

STADIUM SCREENING COMMITTEE

RECOMMENDED CRITERIA BILL LIST

Following are criteria adopted by the Committee for inclusion in a 2004 stadium bill. These criteria set the parameters for a Metropolitan Stadium Authority (MSA) to negotiate and authorize construction to begin for the respective baseball and football facilities.

- 1) Create a Metropolitan Stadium Authority (MSA) to site and negotiate with franchise owners and host community(ies) within a set timeframe. The MSA should be reconstituted upon completion of stadium(s) construction.
- 2) Set a maximum total public investment toward project costs for the respective baseball and football facilities. The teams assume responsibility for any and all cost overruns.
- 3) Leases or use agreements between the teams and the MSA are negotiated. Teams will schedule all regular season and playoff home games at the facility for 30 years or the term of the longest-term bonds. Terms for default, termination or breach of the facility leases must also be in place.
- 4) A guarantee of payment of all the obligations due under the lease shall be in place in a form satisfactory to the MSA. The Guarantee could be in the form of a letter of credit, personal guarantees, or other surety.
- 5) Bond proceeds must be used to site, design, construct or furnish the facilities.
- 6) The MSA must have title to all land and air rights needed for construction and operation of the facilities.
- 7) The MSA must determine that all public and private funding sources for construction and operation of each stadium are officially committed in writing and enforceable. The committed funds must be adequate to site, design, construct, and service the facilities' debt as well as to pay for the ongoing operation and maintenance of the respective baseball and football facilities.
- 8) Agreement with labor unions not to strike or have a management lockout that would halt, delay or impede construction of the respective baseball and football facilities.
- 9) The MSA must have contracts certifying construction price and completion date, which should include performance and payment bonds that cover any costs over the certified price for the facility.

- 10) Environmental impact statement must be approved by all appropriate regulatory entities.
- 11) All necessary and appropriate public infrastructure is financed and constructed by completion of the respective baseball and football facilities.
- 12) The leases or use agreements shall provide for the public to share proportionally in the increased value of the franchise due to the existence of a new facility upon sale of the team(s).
- 13) The Commissioner of Finance has approved the financing and the leases or use agreements prior to the issuance of bonds.
- 14) The leases or use agreements should include a provision for a reasonable amount of use by amateur sports.
- 15) The leases or use agreements should include a provision that assures affordable access to the respective professional sporting events held in these facilities.
- 16) The MSA is encouraged to negotiate a provision in the leases or use agreements, which provide incentives for the respective teams to increase attendance at their sporting events.
- 17) Requires that all football game tickets not sold prior to the game be purchased by a sponsoring organization.