

Proposed Ballot Language for a New Chargers Stadium for the November 2, 2010 Election.

City Council's Rules, Open Government, and Intergovernmental Relations Committee Meeting of Wednesday, June 16, 2010

By Katheryn Rhodes and Conrad Hartsell MD

"Advisory Vote Only. Shall the City of San Diego create a Joint Powers Authority (JPA) with the rest of the County of San Diego region to discuss financing options for obtaining public funding to build a new Multi-Purpose Stadium capable of hosting a NFL Super Bowl; with the JPA, Stadium Operators and the NFL Chargers financially responsible for the yearly debt service payment for the cost of the stadium structure and operating costs; and limiting City of San Diego CCDC Redevelopment Agency funds to paying the yearly debt service for the costs of preparing the underlying land?



City of San Diego CCDC Redevelopment Funds would be limited and capped to paying the debt service payment to prepare the land and build the basement level foundation. Preparing the land for a new multi-purpose Stadium includes the following:

- Preparation of all Environmental/Planning documents.
- Acquiring the Metropolitan Transit Service (MTS) Bus Maintenance Yard offices, with relocation costs.
- Acquiring private property through Eminent Domain including the Historically Designated Wonder Bread building, and adaptive re-use of the historical structure.
- Removal of all contaminated soils under the publically owned MTS Bus Maintenance Yard and Tailgate Park, and creation of a subterranean basement founded on formational soils.

The Regional JPA, Stadium Operators and the NFL Chargers would be financially responsible for the yearly debt service payment for the cost of the stadium structure and stadium operations through a Public-Private Partnership.

A financial analysis should be conducted by the regional JPA/Stadium Operators/NFL Chargers to find out if a privately operated Stadium building on public land would pay for itself, and not require a public subsidy to construct or operate.

A new public multi-purpose Stadium structure with a retractable fabric roof should only be built if construction and operations costs pay for themselves by constant use of the property for differing functions year-round.

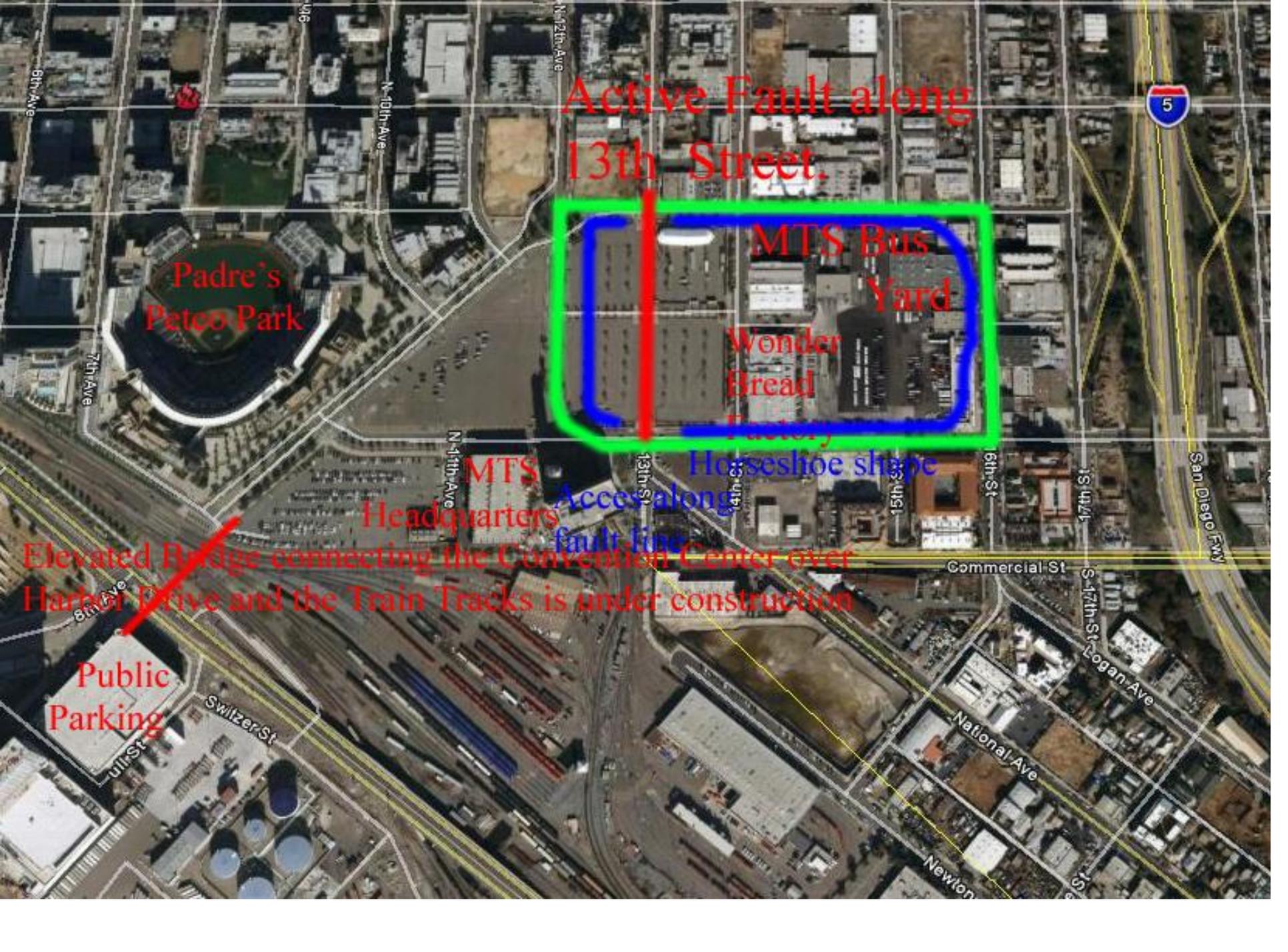
The costs of the yearly Debt Service for construction of the multi-purpose stadium structure and stadium operations could be paid through User fees, Federal Build America Construction Bonds, Grants, State and Federal Stimulus Funding, rent payments, a \$5 surcharge on every ticket sold, leases from Vendors, Stadium Naming rights, new taxes/fees including TOT, Rental Cars, Taxi District, Parking, downtown Food and Beverage Sales Tax, business incentives, Business Improvement District (BID) assessments, NFL Club Seat Waivers, and/or NFL Personal Seat Licenses.



Maximum
Multi-
Purpose
Stadium
Footprint

**14.14
Acres**

50 feet from
Active Fault
parallel to
13th Street,
K Street,
16th Street,
Imperial
Avenue.



Active Fault along 13th Street.

Padre's Petco Park

MTS Bus Yard

Wonder Bread Factory

MTS Headquarters

Horseshoe shape Access along fault line

Elevated Bridge connecting the Convention Center over Harbor Drive and the Train Tracks is under construction

Public Parking



San Diego Fwy

Commercial St

S-17th St

Logan Ave

National Ave

Newton

6th Ave

9th Ave

N-10th Ave

N-12th Ave

7th Ave

N-11th Ave

13th St

14th St

15th St

16th St

17th St

8th Ave

Switzer St

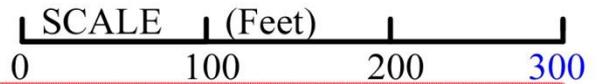
11th St

18th St



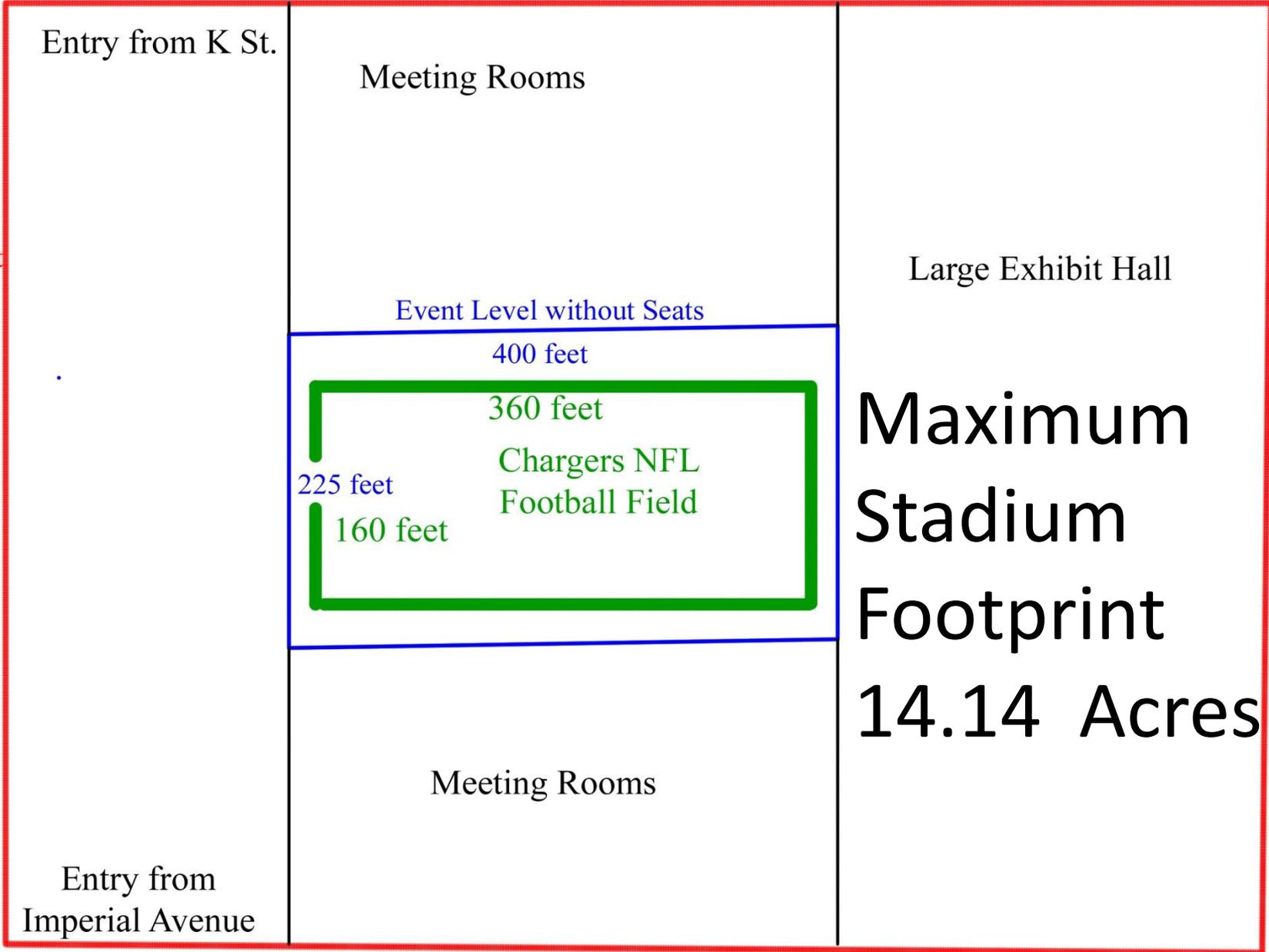
Eminent
Domain and
Adaptive
Re-Use
of the
Historically
Designated
Wonder
Bread
Building.

K Street = 906 feet long.
(50 feet away from the fault at the East side of 13th Street to 16th Street)



13th Street = 680 feet wide
(East side, 50 feet away from the active fault.)

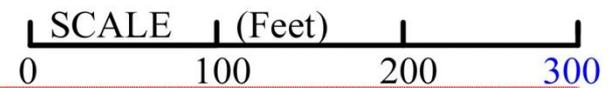
16th St = 680 feet wide



Imperial Avenue = 906 feet long.
(50 feet away from the fault at the East side of 13th Street to 16th Street)

Maximum Stadium Footprint 14.14 Acres

K Street = 906 feet long.
(50 feet away from the fault at the East side of 13th Street to 16th Street)

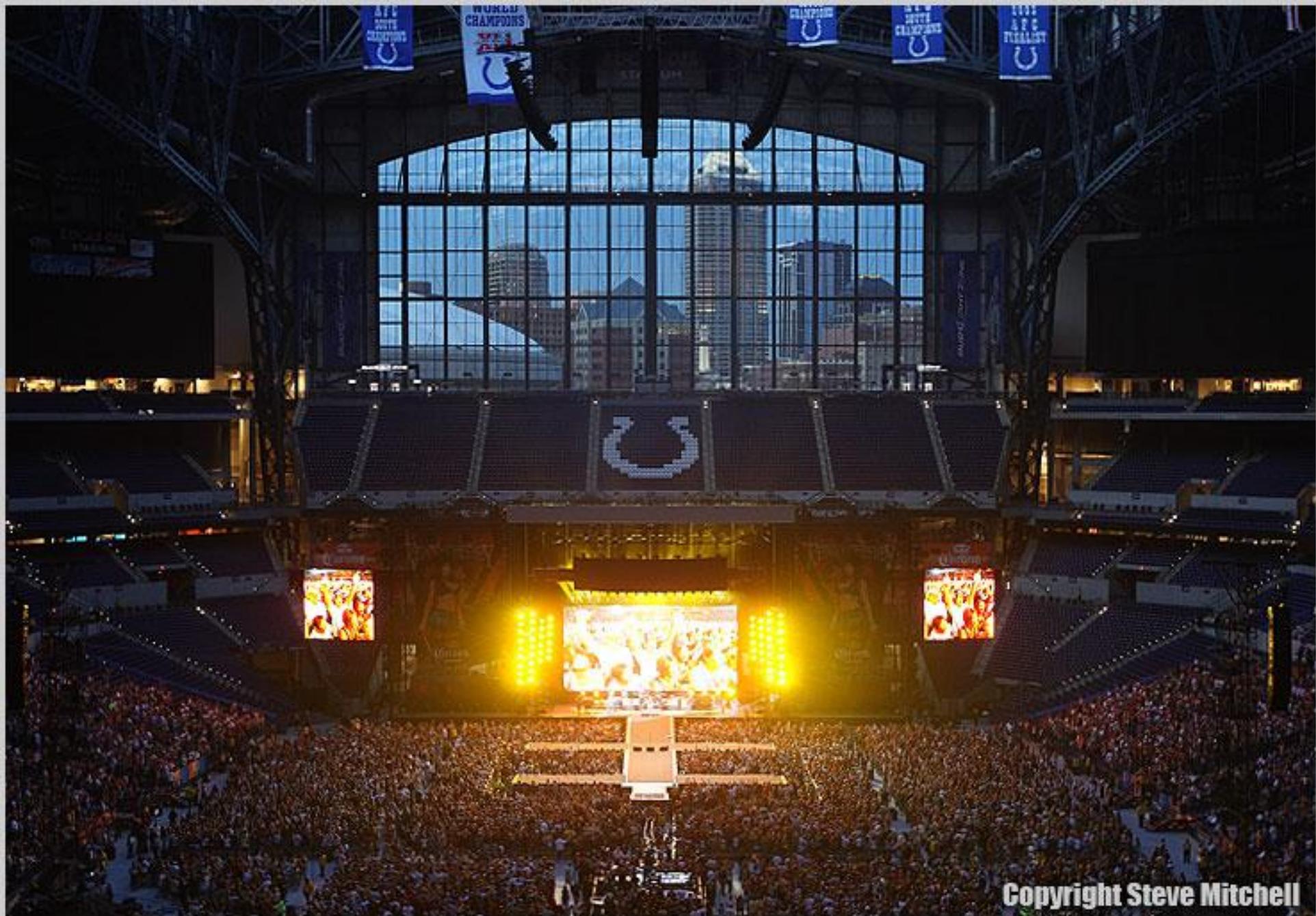


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(East side, 50 feet away from the active fault.)

16th St = 680 feet wide



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Lucas Oil Stadium

