



Memo

To: Commissioner Dan McElroy, Chair
Members, Stadium Screening Committee

From: Gary Woods, President
Mike Kelly, Executive Vice President

Date: January 20, 2004

Subject: Initial Feedback on Stadium Submittals

Thank you for your continued work and progress on resolving Minnesota's stadium issues. Per your request, we are providing the Minnesota Vikings initial feedback on the submittals received by the Stadium Screening Committee.

We would first like to extend our appreciation for the efforts that all of the proposal teams put forth in trying to solve the Vikings stadium problem. The Vikings' ownership and management have completed our initial, cursory evaluation of the proposals. As you know, there are a number of important criteria that need to be weighed. We have reviewed the proposals with these criteria in mind:

1. Proposals that include viable funding sources and financing plans.
2. Proposals that have viable sites or locations including adequate access and infrastructure.

Proposal Analysis

After evaluating all 26 proposals, the Vikings would like to offer the following initial feedback:

1. The Vikings believe that the most well thought-out and reasoned approach to resolving the organization's stadium issue was presented by Anoka County/Blaine. Their thorough development proposal was supported by a strong local financing component, as evidenced by the passage of the Anoka County Board of Commissioners resolution offering up to \$240 million in local public support.

2. The Vikings are interested in the Eden Prairie proposal, though there are many unanswered questions about both financing and site (i.e. land acquisition, assemblage, infrastructure, parking, etc.).
3. Per your request, there are a number of proposals that we believe deserve further study, based primarily on their potential to serve as a stadium site (with no consideration given to financing):
 - ✓ The Bauman proposal for Fort Snelling
 - ✓ The Alpha Omega Solutions proposal for the area near the University of Minnesota St. Paul Campus
 - ✓ The City of Burnsville proposal
 - ✓ There is property in the City of Eagan which we believe could be viable, including the Chris Moarn/Parks Real Estate proposed site at Lost Spur Country Club.
4. The Vikings continue to have the opinion that a football stadium co-located in a stadium district with a baseball stadium deserves serious study and analysis. We have seen and completed some cursory analysis of the area in Minneapolis, behind the Target Center and connected to the site that is being considered for a Twins Stadium. The economic benefits that could be realized in a co-located stadium district include shared infrastructure, parking, utilities and other efficiencies. There is also considerable economic development potential that could be realized from co-locating a football and baseball stadium in a year-around destination.

Finally, while we are not ready to rule out any of the other submittals that are not mentioned above, there was not sufficient information provided for us to recommend them for further study. The Vikings' organization very much appreciates all of the effort that went into the proposals submitted and the energy and creativity involved in crafting each one. Thank you for the opportunity to provide this initial feedback. We look forward to continuing to work with the Stadium Screening Committee to find a positive solution for the state and community.