

Outline for Chicago Cubs Western Operations HQ

This outline supplements the February 27, 2010, Memorandum of Understanding between the City of Mesa and the Chicago Cubs. The Memorandum of Understanding and this outline establish the framework for a definitive agreement between the parties. These terms are contingent on agreement of the parties to the definitive agreement and on voter approval of Proposition 420 on the November 2, 2010 ballot, as required by the Mesa City Charter.

1. The Chicago Cubs will commit their Western operations headquarters for their spring training games and year-round player development activities to Mesa for the next 30 years, with options to increase the term of the agreement to 50 years.
2. The Cubs and the City will focus on the Riverview Site.
3. The facilities will be on City-owned land and leased to the Cubs in exchange for rent and other benefits to be determined.
4. The Cubs Western Operations Headquarters will feature a multi-purpose stadium available for entertainment and other community events when not used for Cubs baseball. The new stadium will have capacity for at least 15,000 fans.
5. The Cubs' minor league players and staff will use the ancillary training facilities, a year-round state-of-the-art training complex, as the team's Western Operations headquarters.
6. The project site will include four professional baseball-quality fields for use by Mesa residents during non-Spring Training periods.
7. Financing for construction of the facilities will come from the City's Enterprise Fund. No new taxes will be imposed on Mesa residents to pay for the Stadium or other new facilities.
8. A November 2, 2010, ballot measure proposes a 2% increase in the Mesa hotel bed tax. If passed, a portion of these new revenues will be applied to the cost of the new facilities.
9. As part of the lease for the facilities, the Cubs will be responsible for maintenance and operating expenses for the facilities. These expenses are currently paid by the City of Mesa at HoHoKam Stadium and Fitch Park. The City will continue to pay a portion of specific utility costs.
10. The City of Mesa's cost to design and construct the Stadium and related facilities and improvements is limited to \$84 million, as noted in the MOU. The Cubs are responsible for any costs exceeding this amount.

11. In addition to the cost of design and construction, the City will also provide public infrastructure (roads, utilities, parking, etc.) sufficient to support the site. This public infrastructure is estimated not to exceed \$15M
12. The City and the Cubs will jointly contribute to a Capital Improvement Fund during the term of the lease as outlined in the MOU. An additional recalculation will take place in year 25 and in subsequent years if the term is extended beyond 30 years. The City's obligation is limited to capital improvements which exist at five other Cactus Spring Training facilities. The Capital Improvement Fund will ensure that the Project remains at the forefront of Cactus League facilities.
13. The Cubs will use their best efforts to assist the City in obtaining another professional baseball team to use the HoHoKam Stadium and Fitch Park for spring training, player development and other activities after Cubs move to the Stadium.
14. The City and the Ricketts family will enter into an option to lease land adjacent to the Stadium for the development of a year-round, unique "Wrigleyville West" private commercial development.