From:	Votaw, Jill CIV OASN (I&E) BRAC PMO West
To:	Gilkey, Douglas E CIV OASN (I&E) BRAC PMO West; Forman, Keith S CIV OASN (I&E) BRAC PMO West; Kesler, Kimberly SES OASN (I&E) BRAC PMO; Duchnak, Laura S CIV OASN (I&E) BRAC PMO West; Ault, Melanie A CIV OASN (I&E) BRAC PMO; Kito, Melanie R CIV NAVFAC SW; Neishi, Susan M CIV OASN (I&E) BRAC PMO West; Macchiarella, Thomas L CIV OASN (I&E) BRAC PMO West; Willrich, Vanessa C CTR OASN (I&E) BRAC PMO
Subject:	HPS news clip 15SEP09
Date:	Tuesday, September 15, 2009 8:08:28 AM

Monday, September 14, 2009

49ers' stadium passes hurdle, Great America still unhappy
San Francisco Business Times
by David Goll

Plans for a San Francisco 49ers stadium in Santa Clara moved ahead in the state capital but at least one big issue remains.

A bill by state Sen. Elaine Alquist (D-Santa Clara) to permit the San Francisco 49ers to bypass Santa Clara's competitive bid requirement in the construction of their proposed $937 million stadium now awaits Gov. Schwarzenegger's signature. He has 30 days to sign the bill.

But Cedar Fair Entertainment, owner of the Great America amusement park adjacent to the proposed ballpark, reiterated its concerns that the stadium would hurt its business and cut off potential expansion of the theme park.

"Cedar Fair does not believe that the proposed stadium and Great America can coexist without overcoming significant legal and operational issues," Cedar Fair attorney Geoffrey Etnire wrote in a Sept. 3 letter to Santa Clara City Manager Jennifer Sparacino.

Cedar Fair says that even if the team compensates it for money it loses on game days, it hasn't been sufficiently insulated from a potential loss of business.

Santa Clara may schedule a vote on a charter amendment next year to allow the city to drop competitive bids on the stadium project.

Lisa Lang, a 49ers spokeswoman, said HNTB Cos. of Kansas City has already designed the facility. A partnership of Turner Construction Co. of New York and Devcon Construction Inc. of Milpitas has been selected to oversee construction.

Depending on the outcome of next year's election, city and team officials hope to begin construction in 2012 and have the stadium complete in time for the NFL's 2014 season.

Besides a $79 million investment from the city - $42 million in redevelopment agency funds, $20 million from the city-owned utility district to relocated an electrical substation near the stadium site and $17 million to build a parking garage - team officials have said they will be responsible for $825 million in project expenses. A tax will also be levied on guests at eight hotels in the area surrounding Great America and the future stadium to raise money for the project.

To read this article on line please go to:

http://www.bizjournals.com/sanfrancisco/stories/2009/09/14/daily5.html

---

September 14, 2009

Draft Stadium EIR Comment Period Extended
By Brian K. Miller
GlobeSt.com

49ers Stadium rendering
SANTA CLARA, CA-Monday's deadline for comments on the draft statement on the environmental impact of a new NFL football stadium for the San Francisco 49ers has been pushed back two weeks. The deadline, now Sept. 28, was extended in order to give the general public and public agencies more time to comment, according to the notice issued Friday by the Kevin Riley, Santa Clara's director of planning an inspection.
Deputy City Manager Carol McCarthy tells GlobeSt.com that the extension was in response to a couple of agencies that asked for more time to review and comment on the document. "It's not unusual for an EIR," she says, "especially when it's large."

The City and the 49ers began concurrently working on a disposition and development agreement in July. Once the EIR process and the DDA are completed the city will begin working on the ballot language for a citywide election in early 2010 that will decide the fate of the $937-million development deal, which would include approximately $114 million in public subsidy, 62% of it from the city.

If voters sign off, the new stadium would rise on a 13.5-acre site adjacent to the city's convention center, the Great America theme park and the teams existing headquarters and training facility. The stadium would be unique in that the luxury boxes-approximately 170-would be stacked in an eight-level building rising behind some 9,000 club seats, whereas most stadiums have a club and luxury box seating ringing the entire stadium.
If not approved by voters, the 49ers attention likely will shift back to San Francisco where the city, in partnership with Lennar, wants a new 49ers stadium at Hunter's Point to replace Candlestick Park. Either way, the goal is to have the stadium ready for the 2014 NFL season. The team's initial lease term at Candlestick ends after this season but the team holds three five-year extension options such that it could continue to play in its existing stadium through 2023.

The city council signed off on the financing deal for the stadium in June. The agreement calls for the city to pay for up to $79 million and for eight nearby hotels to put up an additional $35 million by way of a voluntary room tax. The team agreed to pay for any construction cost overruns as well as any operational shortfall.

Per the financing deal, the team will keep all revenue from ticket sales from games, ad revenue from NFL events, ticket premium fees for suite and club room use for non-NFL events, and revenue from the team store.The newly formed Santa Clara Stadium Authority would get revenue from naming rights; net revenue from concession sales and parking lots; and annual rent payments from the team that would total roughly $40 million over the life of the contract, which has an initial lease term of 40 years that may be extended by an additional 20 years.

To read this article on line, please go to:
http://www.globest.com/news/1495_1495/sanfrancisco/181017-1.html