

SNELLING-MIDWAY REDEVELOPMENT SITE

Community Open House

Concordia University

March 15, 2016

Agenda for Tonight's Meeting

Presentations – 45 min.

- Welcome and Opening Remarks
- Overview of Process to Date
- Master Plan and Stadium Site Plan Presentation

Q & A – 15 min.

Topic Tables – 30 min.

- 8 break-out topic tables
- Hearing from you!

Process to Date

- Snelling-Midway site selected – October, 2015
- City, Minnesota United FC, RK Midway – stadium and superblock redevelopment
- Community Advisory Committee (CAC) – 21 community members plus owner and developer representatives
- December – March
 - CAC meetings, 3 open houses, Open Saint Paul - input to stadium and master plan development
- March 2nd – City Council/HRA approval of Ground Lease, Use, Development, Funding, Environmental Agreements
- Environmental review (AUAR) initiated

Process Upcoming

March – July:

- Environmental review, including public comment period

May – early July

- Planning Commission review of master plan and stadium site plan
- Public hearing

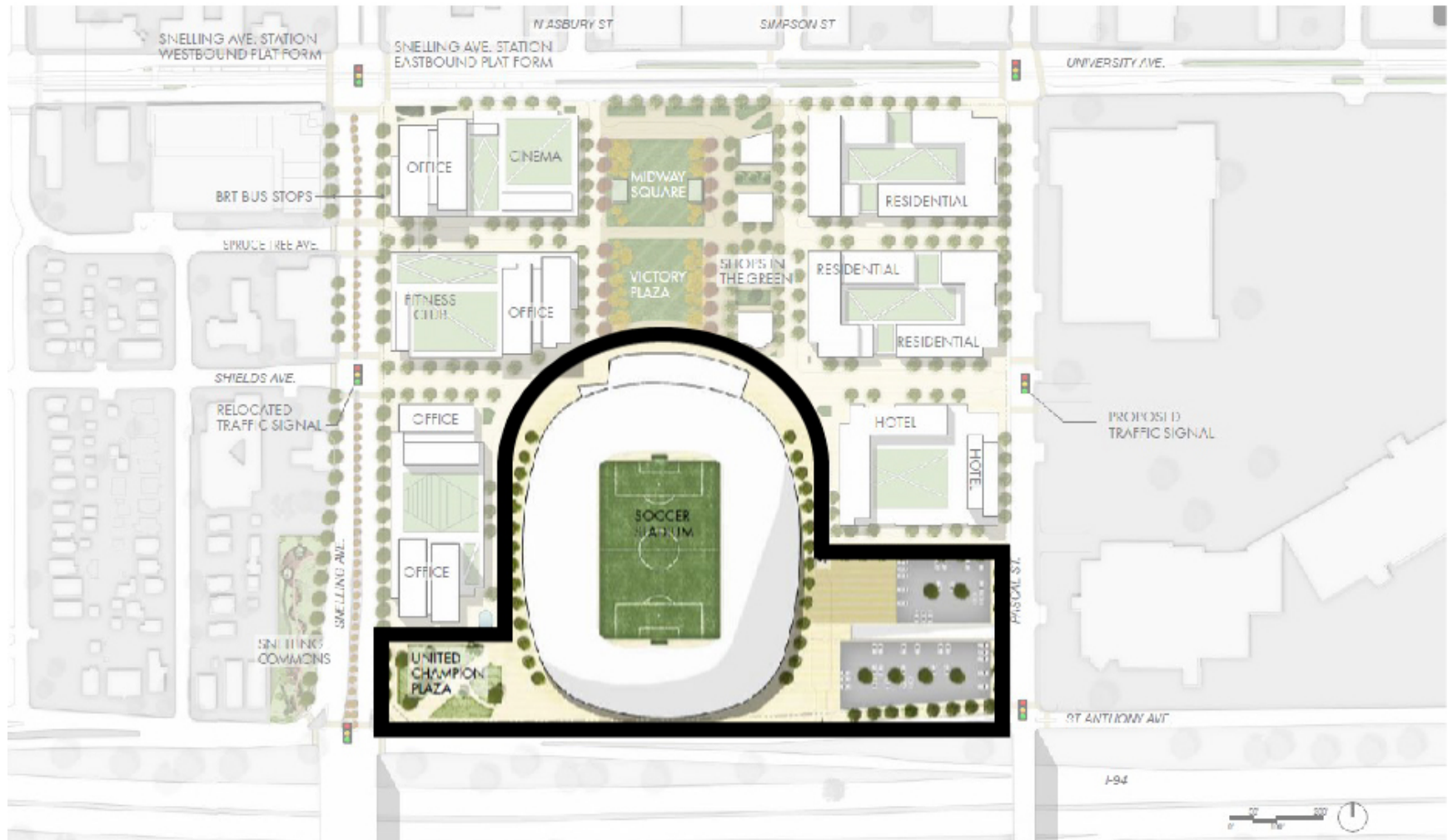
Mid July – August

- City Council review
- Public hearing
- Final approval

City Council/HRA Agreements

- Ground Lease
- Environmental Management Agreement
- Development Agreement
- HRA Budget
- Use Agreement

Stadium Site



Ground Lease

- City, Port Authority, & Met Council
- 52 years
- \$556,924/year (paid by Team)
- Can sublease for development

Environmental Management Agreement

- City, Port Authority, Met Council, Team
- RAP (Response Action Plan)
- Clean Up Coordination
- Grant Management

Development Agreement

Team:

- \$120M, 20K capacity stadium
- Design, builds, funds
- Operations, maintenance, Capital Improvements
- Security inside & outside of stadium
- Vendor Outreach, Workforce, PLA

City:

- Support for property & sales tax exemptions
- Support for liquor license
- Master Plan
- \$1.5M clean up loan/grants
- Public infrastructure budget

Infrastructure Budget

- \$16.1 M
- Streets, sidewalks
- Plazas
- Lighting
- Sewer, water
- Storm water
- Parking

Use Agreement

- \$556,624/year
- Public use
- Team manages Stadium & Stadium Site
- Capital Improvement & Maintenance Plans
- Naming Rights
- Public Use
- Affordable ticket program
- Youth & Amateur Sports
- Workforce
- Local Food Vendors, LPA
- Parking Plan

Snelling-Midway Jobs Workgroup

Purpose:

Retention and attraction of jobs and businesses on the Snelling Midway site and in the surrounding area.

Four areas of focus:

- Business and Job Retention
- Employment Transitions
- Business and Job Attraction
- Local Employment

Jobs Workgroup Members

- Saint Paul Area and Midway Chambers of Commerce
- GREATER MSP
- DEED
- St. Paul Building and Construction Trades Council, UFCW Local 1189, St. Paul Regional Labor Federation/AFLCIO, Unite Here Local 17
- Saint Paul Port Authority
- Ramsey County Workforce Solutions, Goodwill, Life Track, St Paul College
- Union Park & Hamline Midway District Councils
- Neighborhood Development Center, Asian Economic Development Assoc. & African Economic Development Solutions
- Wards 1 & 4, Mayor's Office and the MN House of Rep Districts 65 A and 67 A