



January 8, 2004

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

Dear Sirs:

We have followed the stadium site selection process with some interest and have been encouraged to ask you to consider a site in the Minnesota River Valley in our City. The site is directly adjacent to the River and Interstate Highway 35W (see attached site location drawing.) The site, approximately 170 acres, could be supplemented with an additional 30 acres on the east side of the freeway via a pedestrian bridge. It is presently zoned to permit the proposed Black Dog Amphitheater. Since the status of that proposal is presently unknown, this site may well be available for the development of a stadium and appurtenant private development.

While we have not performed exhaustive studies on the usage of the site for a stadium, it is clear to us that site development issues would exist. There appears to be room for significant surface parking, however, further analysis would be required to ensure it would meet the parking needs of the facility. The site would be served by I35W and Trunk Highway 13 but significant traffic studies would also need to be completed regarding the adequacy of the transportation system for this use or to define transportation infrastructure improvements that would be necessary. Utility service is available to the site.

Our brief investigations to date have led us to conclude that there will need to be a significant public funding component to the project. Knowing that the project costs will be several hundred million dollars, it is clear to us that the City of Burnsville by itself could never be a meaningful contributor to that public component of the project budget. This seems to point to a base larger than the City, perhaps the state, but at least the metropolitan region. We recognize the project budget as a significant issue that would need to be resolved if this site were to be selected for a stadium.

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The purpose of this communication is to advise that, if there is interest by the Committee and or other interested parties, the City of Burnsville is very open to discussions regarding the land use clearance of this land for stadium purposes. The land owner is similarly amenable.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig L. Ebeling". The signature is written in a cursive style with a large initial "C".

Craig L. Ebeling  
City Manager

Enclosure: Map

CITY OF  
BLOOMINGTON

MINNESOTA RIVER

I-35W

174.90 Acres

27.59 Acres



City of Burnsville  
100 Civic Center Parkway  
Burnsville, Minnesota 55337

**LOCATION MAP**