

# **City of Mesa/Chicago Cubs Spring Training Complex**

**September 12, 2011**






## Background

- City of Mesa and Chicago Cubs have had a long and storied history of Spring Training dating back nearly 50 years
- November 2010, Mesa voters authorized the City to move ahead with the design and construction of a new Spring Training Facility

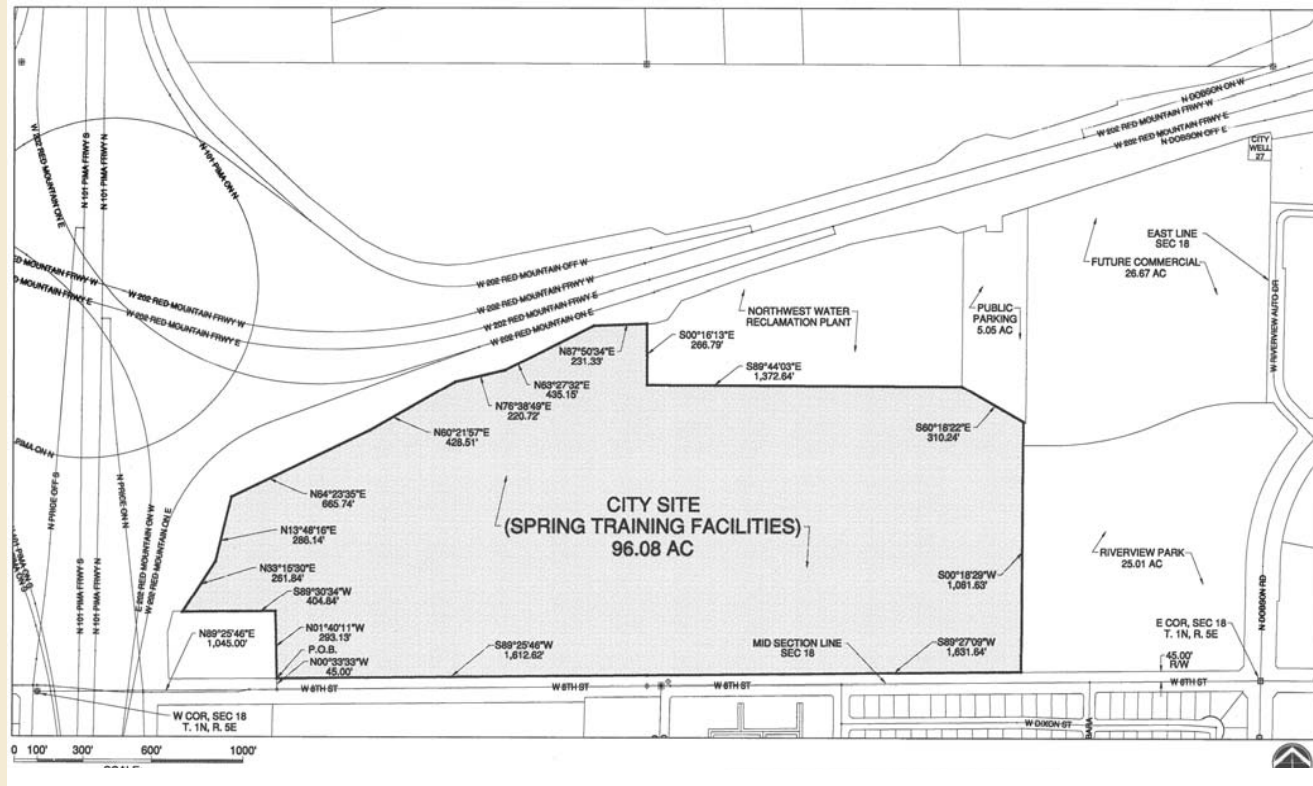
## Governing Development Documents

The development will be governed through three separate agreements. All three are still under negotiation

- Development Agreement (DA): This is the master agreement delineating all aspects of the complex from design and construction, to operation and funding
  - Facilities Use Agreement (FUA): The FUA is the document by which Mesa will lease the Spring Training Facilities to the Cubs. It describes the terms of the lease.
  - Option Agreement (OA): This agreement stipulates the terms and conditions that will govern the retail/hospitality portion of the project.
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# Project Site

The existing Riverview Golf Course was selected as the site for new complex. The Project Site is 96 acres and does not include Riverview Park or existing softball complex.



## Agreements: Development Agreement


Development Agreement covers four segments of the Spring Training development

### Stadium:

1. Seating (fixed and berm) for 15,000 patrons, with potential to expand to 20,000 if requested, by adding 5,000 berm seats
2. 250 improved parking spaces

## Development Agreement-Continued

### Team Facilities:

1. Approximately 50,000 sq. ft. clubhouse/locker room/administration facility
  2. Min. of 2 Major league-sized practice fields
  3. Min. of one practice infield
  4. Min. of 1 agility field
  5. Min. of 16 batting tunnels and 16 pitching mounds
  6. Min of 150 parking spaces for staff and player personnel
  7. Temporary living quarters for 100 staff and player personnel
  8. Major league quality lighting for 2 fields
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## Development Agreement-Continued

City Fields: City owned facility which will include

1. Min. of 4 Major leagued-sized practice fields
2. 100 public parking spaced
3. Lighting, if requested by Cubs
4. Public restrooms, maintenance and concession stand, as determined by Project Committee
5. Cubs have right to utilize City Fields during Spring Training
6. City controls, schedules, operates and maintain facility for City uses outside of Spring Training season

Public Parking: Game Day and Stadium Events

1. Min. of 2,500 spaces west of current Riverview Drive
2. Parking may be used for grass recreational fields (soccer, football, etc)


## Development Agreement-City Obligations

Financing Amount: City will pay up to \$84M for the following improvements

1. Construction of Stadium, Team Facilities, and City Fields
2. Public Street Improvements necessary to access Stadium
3. Parking: 250 for Stadium; 150 for Team Facilities and 100 spaces for City Fields
4. Construction related taxes, fees, and charges
5. On site utility infrastructure

\*Capital Improvement Account: If any funds remain unspent in the \$84M, these funds will be deposited in an account and will be available for future capital improvements to the facilities

City will pay up to \$15M for the following improvements

1. Public parking: Min of 2,500 spaces
  2. Off site utility/electric infrastructure
  3. Public street improvements
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## Development Agreement-Cubs Obligations

### Cubs Obligations:

1. Costs in excess of the \$84M (i.e., Stadium, Team Facilities and City Fields)
2. Cubs personnel costs
3. Cubs will provide assistance to the City in backfilling Hohokam Stadium and Fitch Park Training facility
4. Enter in a Facilities Use Agreement

### Other items of note in the DA

- A Project Committee consisting of Cubs and City staff will work together to develop a site plan, project schedule and project budget
- Signage:
  1. Cubs have exclusive control of signage within stadium
  2. Cubs will also submit a Comprehensive Sign plan for City review and approval



## Additional Agreements

Facilities Use Agreement: Stipulates the terms and conditions upon which Mesa will lease the Spring Training Facilities. Still be negotiated

FUA items include,

- Terms/duration of the Lease
- Use and scheduling of Stadium, Team Facilities and City Fields
- Operation and Maintenance (O&M) of facilities
- Revenues (i.e., tickets, concessions, parking), Fees, Utilities
- Future Capital Improvements
- Signage and Naming Rights

Option Agreement: Stipulates the terms, conditions, and development performance required for the sale, lease and or license of City real estate in order to enable the commercial development often referred to as “Wrigleyville.” Still being negotiated

## Next Steps

- City Staff will continue to meet with Cubs to complete all three agreements
- Staff will return to City Council September 26<sup>th</sup> for consideration and action on all three agreements, as well as the Construction Manager At Risk Agreement (CMAR)
- Staff will initiate a zoning application to remove development requirements and stipulations tied to the Waveyard Development Agreement
- Questions