



RESPONDENTS 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

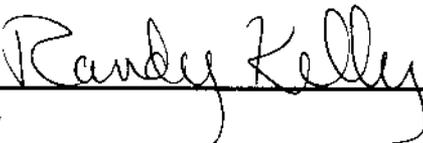
**This submission includes a proposal for a Baseball Stadium.**

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

## 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.

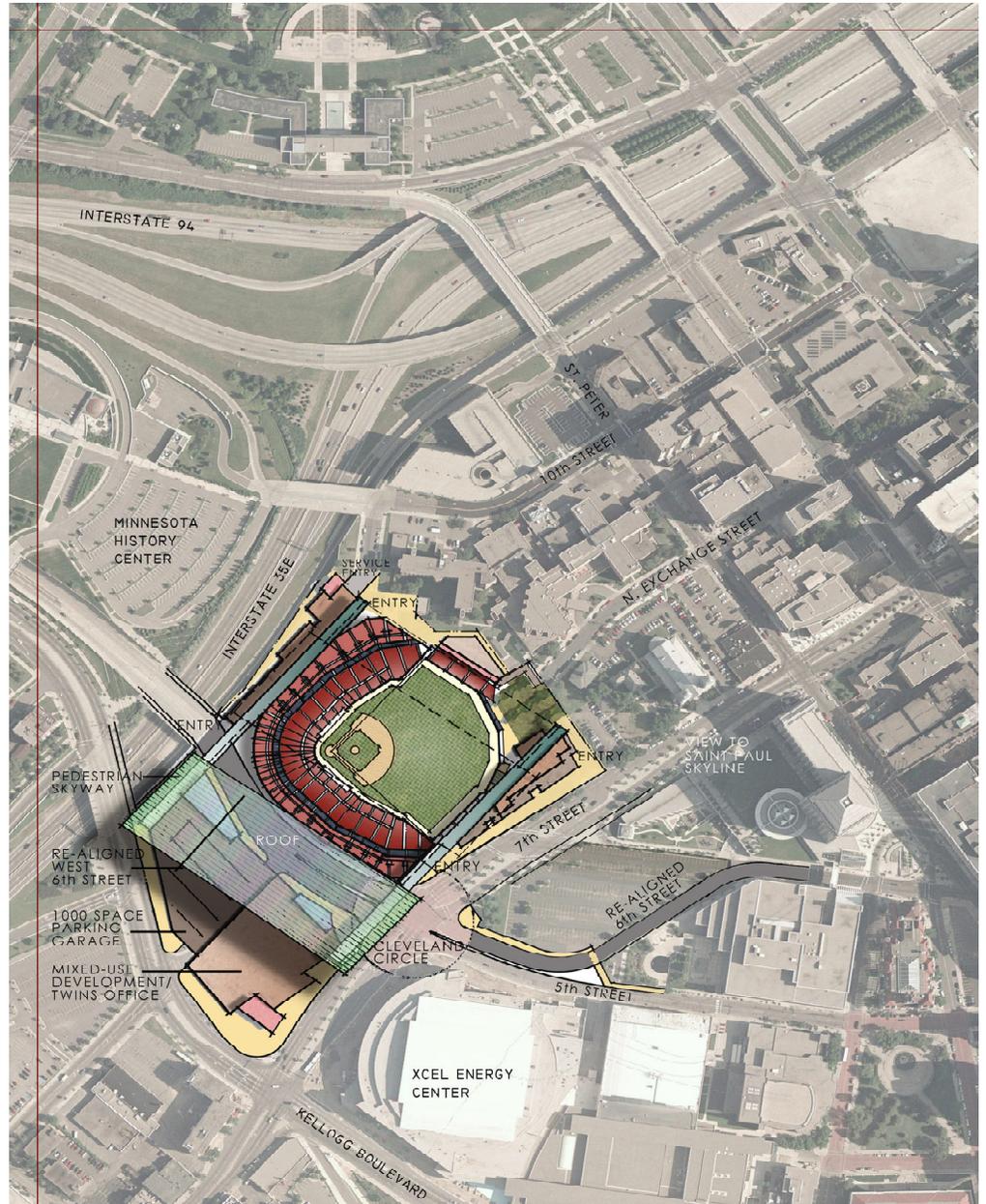
Situated at Saint Paul’s most important “Gateway” to downtown, the new Twins ballpark will be an instant icon, much like the Xcel Energy Center across the street. The ballpark will be in Saint Paul’s front yard, immediately visible to the thousands of workers, residents and visitors to our downtown – 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 Comiskey 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.*





*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 5<sup>th</sup> 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.*



## 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.

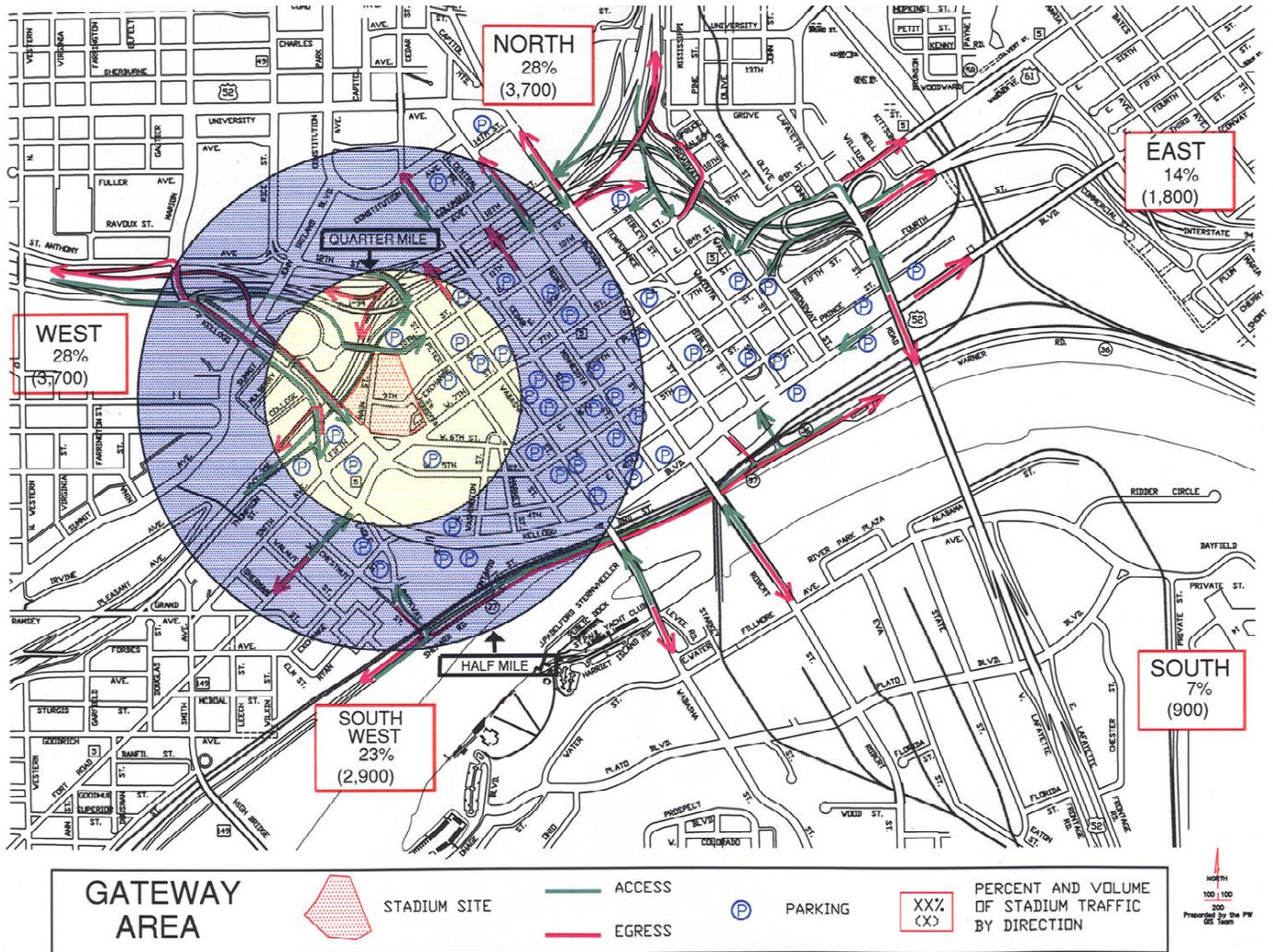
*The 1920 championship for Saint Paul was especially notable. Led by the pitching of 27-game winner Charley "Sea Lion" Hall and the offensive contributions of players like Joe "Goldie" Rapp, Lee Dressen, and Joe Riggert, the Saints won 115 games and produced a winning percentage of .701, Association 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.

## 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 7<sup>th</sup> 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.



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%)	I 35 E, exiting at 10th & Wacouta Streets & University Avenue	4,750	500 (11%)	3,700 (77%)	4,200 (88%)
East	1,800 (14%)	I 94, 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%)	I 35 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%)	I 94, 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.*

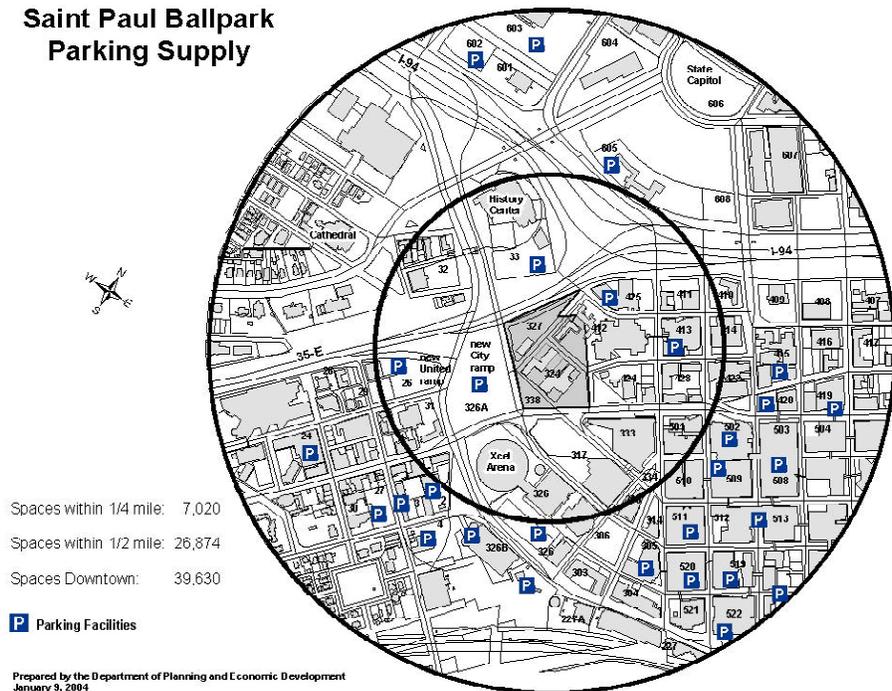


## Traffic and Parking Management Strategy

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

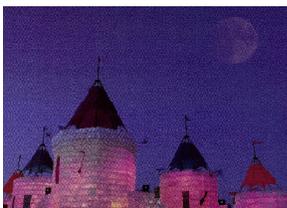


circuit television cameras that provide instant feedback on traffic flow and electronic parking information signage.

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 118<sup>th</sup> 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

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 re-aligned 6<sup>th</sup> 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 5<sup>th</sup> and 6<sup>th</sup> Streets. Grade-separated pedestrian walkways over 5<sup>th</sup> Street and 7<sup>th</sup> Street will be considered. Realigning 6<sup>th</sup> Street also permits us to remove medians on 7<sup>th</sup> Street between the 5<sup>th</sup> and 6<sup>th</sup> 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 7<sup>th</sup> Street next to the ballpark. The one-way pairs of 5<sup>th</sup> and 6<sup>th</sup> 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.

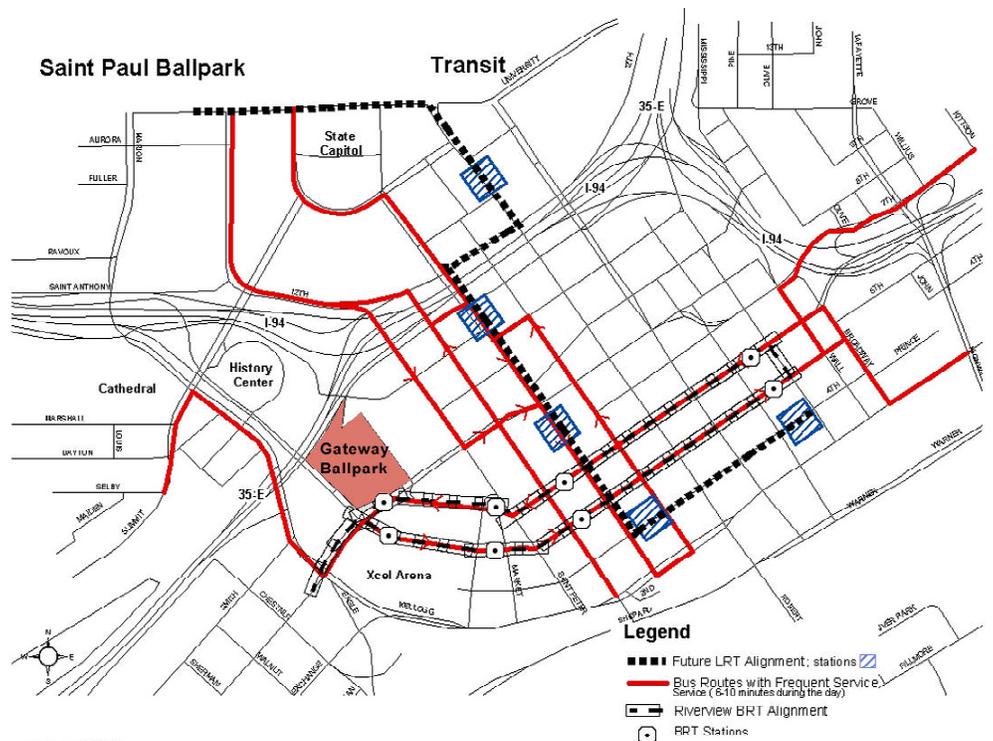
*The summer of 2003 marked the fourth year of Saint Paul's tribute to native son Charles Schulz. Statues of Snoopy, Charlie Brown, and Lucy van Pelt have already graced the city, delighting thousands of visitors from around the globe. This year, 90 statues of Lucy's little brother, Linus, are 'blanketing' the City.*



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

## Stadium-Related Development

As noted in HOK’s presentation to the Governor’s Stadium Screening Committee, the ballparks of the 21<sup>st</sup> 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.



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.



## 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.*



**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.<sup>1</sup> 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.

<sup>1</sup>(2001 First Special Session Laws, Ch. 5, Art. 12, Sec. 95).



## 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**

## 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.



Section III — Local Government  
and Community Support

Council File # 04 -26

*SUBSTITUTE - Jan. 14, 2004*

Green Sheet # 100613

**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	✓		
	<i>7</i>	<i>0</i>	<i>0</i>

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 Erickson*

26 Approved by Mayor: Date *1-15-2004*

27 By: *Randy C. Kelly*