

Mayor Pro Tem Kathie Tovo, D9: MLS Term Sheet Questions, 8/1/18

Late Backup

Please provide an estimated range for remediation costs (were additional remediation measures determined to be necessary and understanding that costs would be determined by the actual situation). [page 2/25]

Please provide details about the 8 acres of “green space, open space and performance areas” accessible to the public. Will the green space and open space include walking/biking trails? Will it include other amenities, and if so, what? When will the space be available? Are the “performance spaces” described here outdoor spaces? Please confirm no charges would be assessed to the public for the use of these spaces. [2/25]

Likewise, another bullet refers to a portion of the site being “accessible by the public for the enjoyment, health, comfort, welfare, and leisure activities, and special events.” [3/25] Is this space in addition to what is described in the bullet on page 2? If so, please characterize this space and describe how and when it will be accessible to the public.

Does StadiumCo or another entity plan to program or to collaborate with another entity to program any of the open space for free public events?

Please provide a range for estimated monitoring costs for design and construction. [4/25] Do the terms have StadiumCo paying for the costs of monitoring associated with the Better Builder program?

Provide details about invitations to youth soccer groups to visit the site. [7/25]

Has StadiumCo approached Pickle Elementary and other nearby schools or the school district(s) to discuss planned or proposed collaborations?

The 5th bullet on page 8/25 spells out the disposition of any surpluses. Please explain the line: “. . . if such cost exceeds \$190 million, then PSV may determine how to otherwise apply such surplus.” If the costs were in excess of \$190 million, what would be the circumstances under which there would be a surplus? [8/25]

Describe scenarios under which the City would become responsible for increased costs. The language suggests that these could be costs associated with safety, zoning, and city approval processes. [8/25]

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Provide information about how insurance is handled in other leases of city sites or facilities. [11/25]

Do the proposed terms suggest that the city would bear the costs of traffic management, public safety, and other costs associated with the games? [13/25]

Please provide information about other revenue-sharing arrangements on city-owned land. [11/25]

Which entity will pay for signage? [13/25]

Please explain rationale for having the city assume a higher payment to the Capital Repairs Reserve Fund in years 6 and 7.

Is the expectation that the discussions regarding the training complex would be concluded prior to the Stadium Agreements? [17/25]

When would the agreement with regard to the community benefits be drafted? [17/25]

Exhibit 3 is titled "Approved Architects and Contractors." Are these city-approved architects/contractors? [23/25]

What will the ticket price range be, and will StadiumCo offer discount tickets to youth soccer players and students from area colleges and universities?

Other areas around which I have questions:

Ancillary development

Environmental assessments of site

LEED and AEGB ratings

Youth soccer leagues, workshops, and academy

City and civic access to stadium for events

Use of local vendors, goods, and labor

Stadium Agreement