none"> • Urban village is core concept • Currently the surrounding area is not fully developed with complimentary uses. It is anticipated that some of these uses will develop over time
Community Support	<ul style="list-style-type: none"> • Proposal endorsements are dated (2002)
Potential for Adjacent Stadium	<ul style="list-style-type: none"> • Baseball only proposal

FINANCING REVIEW

Respondent recommends a blend of unspecified private and local community financing sources. These include a percentage of profits earned on businesses and housing within the New Ebbet's Field Village, parking revenue, ticket sales, media contracts, streetcar/LRT fares, and team contributions.

GOVERNANCE

Not addressed in proposal.

SENATOR ELLEN ANDERSON

OVERVIEW

Proposes the Governor and Metropolitan Sports Facility Commission attempts to work with the MN Twins and a community foundation or nonprofit corporation to transfer ownership of the Twins to the foundation or nonprofit corporation.

Key Features

- Public ownership of Minnesota Twins
- No site or financing plan is offered

SITE REVIEW

N/A

FINANCING REVIEW

N/A

GOVERNANCE

N/A

OTHER ISSUES

Proposed that the Twins should be 75% publicly owned and 25% owned by a private management group. No Major League Baseball teams are currently under community ownership. The Green Bay Packers, a National Football League team, are publicly owned. A variety of legal, financial and political challenges accompany this concept.

**MARK BAUMANN,
BRUCE KITT, PAUL VOLKER,
NICK PLADSON**

Key Features

- Suburban site at Historic Fort Snelling
- Proximity to Mall of America and MSP Airport

OVERVIEW

Proposes baseball stadium on “polo grounds” portion of Historic Fort Snelling. Site is close to I-494 and the Mall of America. Project would include Minnesota Sports and Recreation Hall of Fame and facilities for off-track betting and sports betting (e.g. NASCAR).

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Suburban site at Historic Fort Snelling • Site size not indicated • Site not controlled by respondent. Respondent underestimates time and resources required for inter-governmental negotiations for land • Proximity to MSP Airport may be issue
Facility Design	<ul style="list-style-type: none"> • Adjacent historic buildings may complicate stadium design
Traffic/Accessibility	<ul style="list-style-type: none"> • Only one highway interchange in close proximity to site • Need additional ingress and egress capacity from Highways 5 and 55
Transit Connections	<ul style="list-style-type: none"> • Site currently served by transit
Parking/Infrastructure	<ul style="list-style-type: none"> • Need to identify a location and strategy for parking • Remote parking agreements with Mall of America or other entities may mitigate some parking and accessibility issues
Environmental/Geotechnical	<ul style="list-style-type: none"> • Limited contamination expected from existing and former uses
Stadium Related Development	<ul style="list-style-type: none"> • Sports and Recreation Hall of Fame proposed • Walkability to complimentary uses is hindered by surrounding roads, thus limiting the ability to stagger arrival and departure times to/from the stadium and limiting opportunities for economic cross-fertilization • On-site development as proposed is modest in scope. Limited adjacent area exists for further development.
Community Support	<ul style="list-style-type: none"> • Not addressed in proposal

Potential for Adjacent Stadium	<ul style="list-style-type: none">• Baseball stadium proposed• Further analysis required to determine capacity for additional facility
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FINANCING REVIEW

Respondents recommend a blend of unspecified stadium-related, private and local community financing sources. Team responsible for construction cost overruns. State support would be limited to loans that would be repaid through stadium revenues.

GOVERNANCE

Not addressed in proposal.

JAMES F. CHINQUIST

OVERVIEW

Proposes joint Vikings/Gophers football stadium near the University of Minnesota – Minneapolis Campus. Site is currently a railroad yard with several large grain elevators.

Key Features

- Shared Vikings/Gophers football stadium near U of M – Minneapolis Campus
- Utilizes railroad yards

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Railroad yards in Southeast Minneapolis • Site size not indicated • Cost of removing grain elevators likely to be significant
Facility Design	<ul style="list-style-type: none"> • Respondent did not provide details on facility design
Traffic/Accessibility	<ul style="list-style-type: none"> • Meets basic traffic accessibility requirements, but additional information is needed on local road ingress and egress
Transit Connections	<ul style="list-style-type: none"> • Site currently served by transit
Parking/Infrastructure	<ul style="list-style-type: none"> • Need to develop a shared parking strategy
Environmental/Geotechnical	<ul style="list-style-type: none"> • Water level shallow, estimated at 12'-20' • Area has a number of Voluntary Investigation and Cleanup (VIC) sites. Significant soil and groundwater contamination over a large area is expected.
Stadium Related Development	<ul style="list-style-type: none"> • Walkability to complimentary uses such as hotels, restaurants and retail is not currently available, thus limiting the ability to stagger arrival and departure times to/from the stadium and limiting opportunities for economic cross-fertilization. Additional development in the broader area would likely occur over time
Community Support	<ul style="list-style-type: none"> • Not addressed in proposal
Potential for Adjacent Stadium	<ul style="list-style-type: none"> • Proposes football stadium • Discusses potential for adjacent baseball stadium

FINANCING REVIEW

Not addressed in proposal.

GOVERNANCE

Not addressed in proposal.

REPRESENTATIVE TOM HACKBARTH

Key Features

- Finances 3 stadiums through revenues generated by gaming.
- No site is offered

OVERVIEW

Proposes the authorization of one casino in the seven county metropolitan area. The winning licensee would pay an upfront fee of \$450 million to the State to create a Stadium Fund account. In addition, revenues from the owner's contribution, user fees for seat licenses, suites and annual gaming tax revenues would pay the debt service for new stadiums for the Twins, Viking and University of Minnesota. All annual excess gaming revenues not needed by the Stadium Fund will be directed to the State's General Fund. After all stadium revenue bonds are retired, all future gaming revenues are deposited into the State's General Fund.

SITE REVIEW

N/A

FINANCING REVIEW

The feasibility of this financing plan is yet untested. The assumption that the market will bear an upfront \$450 million payment for the licensing of casino in the seven county metropolitan area is uncertain. Future revenues from a 12% tax on gross gaming revenues are also uncertain.

GOVERNANCE

Requires referendum for voter approval on the November 2004 ballot.

OTHER ISSUES

Legislative and gubernatorial approval is required for the authorization of a gaming license in the seven county metropolitan area.

CHRIS MOARN, PARKS REAL ESTATE

Key Features

- Suburban site at Lost Spur Country Club
- Adjacent to Minnesota River and MSP Airport
- Open-air football stadium
- Town square development

OVERVIEW

Proposes open-air football stadium on the Osman Shrine Lost Spur Country Club in Eagan. Site is near Mall of America and has access to both downtowns. A town square development would augment the project with hotels, retail, restaurants and open space.

SITE SUMMARY

Location/Size of Site	<ul style="list-style-type: none"> • Suburban site totaling 74 acres • Site size does not meet minimum site criteria for suburban football stadium • Site not controlled by respondent • Proximity to MSP Airport may be issue
Facility Design	<ul style="list-style-type: none"> • Field orientation works for open air stadium • Stadium is ‘buried’ within structured parking
Traffic/Accessibility	<ul style="list-style-type: none"> • Only one highway interchange in close proximity to site • Without direct access onto I-494, ingress and egress to site is inadequate
Transit Connections	<ul style="list-style-type: none"> • Site currently served by transit, but service hours and frequency would need to be expanded
Parking/Infrastructure	<ul style="list-style-type: none"> • Only 10,000 parking spaces identified in proposal; actual need is higher
Environmental/Geotechnical	<ul style="list-style-type: none"> • Soil and/or groundwater contamination is unlikely
Stadium Related Development	<ul style="list-style-type: none"> • ‘Build-it-and-they-will-come’ approach to surrounding stadium development is questionable without significant market review • Hotel demand for non-football nights may be limited in this location • The site is located adjacent to housing, open space, office/business uses with a vehicular-based pattern. Walkability to complimentary uses such as hotels, restaurants and retail is not available, thus limiting the ability to stagger arrival and departure times to/from the stadium and limiting opportunities for economic cross-fertilization.

*Stadium Screening Committee
Evaluation Worksheet*

	<ul style="list-style-type: none">• The proposed site is within a broader area offering complimentary users such as restaurants and retail. Additional development in the broader area would likely occur over time
Community Support	<ul style="list-style-type: none">• City of Eagan is aware of the proposal, but has not taken any action.
Potential for Adjacent Stadium	<ul style="list-style-type: none">• Football only proposal

FINANCING REVIEW

State of Minnesota	<ul style="list-style-type: none">• \$150 million from sales taxes or General Fund
Team/NFL	<ul style="list-style-type: none">• \$100 million from Vikings• \$50 million from NFL G-3 Program
Business Community	<ul style="list-style-type: none">• \$100 million from annual personal seat licenses (PSLs) on 30,000 seats

Governor Pawlenty has indicated that he will not support a contribution from the State's General Fund. Respondent proposes annual PSLs of \$275 per seat. Most stadium projects have sold PSLs for a one-time fee, so this would be an innovative approach that may or may not be viable.

GOVERNANCE

Recommends that stadium be owned and managed by "newly created partnership" with shares "divided pro rata to the amount of investment in the project."

KEVIN VON FELDT

OVERVIEW

Proposes major sports/entertainment complex in Eagan. Complex would be built on 317 acres and include football and baseball stadiums, theme park, convention facility, multiple live theaters, four (4) 800-room hotels and a museum. A 165,000 square foot casino would finance the project, which has a total estimated cost of more than \$4.2 billion. Among other things, casino proceeds would support sports teams, regional transportation initiatives, affordable housing, and scholarships.

Key Features

- Suburban site on Minnesota River
- 317 acre entertainment complex/sports facility
- Includes both football and baseball stadiums

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • 317 acre suburban site owned by 53 different property owners • Meets site size criteria for two stadiums
Facility Design	<ul style="list-style-type: none"> • Designed to be sports/entertainment destination • Need to define developable land area
Traffic/Accessibility	<ul style="list-style-type: none"> • Not enough interchange access to site • Need additional ingress and egress capacity from Highway 13
Transit Connections	<ul style="list-style-type: none"> • Site currently served by transit, but service hours and frequency would need to be expanded
Parking/Infrastructure	<ul style="list-style-type: none"> • Need to develop shared parking strategy with other venues
Environmental/Geotechnical	<ul style="list-style-type: none"> • Groundwater is contaminated with chlorinated VOC's (Volatile Organic Compounds). An un-permitted dump site is located on the proposed stadium site, SE of Nichols Road near Cedar Avenue
Stadium Related Development	<ul style="list-style-type: none"> • 'Build-it-and-they-will-come' approach to surrounding stadium development is questionable without significant market review • Need to identify intended users/tenants to determine level of commitment to this project and timeline for absorption • Multiple theaters compete with Guthrie, Children's Theater, Ordway, and Historic Hennepin Avenue Theaters – must determine whether market can support more ticket sales • Need to determine whether projected casino revenues of \$600-\$850 million annually is

	attainable
Community Support	<ul style="list-style-type: none">• Proposal states that amendment to Minnesota Constitution and referendum by voters in the City of Eagan are required to implement this plan
Potential for Adjacent Stadium	<ul style="list-style-type: none">• Combined football/baseball proposal

FINANCING REVIEW

Stadiums would be financed with \$900 million in State of Minnesota revenue bonds that would be retired with casino proceeds. Notwithstanding the proposal, issuance of state bonds would include risk until such time as they are paid off. Further, the sale of bonds by the state, and the obligation of the state to repay them is a public investment. Governor Pawlenty has stated that he prefers not to finance stadiums through expansion of gaming.

GOVERNANCE

Not addressed in proposal.

RICHARD G. WOLFGRAMM

Key Features

- Co-locates two stadiums
- One movable roof
- Sited on agricultural land at U of M – St. Paul Campus

OVERVIEW

Proposes co-location of two stadiums (baseball and football) on the St. Paul Campus of the University of Minnesota. Land is currently used for agricultural research (that function would be relocated to Rosemount). Stadiums would be designed to share a roof that could be slid from one facility to the other. Related development would include a hotel, 5,000 units of student housing, and retail.

SITE REVIEW

Location/Size of Site	<ul style="list-style-type: none"> • Suburban-style site near U of M – St. Paul Campus and State Fairgrounds • Proposed 50 acre site appears inadequate to accommodate this level of development • Site not controlled by respondent
Facility Design	<ul style="list-style-type: none"> • Shared roof design is proposed
Traffic/Accessibility	<ul style="list-style-type: none"> • Highway interchanges located too far from site to be adequate • Distance of site from regional transportation corridors may have significant impact on local road system capacity
Transit Connections	<ul style="list-style-type: none"> • Site currently served by transit, but service hours and frequency would need to be expanded
Parking/Infrastructure	<ul style="list-style-type: none"> • Need to develop shared parking strategy
Environmental/Geotechnical	<ul style="list-style-type: none"> • Soil and/or groundwater contamination is unlikely
Stadium Related Development	<ul style="list-style-type: none"> • Proposal includes hotel, 5,000 units of student housing, and retail
Community Support	<ul style="list-style-type: none"> • Neither the U of M nor the City of Falcon Heights has been approached about this proposal
Potential for Adjacent Stadium	<ul style="list-style-type: none"> • Co-locates football/baseball stadiums

FINANCING REVIEW

Recommends financing project through private business contributions, State of Minnesota General Obligation (GO) bonds, pre-paid rent, naming rights, and concessions. Governor Pawlenty has indicated that he will not support State GO bond financing. Other recommended funding sources are not sufficient to support this project.

GOVERNANCE

Facilities would be owned by the University of Minnesota and operated by the Metropolitan Sports Facilities Commission (MSFC).

OTHER ISSUES

Shared roof highlights opportunities that may exist to share infrastructure if facilities are co-located.