

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: March 11, 2014

Consent Regular

Ordinance Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: Update on Attracting and Retaining Major League Spring Training Facilities to the Southeast Florida Corridor.

Summary: On Thursday March 6, 2014, Staff met with owners of the Houston Astros and Washington Nationals (collectively "Teams"). Staff from St. Lucie County were also in attendance. The overall purpose of the meeting was to exchange ideas on how additional Major League Baseball Spring Training teams could be attracted and retained in the Southeast Florida corridor. The existing funding/legislative framework and siting opportunities and challenges ("Existing Conditions") were discussed to solicit feedback from the teams on what changes can reasonably be made to the Existing Conditions to; 1) encourage additional spring training franchises locating in the southeast corridor, and 2) stabilize and sustain spring training into the future. A critical element to sustaining spring training in the long term is to not only identify funding for the construction of new stadium and/or expansion of existing stadiums but also for the renewal/replacement of existing stadiums. At the end of the meeting, the Teams indicated that they were very interested in continuing discussions and to that end wanted the County to pursue: 1) legislative changes, with their support, and 2) additional funding sources and strategies. The Teams stated that they have an interest in several sites and were going to move forward with their own evaluations. The Teams did stress that follow-up needs to be done expeditiously. (FDO Admin) Countywide (MJ)

Background & Policy Issues: The Florida Sports Foundation, the state entity which promotes Florida as a sports destination, conducted a study in 2009 regarding the impact of Major League Baseball on the entire State of Florida.

In short, the study revealed that MLB Spring Training generated a total:

- economic impact of \$752,300,862 for the State of Florida
- labor income of \$284,180,280 for the State of Florida
- of 9,205 full time and part-time jobs in Florida.

This shows that the Grapefruit League is an economic engine. As Palm Beach County is the home for two (2) teams, we are beneficiary of that impact. The study also shows that the average economic impact per team is \$47 million. This is consistent with a study that was funded by the TDC.

In addition and not included in those MLB Spring Training numbers, 15 amateur baseball tournaments were hosted at Roger Dean Stadium on a regional or national level which generated over 15,000 hotel room nights and \$10,000,000 in economic impact.

Because of the County's investment in Roger Dean Stadium and the resulting economic benefits, Staff believes it in the County's best interests to maintain and enhance major league spring training baseball to the Southeast Florida Corridor.

Attachments:

1. Retaining and Attracting Major League Spring Training Franchises to the Southeast Florida Corridor – Powerpoint Presentation

Recommended by: Army Wong 3/7/14
Department Director Date

Approved by: [Signature] 3/10/14
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures	\$0	\$0	\$0	\$0	\$0
Operating Costs	\$0	\$0	\$0	\$0	\$0
External Revenue	\$0	\$0	\$0	\$0	\$0
Program Income	\$0	\$0	\$0	\$0	\$0
In-Kind Match (County)	\$0	\$0	\$0	\$0	\$0
NET FISCAL IMPACT	\$0 *	\$0	\$0	\$0	\$0
# ADDITIONAL FTE POSITIONS (Cumulative)	\$0	\$0	\$0	\$0	\$0

Is Item Included In Current Budget? Yes _____ No _____

Budget Account No.:


B. Recommended Sources of Funds/Summary of Fiscal Impact:

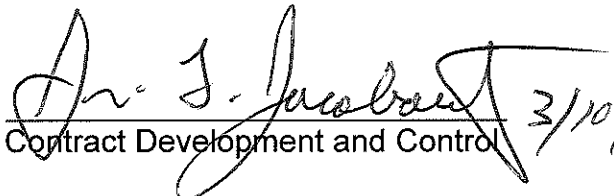
* This is an update only, there is no fiscal impact to this item.

C. Departmental Fiscal Review: _____


III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

 3/7/14
OFMB # 317

 3/10/14
Contract Development and Control

B. Legal Sufficiency:

 3/10/14
Chief Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

**RETAINING AND ATTRACTING
MAJOR LEAGUE SPRING TRAINING
FRANCHISES TO THE
SOUTHEAST FLORIDA CORRIDOR**

STAFF/TEAM WORKSHOP

MARCH 6, 2014

PURPOSE OF THE WORKSHOP

County

Preserve Major League Baseball Spring Training in Southeast Florida

Teams

Improve the management of spring training by; 1) reducing travel times to spring training games and 2) increasing the pool of teams to play during the spring training season

OVERVIEW

1. Review Existing Funding
2. Discuss Funding Challenges within the Statutory Framework
3. Identify Potential Legislative Changes and New Sources of Governmental Revenues to Mitigate Challenges
4. Identify Potential New Team Funding Sources and Restructuring of Use Agreements
5. Identify Potential Changes by Teams to Mitigate Challenges
6. Siting Potential

OVERALL OBSERVATIONS

1. There is insufficient funding to support new spring training facilities considering the current statutory framework and economic conditions.
2. A critical element to sustaining spring training in the long term is not only to identify funding for the expansion of existing facilities and construction of new stadiums, but also for the renewal/replacement of existing stadiums.
3. Planning, legislative and operational changes need to be made to encourage additional franchises to the corridor.

FLORIDA STATUTE FS 288.11631

**Retention of Major League Baseball
Spring Training Baseball Franchises**

**Referred to in this presentation as
“Retention Funding”**

STATE RETENTION FUNDING

\$20,000,000 over 37.5 Years for 1 Team

\$50,000,000 over 37.5 Years for 2 Teams

RETENTION FUNDING

CONDITIONS

- Applicant (local government) must hold title to the property on which the facility is located
- Applicant must have signed agreement with a spring training franchise
 - Term equal or greater than bonds or 20 years if no bonds
 - Applicant must provide 50% of the funding required by the agreement
 - Cannot be signed more than 4 years in advance of expiration of existing contract
 - May be contingent on award of State funds
- Franchise must reimburse State if franchise relocates before Team Agreement expires
- Applicant must demonstrate paid attendance of 50,000 persons annually
- Must be in a County that levies a tourist development tax

RETENTION FUNDING

CONDITIONS: ISSUES

- 37.5 Years –
 - A bond period of 37.5 years is problematic because it exceeds the projected useful life of the facility.
 - If County secures a 37.5 year bond, the term of Team agreement must be equal.
 - Early termination triggers repayment of State funding which poses increased risk to franchise and local government or reduces willingness to accept activity decline provisions.

PALM BEACH COUNTY FUNDING

CURRENT OBLIGATIONS

- \$2,100,000 annual debt service payments for Roger Dean through 2016
- Approximately \$7,200,000 in capital improvement and renewal/replacement funding between 2009-2016
- Approximately \$7,500,000 in renewal & replacement funding between 2017-2027 assuming no contractual changes

PALM BEACH COUNTY

FUNDING FOR 3rd AND/OR 4th TEAM IN PBC

Assume \$2,600,000 annual debt service payments for 1 or 2 new teams producing attendance similar to Roger Dean Stadium

PALM BEACH COUNTY

FUNDING FOR 3rd AND/OR 4th TEAM IN PBC

ISSUES

The TDC has already budgeted the \$2,100,000/year that would be freed up at the end of 2016 when the Roger Dean Stadium bond is retired. The allocation of \$2,600,000/year not only continues those payments but *increases* same by \$500,000 annually.

Some hoteliers have stated that hotels are not realizing revenues from spring training sufficient to support the bed tax burden despite the broader economic benefits having been documented.

Options to minimize opposition:

- Reduce bed tax funding by introducing other non-ad valorem funding sources.
- Reduce bed tax obligations by finding alternate funding source for renewal/replacement expenditures.
- Reduce bed tax obligations by spreading the costs among other entities benefitting from spring training activities.

PAR AMOUNT, BY ANNUAL DEBT SERVICE OF STATE AND COUNTY FUNDING

	1 Team	1 Team	2 Teams	2 Teams
Year	State \$533,000	State \$533,000 + County \$2,600,000 ^A	State \$1,333,000	State \$1,333,000 + County \$2,600,000 ^A
20 ^B	\$6,820,000	\$40,275,000	\$17,115,000	\$50,135,000
37.5	\$8,710,000	\$51,425,000	\$21,870,000	\$64,000,000

- A Assumes new team(s) attendance similar to Roger Dean Stadium. Less attendance could increase pressure to reduce County funding.
- B Between 20-30 years is a traditional length of a bond with the projected initial life of stadium approximately 20 years. To structure a longer bond term would require 1) use agreement with same term and 2) dedicated source of funding for renewal/replacement throughout longer term.

FLORIDA STATUTE FS 288.11621

**Major League Baseball Spring Training
Baseball Franchises**

**Referred to in this presentation as
“Improvement Certifications”**

IMPROVEMENT CERTIFICATIONS

SPRING TRAINING BASEBALL FRANCHISES

This Statute provided funding for 10 applicants subject to a cumulative funding cap and potential decertification :

- At request of the certified applicant, or
- If the certified applicant does not:
 - Have a valid agreement with a spring training franchise, or
 - Satisfy its commitment to provide local matching funds.

Issue: Currently, all certifications have been made within the existing statutory language. The mechanism is still valid, but needs changes to: 1) encourage expansion of existing facilities and 2) allow for additional investments in areas with one or more franchises. These changes will better support future use of this funding mechanism when additional funding is made available.

IMPROVEMENT CERTIFICATIONS

SPRING TRAINING BASEBALL FRANCHISES DECERTIFICATION AND ADDITIONAL CERTIFICATIONS

A unit of local government may not be certified for more than one spring training franchise at any time.

Issue: Multiple certifications to the same local government are currently prohibited.

IMPROVEMENT CERTIFICATIONS

SPRING TRAINING BASEBALL FRANCHISES USE CONDITIONS

The Statute indicates that 1 of the 3 uses of the funds received is to *“Assist in the relocation of a spring training facility from one unit of local government to another only if the governing board of the current host government by a majority vote agrees to relocation.”*

Issue: Clarify the apparent conflict between the intent to respect host local government’s existing investments and freeing up funding when the risk is a loss of a team from Florida.

FUNDING CONCLUSIONS IN PBC

CURRENT LEGISLATION

STATE AND COUNTY FUNDING

With the foregoing statutory limitations and assuming a local debt service contribution by Palm Beach County of \$2,600,000/year; the combined State and Palm Beach County funding would be \$50,135,000

HOW CAN THE FUNDING GAP BE CLOSED?

1. Legislative changes
2. New governmental funding sources
3. Team funding and restructuring of use agreements
4. Some combination of Items 1-3 above

LEGISLATIVE CHANGES

RECAP OF PROPOSED LEGISLATIVE CHANGES

Multiple certifications to the same local government are currently prohibited.

Option:

- Modify the language to read “~~A unit of local government may not be certified for more than one spring training franchise at any time~~ A unit of local government may receive certifications for more than one spring training franchise pursuant to the same evaluation procedure and criteria as set forth in FS 288.11621(2).”

RECAP OF PROPOSED LEGISLATIVE CHANGES

Clarify the apparent conflict between the intent to respect host local government's existing investments and free up funding when the risk is a loss to Florida.

Options:

- Assist in the relocation of a spring training facility from one unit of local government to another only if; 1) the governing board of the current host government by a majority vote agrees to relocation, 2) the current host government has reasonably pursued retention and has been unable to reach agreement on terms of retention either by vote of the governing board or ceasing active negotiations, or 3) existing team has provided non-revocable notice of termination.

RECAP OF PROPOSED LEGISLATIVE CHANGES

50% local government funding requirement is contrary to objective to co-locate near existing Stadiums and does not recognize burden of existing local government investments.

Options:

- Reduce requirement to 25% for local governments which have existing stadiums.
- Count a local government's investment value (not including investments previously used to match State certifications) in calculating the 50% requirement.
- Eliminate local funding requirements for local governments with existing spring training stadiums where funds are being used to expand existing facilities to accommodate another team.

RECAP OF PROPOSED LEGISLATIVE CHANGES

37.5 Years is problematic from a bonding perspective when compared to the life of the asset. Because it is unlikely that the term governing the disbursement of the \$50M from the State will be shortened, this issue will need to be overcome through changes to use agreements to make entire \$50M usable while minimizing risk to county and franchise.

This will be discussed further under the Team Funding and Use Agreement Restructuring Section.

RECAP OF PROPOSED LEGISLATIVE CHANGES

The repayment language is contrary to the activity decline/early termination options which are currently in place and made more desirable with longer term agreements.

Staff believes that the chance of getting this provision modified is minimal and the only option is minimize risk through the use agreement as will be discussed in the Team Funding and Use Agreement Restructuring Section.

RECAP OF PROPOSED LEGISLATIVE CHANGES

Add language to the statutes allowing local governments with existing stadiums to seek Retention Funding AND Improvement Certifications for 1 or 2 team additions.

FUNDING CONCLUSIONS WITH NON-FUNDING LEGISLATIVE CHANGES STATE AND COUNTY FUNDING

Palm Beach County	1 Team	2 Team
FS 288.11631	\$ 6,820,000	\$17,115,000
County Assume \$2.6M/yr debt service	\$33,455,000	\$33,020,000
Total	\$40,275,000	\$50,135,000

Since Palm Beach County has not received any funding from the State in the past, the non-funding legislative changes do not add to the available funding.

FUNDING CONCLUSIONS WITH NON-FUNDING LEGISLATIVE CHANGES STATE AND COUNTY FUNDING

St. Lucie County	1 Team
FS 288.11631 Eliminate Local Match	\$6,820,000
County*	\$0
Total	\$6,820,000

*This table was prepared by PBC/FDO Staff without input from St. Lucie County Staff and is for illustrative purposes only.

NEW GOVERNMENTAL FUNDING SOURCES

NEW IMPROVEMENTS CERTIFICATIONS

In addition to the statutory changes previously discussed, increasing the number of certifications allowed and the cumulative cap on funding provides an on-going mechanism for State to assist in expansion of existing stadiums.

The timing, frequency and amounts of such funding requests could be addressed with the State at any time, but would likely be more successful with the implementation of new local and team funding sources.

SALES TAX

Local Option Sales Tax is an option for additional funding to support either the construction and/or renewal/replacement expenses associated with Spring Training Facilities.

However, this past year Palm Beach County Staff recommended a ½ cent local option sales tax to fund renewal/replacement of County parks, roads and other infrastructure and it was not supported by the Board.

INDEPENDENT SPECIAL DISTRICT

EXISTING STATUTORY LANGUAGE

FS 189.432 creates a Community Improvement Authority within each Eligible County to finance, refinance, acquire, plan design, develop, construct, own, lease, operate, maintain, manage, renovate, improve and promote any professional sports facility within the Eligible County.

INDEPENDENT SPECIAL DISTRICT

DEFINITION OF ELIGIBLE COUNTY

Any county that meets all the criteria:

1. At least 2 professional sports facilities exist in the county (ballpark, stadium, arena, coliseum, or similar facility intended for use by a professional sports franchise that exists within Major League baseball, National Basketball Association, the National Football League, or the National Hockey League), and
2. The county has population of 1.5 million.

INDEPENDENT SPECIAL DISTRICT

MODIFICATION TO EXPAND APPLICABILITY

Because none of the counties in the Southeast Major League Baseball corridor meet the definition, language would need to be added allowing for a county, or a group of counties to meet the definition.

INDEPENDENT SPECIAL DISTRICT GROUP OF COUNTIES

The addition of a group of individual counties acting as one would also facilitate the following:

Defining the Southeast Florida Spring Training Region, where each county would individually decide to opt in to the Authority by signing an interlocal agreement with the other counties requiring;

- 1) Approval after 2 public hearings and extraordinary vote of the Individual board of county commissioners,
- 2) Provide for independent assessment powers pursuant to the methodology and within the cap set forth in the interlocal agreement,
- 3) Identify the economic impact area assessment methodology which would be applied only to non-residential properties, including setting a cap on assessments, and
- 4) All counties to use the same contract structure with the teams.

INDEPENDENT SPECIAL DISTRICT

LIMITATION ON SCOPE OF AUTHORITY

To gain acceptance of the concept by a group of counties, it will likely be necessary for the scope of the Authority to be limited to only renewal/replacement, retention related capital improvements as well as securing insurance for improvements at Major League Baseball Spring Training Facilities. This limitation ensures:

- 1) decisions on new facilities are left entirely to the individual Board of County Commissioners, and
- 2) the economic impact assessments methodology can be consistently applied.

INDEPENDENT SPECIAL DISTRICT

PROS

- 1) Practically eliminates risk associated with retaining teams by creating a long term funding source for renewal/replacement and improvements to retain teams in state of the art facilities;
- 2) Stabilizes spring training region benefitting all and sharing burden;
- 3) Financial obligation/risk to county is limited to the original siting and construction decision;
- 4) Reduces ongoing financial burden for stadiums;
- 5) Spreads the assessments among all commercial properties, not just hotels; and
- 6) Provides financial assurances to the Teams that funding for renewal/replacement will be there, allowing the teams to enter into longer agreement with less aggressive early termination options.

INDEPENDENT SPECIAL DISTRICT

CONS

- 1) It is the equivalent of a new tax, and
- 2) The current statutory composition prohibits public officials from be appointed to the Board of Supervisors. However, with the proposed changes to the legislation, the participating counties would set a cap on assessments which should mitigate concerns over lack of accountability.

INDEPENDENT SPECIAL DISTRICT

ALTERNATIVE IMPLEMENTATION OPTION

If only one county ultimately wanted to take advantage of this Authority, the Eligible County definition could be modified to;

- 1) either eliminate the population criteria, or
- 2) reduce it to the population of that one county.

While this would assist in solving the 2nd team issue in St Lucie County and/or the 3rd and/or 4th Team issue in Palm Beach County, it does not provide a long term solution for the entire region and/or the State.

CONCEPTUAL FUNDING SCENARIOS WITH LEGISLATIVE CHANGES AND NEW GOVERNMENTAL FUNDING SOURCES

Palm Beach County	1 Team	2 Team
FS 288.11631	\$ 6,820,000	\$17,115,000
County Special District does not increase funding but reduces TDC funding required for R/R, reducing TDC burden by \$15M before 2027 and all future ongoing obligations. So less opposition.	\$33,455,000	\$33,020,000
FS 288.11621 Cert w/288.11631	\$?, ???,???	\$?,???,???
Total	\$40,275,000	\$50,135,000

CONCEPTUAL FUNDING SCENARIOS WITH LEGISLATIVE CHANGES AND NEW GOVERNMENTAL FUNDING SOURCES

St. Lucie County	1 Team
FS 288.11631 No local funding	\$ 6,820,000
County* Uses \$533,000 of existing \$1,300,000 annual in ad valorem for bond since R/R covered by special district. \$767,000 annually returned to ad valorem	\$ 6,820,000
FS 288.11621 2 nd Certification w/288.11631	\$? , ??? , ???
Total	\$13,640,000

*This table was prepared by PBC/FDO Staff without input from St. Lucie County Staff and is for illustrative purposes only.

TEAM FUNDING AND USE AGREEMENT RESTRUCTURING

TEAM CONTRIBUTION

ONE-TIME CAPITAL CONTRIBUTION

Assume that each new team will contribute 5%-10% of the total capital cost as a construction contribution.

RESTRUCTURING OF USE AGREEMENT LATER YEAR MAINTENANCE OFF-SET

In order to maximize State funding in light of the 37.5 year period of payments, the use agreement could have a term of 37.5 years, but only issue bond for the first 20 or 25. For the remainder of the term, the County would, upon request of the Team(s) pay up to \$1,333,000 (continued State funding) annually toward maintenance (and renewal/replacement if the authority was not in place). The early termination option would only exist on the years after the term of the bond.

Restructuring in this manner will also encourage the Teams to sign 37.5 year use agreements, as repayment of only the unbonded payments would be required.

CONCEPTUAL FUNDING

WITH LEGISLATIVE CHANGES, NEW GOVERNMENTAL SOURCES AND TEAM CONTRIBUTION

Palm Beach County	1 Team	2 Team
FS 288.11631	\$ 6,820,000	\$17,115,000
County Special District does not increase funding but reduces TDC funding required for R/R, reducing TDC burden by \$15M before 2027 and all future on-going obligations. So less opposition.	\$33,455,000	\$33,020,000
FS 288.11621 Cert w/288.11631 Add'l Funding	\$?, ???, ???	\$?, ???, ???
Team Contribution – One Time Capital Assumes \$100M cost	\$ 7,500,000	\$15,000,000
Team Contribution – Maintenance Offset	\$ 1,900,000	\$ 4,700,000
Total	\$49,675,000	\$69,835,000

CONCEPTUAL FUNDING

WITH LEGISLATIVE CHANGES, NEW GOVERNMENTAL SOURCES AND TEAM CONTRIBUTION

St. Lucie County	1 Team
FS 288.11631 Without Match	\$ 6,820,000
County* Uses \$533,000 of existing \$1,300,000 annual in ad valorem for bond since R/R covered by special district. \$767,000 annually returned to ad valorem	\$6,820,000
FS 288.11621 2 nd Certification w/288.11631 Add'l Funding	\$? , ? ? ? , ? ? ?
Team Contribution - One Time Capital Assumes \$50,000,000 cost	\$ 7,500,000
Team Contribution - Maintenance Offset	\$ 1,900,000
Total	\$23,040,000

*This table was prepared by PBC/FDO Staff without input from St. Lucie County Staff and is for illustrative purposes only.

CHANGES BY TEAM TO MITIGATE CHALLENGES

- 1) Equally consider co-locating with teams that are within the host Team's Division.
- 2) Long term use agreements with limited or no activity decline/early termination options.
- 3) Creative options for joint use/benefit of the facilities.
- 4) Night games to make use of existing stadiums and maximize existing infrastructure.

OPTIONS AND NEXT STEPS

Staff sees the potential options for moving forward as:

- 1) re-constitute a planning group with representatives of the State, counties with spring training facilities, and team representatives, to revisit the funding strategies at the State and local levels for submittal in the 2015 legislative session,
- 2) identify some combination of changes and attempt to get them through the legislature this year, or
- 3) some entity significantly increases their funding contribution.

NEW FACILITY SITING REVIEW

The purpose of this evaluation was to identify potential properties, or combinations of properties, that can reasonably be approved for a spring training facility.

- 1) Many of the properties are not publically owned and the owners have not been contacted.
- 2) While we have been contacted by several public and private property owners indicating that they would be willing to sell and re-develop, none of those site are discussed today. There may be more.

NEW FACILITY SITING REVIEW

- 1) All properties have differing advantages and disadvantages when considering cost, time, regulatory issues, location, infrastructure availability, community acceptance/opposition, risk, suitability for either 1 or 2 team's facility, and ability to meet various team objectives.
- 2) Of the 8 properties located in Palm Beach County, all have estimated land and/or land development costs (beyond what would be included in a standard stadium cost estimate) ranging between \$2,500,000-\$32,000,000.
- 3) The properties in Palm Beach County are listed from north to south and NOT according to desirability or feasibility.

POTENTIAL PBC PROPERTIES

Site	Costs / Timing	Infrastructure / Regulatory	Location	Factors
Balsamo - Northlake, Just West of PBG Golf Course 00-41-42-14-00-000-3010	Price: Value is less than \$25,000/ac or \$2.5M. Atypical Land Dev Costs: None. Overall Timing: Medium.	Infrastructure: Access should not be problem off peak. Water/sewer, electric available. Land Use / Regulatory: County ; Re-Zoning, Land Use.	Northlake West. Airport - 30 minutes. Shopping Restaurants - 20 mins at PGA. Hotels - None, use PGA @ 20 minutes. Housing - variety.	Community Opposition: Some. Litigation, History, Parties, etc: None.
45th Street and Haverhill/ Military 74-42-43-01-00-000-5010	Price: \$0, Lease from City. Atypical Land Dev Costs: Some increased development costs. Overall Timing: Medium and some risk. 1 year of permitting on landfill before approval for use of landfill is known.	Infrastructure: Access - good. Water/sewer & electric available. Land Use / Regulatory: City - WPB. Land Use, Re-Zoning and Planning Board approval (Class B Special use).	Central. Airport - 20 minutes. Shopping restaurants - DT WPB or Gardens. Hotels - Airport, downtown or PGA. Housing - variety.	Community Opposition: Minimal. Litigation History, Parties, etc. Landfill.
Highland Dunes - East of 20 Mile Bend 00-40-43-22-00-000-7020 00-40-43-27-00-000-3010 00-40-43-28-00-000-9000 00-40-43-33-00-000-1000 00-40-43-34-00-000-3000 00-40-43-27-00-000-3000	Price: Value is ~\$150,000/ac. or \$15M. Possibly reduced as part of PUD expansion. Atypical Land Dev Costs: Agriculture. Overall Timing: Medium.	Infrastructure: Access good. Water/sewer, electric available. Land Use / Regulatory: County. If stand alone parcel, then Re-Zoning, Land Use. Large parcels would have to be divided. If enlarge PUD - PZB pushback against stadium in PUD. Possibly Large Scale Amendment to change existing LU conditions.	West Central. Airport - 20 minutes. Shopping Restaurants - 10 minutes. Hotels - minimal now but great demand already. Housing - lots and variety.	Community Opposition: Minimal. Litigation, History, Parties, etc: Perception Issues.

POTENTIAL PBC PROPERTIES (Cont.)

Site	Costs / Timing	Infrastructure / Regulatory	Location	Factors
Sansbury District Park 00-42-43-29-19-002-0000 00-42-43-29-19-012-0000	Price: \$0 for District Park Property for practice fields. Combined with Fair for Stadium. Atypical Land Dev Costs: Mitigation costs- \$8M-\$16M; canal re-alignment. Overall Timing: Fast - Medium.	Infrastructure: Access - good. Water/Sewer, electric available. Land Use / Regulatory: County DOA/Master Plan Change by BCC.	Airport - Less than 20 min. Shopping Restaurants - good DT WPB & 441. Hotels - Airport & downtown. Housing - lots and variety.	Community Opposition: Lots, but use already approved. Litigation, History, Parties, etc: Master Plan. Breakers. 1000 Pines.
Fair 00-42-43-32-16-003-0000 00-42-43-32-16-004-0000 00-42-43-27-05-007-0230	Price: \$0, on amphitheater site for Stadium. Atypical Land Dev Costs: Construct parking garage. Assume 1500 cars at \$8,000/space is approximately \$12M. Possibly reduced by Fair contribution. Overall Timing: Fast - Medium.	Infrastructure: Access - great. Water/sewer. Electric available. Land Use / Regulatory: County. None.	Airport - Less than 20 min. Shopping Restaurants - good DT WPB & 441. Hotels - Airport & downtown. Housing - lots and variety.	Community Opposition: None. Litigation, History, Parties, etc: Fair needs and has requested additional parking. Increased parking \$ for Fair. Opportunity for expanded amphitheater if agreeable to interruption in service/use.
Belvedere & Jog 00-42-43-27-05-004-0071 00-42-43-27-05-005-0060 00-42-43-27-05-005-0053 00-42-43-27-05-005-0051	Price: \$8-\$10/sf or \$32M. Atypical Land Dev Costs: None. Overall Timing: Fast.	Infrastructure: Access - great. Water/sewer, electric available. Land Use / Regulatory: County. Industrial so Re-Zoning only.	Central. Airport -10 minutes. Shopping Restaurants - 20 min DT WPB. Hotels - Airport and DT WPB. Housing - variety.	Community Opposition: Some. Removal of industrial land from existing inventory. Litigation, History, Parties, etc: None.

POTENTIAL PBC PROPERTIES (Cont.)

Site	Costs / Timing	Infrastructure / Regulatory	Location	Factors
Ag Holley & Howard Park 38-43-44-33-00-000-1030 40-43-44-33-00-000-5000	Price: \$15,000,000 to State. Atypical Land Dev Costs: \$3M demo hospital; Serious construction costs for fields and irrigation. Overall Timing: Slow and risk. 1-2 years down road on knowing whether the practice fields are viable.	Infrastructure: Access from 95 & Lantana - good. Water/sewer, and electric available. Land Use / Regulatory: Lantana and Lake Worth. Lantana: Land Use, Re-Zoning and Town Council approval (Special Exception and Site Plan). Lake Worth: City Commission approval (Conditional Use).	Airport - 20 min. Shopping Restaurants - Lake Worth, Lantana and DT WPB. Hotels - 20 minutes. Housing - not in immediate area.	Community Opposition: Lots from Lantana - property with viable development plan removed from tax roll. Litigation, History, Parties, etc: Cities. AG Holley property history. Howard Park/Landfill issue.
West Boca - Glades and 441 Lyons & Kimberly 00-42-43-27-05-076-0040 00-42-43-27-05-077-0061	Price: Unlikely owner will sell. ~250,000/ac or \$25M. Atypical Land Dev Costs: Agriculture. Overall Timing: Medium.	Infrastructure: Access - good. Water/sewer, electric available. Land Use / Regulatory: County. Re-Zoning, Land Use.	Airport - 30+ to PBIa but general aviation @ 15 minutes. Shopping Restaurants - great. Hotels - good. Housing - lots and variety.	Community Opposition: Some. Litigation, History, Etc: None.

OTHER POTENTIAL PROPERTIES

Site	Costs / Timing	Infrastructure / Regulatory	Location	Factors
Tradition Field https://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&abauth=531642b5IIE-KAY9wrAVT8LC1yOKZr1kPmo&authuser=0&q=TRADITION+FIELD,+Northwest+Peacock+Boulevard,+Port+St.+Lucie,+FL&aq=1&oq=tradition+&vps=1&jsv=476a&sll=27.698638,-83.804601&sspn=15.971447,28.54248&vpsrc=3&t=h&num=10	Price: Unknown, but relatively low. Atypical Land Dev Costs: Some mitigation required. Overall Timing: Fast.	Infrastructure: Excellent. Land Use / Regulatory: Existing.		
Historic Dodgertown/ Holman Stadium https://maps.google.com/maps?hl=en&ll=27.644568,-80.423945&spn=0.008231,0.016469&t=h&z=17	Atypical Land Dev Costs: None. Overall Timing: Fast.	Infrastructure: Excellent. Land Use / Regulatory: Existing.		

POTENTIAL PROPERTY - TRADITION FIELD



**RETAINING AND ATTRACTING
MAJOR LEAGUE SPRING TRAINING
FRANCHISES TO THE
SOUTHEAST FLORIDA CORRIDOR**

STAFF/TEAM WORKSHOP

MARCH 6, 2014