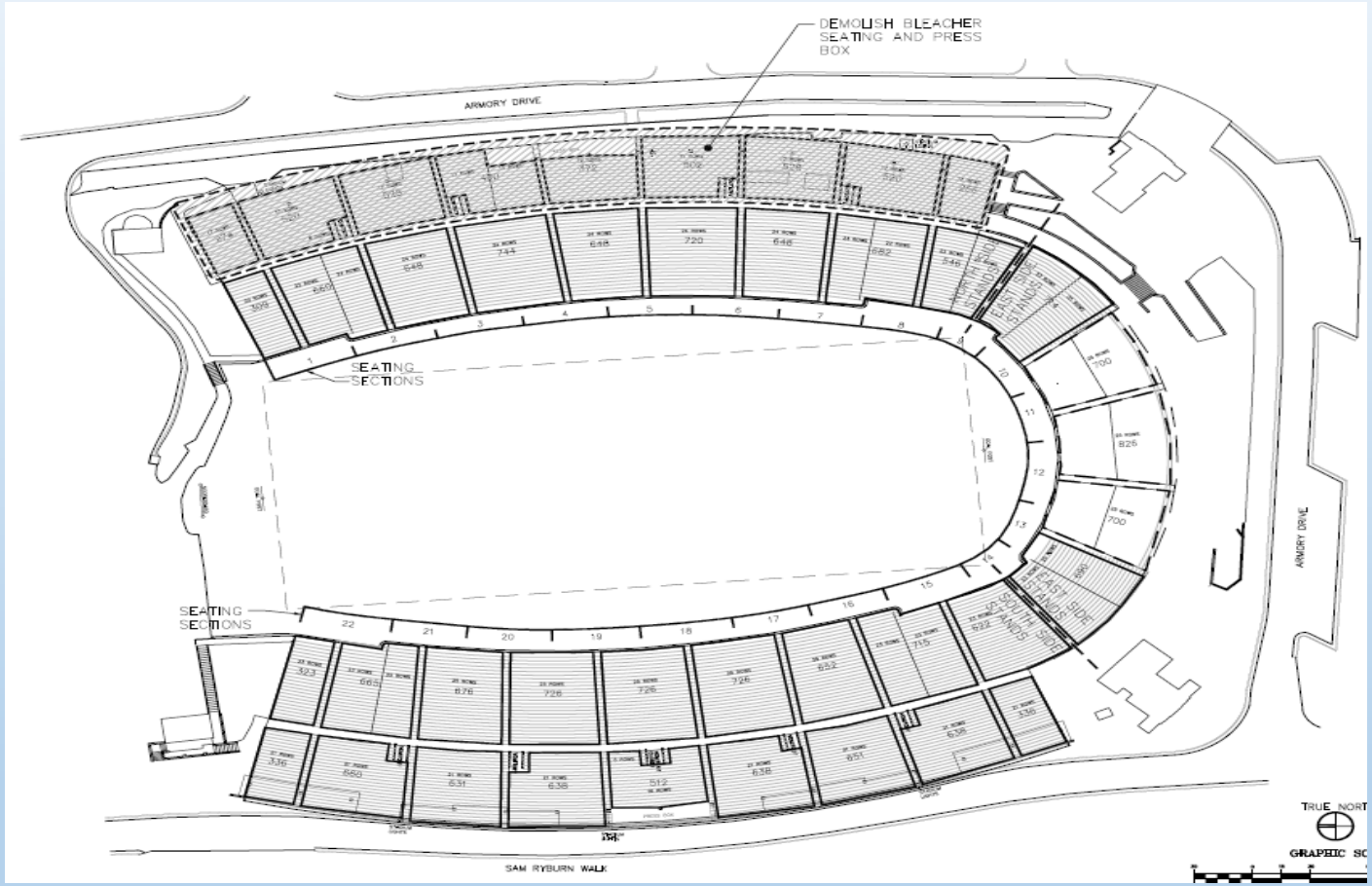
American Legion Memorial Stadium



Board of County Commissioners
Update March 20, 2018

Overview

- In December, the BOCC approved a proposal to spend up to $32 million of Capital Improvement Program funds to rebuild American Legion Memorial Stadium – Requires a capital project ordinance.
- Also authorized the County Manager to negotiate a lease with the owners of the Charlotte Independence and Charlotte Hounds
- Plan is to rebuild the stadium while preserving certain historic features and honoring our military veterans.
- The FY19 – 23 CIP Plan also includes $5.6 million to improve the adjoining Independence Park

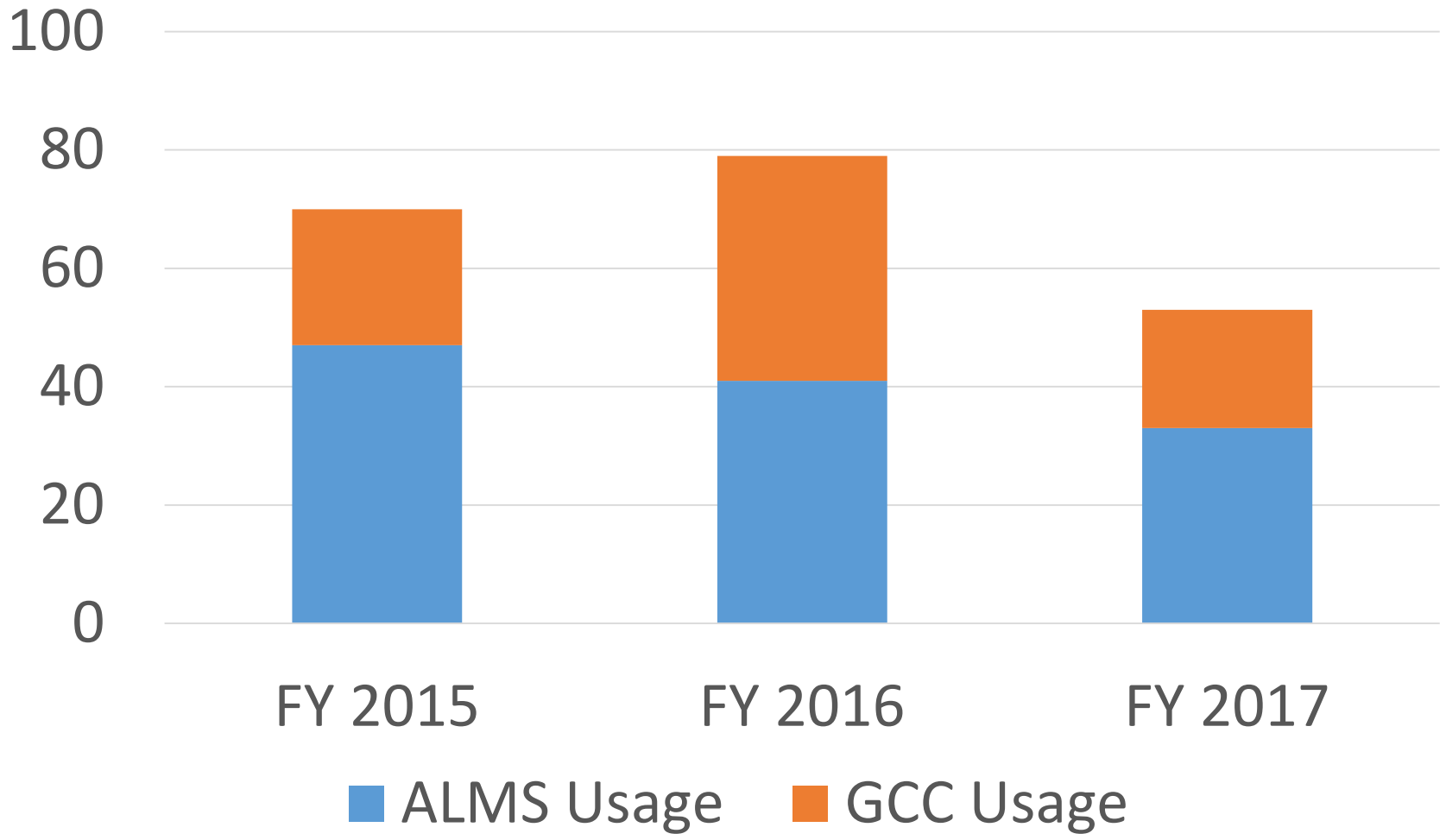
Justification

- Full Control of Assets
- One-Time Construction
- 12,000+ Total Capacity
- Flexible Event Venue

Event Capacity Study – Natural vs Synthetic Field

- Goal: Flexible Event Venue
- Constraints:
  - ✓ Natural Grass Recovery Time / Reseeding
  - ✓ CPCC Parking Constraints / Grady Cole

Historical Data - Last 3 Years of Usage



FY 2017 Usage impacted due to uncertainty of facility status and future plans

Calendar Mock Up - Natural Grass Field (2018 Home games for USL & MLL)

NOTABLE CHANGES AND IMPACT FOR NATURAL GRASS TURF:

1. Required maintenance shut down from Early Sept - Mid Oct (scalping, over seed, top dress, fertilization and irrigation necessary for rye grass germination.
2. Minimum 2-3 day gap between high impact events on the turf to maintain the standards necessary for professional sports.

Inidcates field closures for high impact events

Charlotte Hounds MLL - Represents 2018 Season (Typically 6-7 home games with possible 8th date for playoffs)

Charlotte Independence USL - (17 home games)

Roller Derby - Season runs FEB-NOV - On average 1 event per month

Historical Users / Annual Events for GCC & ALMS

JAN 26-27 / Charlotte Comicon

FEB 25 / Miss Donna's Dance Rehearsal (GCC)

MAR 2-3 / CIAA Tournament Weekend

JUN 1 / CNF Corporate Kickball

JUN 8-9 / MCPRD VOLLEYBALL TOURNAMENT

JUL 12 / FSP Jubilee (GCC)

AUG 3-4 / MCPRD VOLLEYBALL TOURNAMENT

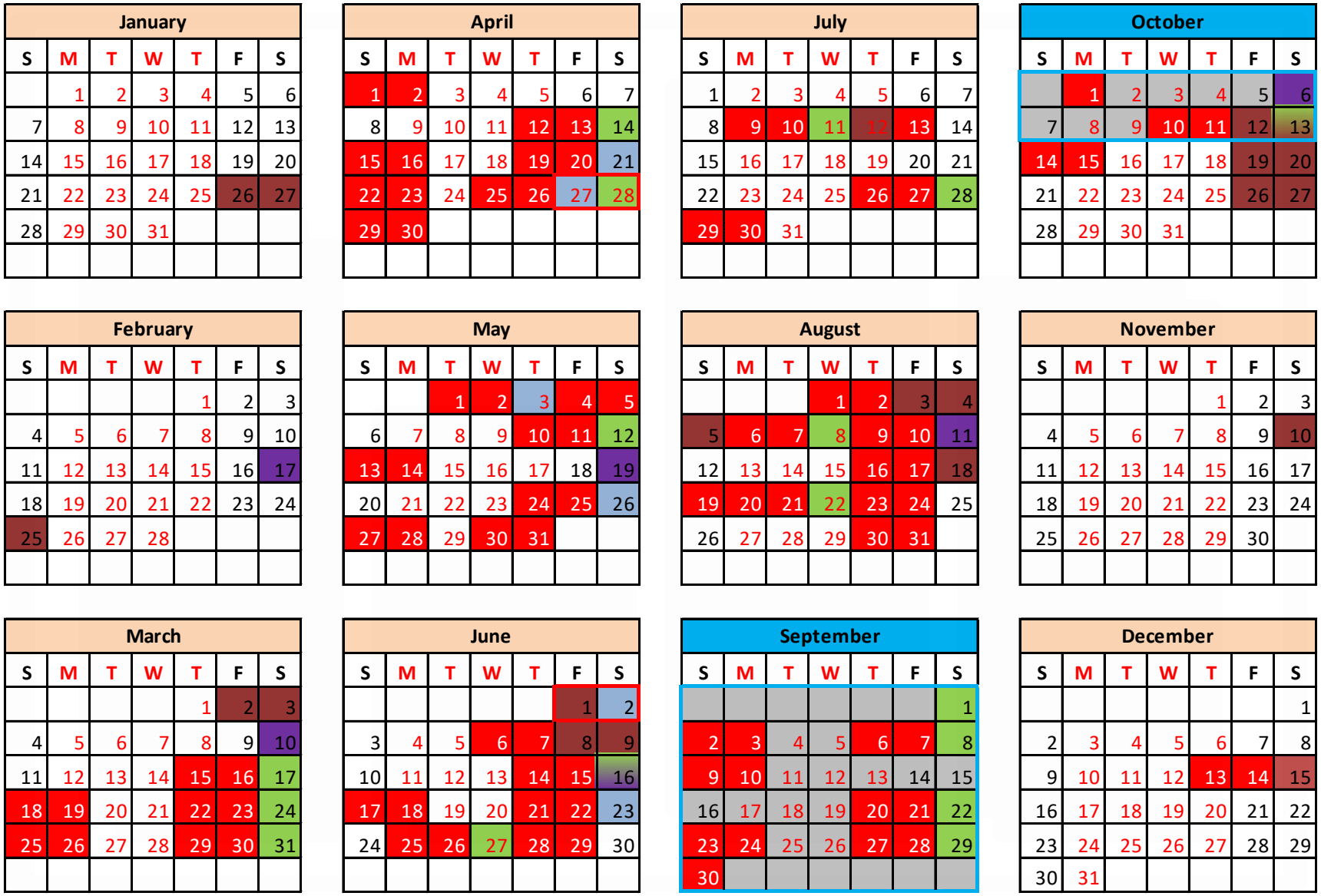
AUG 18 / SSM High School Kickoff

OCT 12-13, 20-21, 26-27 / (GCC) Hindu Festival (Dates fluctuate from late SEP to late OCT based on Hindu Lunar Calendar

NOV 11 / Gay Bingo (GCC)

*POSSIBLE: DEC 15 / Shrine Bowl (Talks of returning to Charlotte)

Calendar Mock Up - Natural Grass Field (2018 Home games for MLL and USL)



MON - THU (limited parking availability - Must have approval from CPCC)

Calendar Mock Up - Synthetic Turf Field (2018 Home games for MLL & USL)

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JUN 8-9 / MCPRD VOLLEYBALL TOURNAMENT (2nd weekend

JUL 12 / FSP Jubilee (GCC)

AUG 3-4 / MCPRD VOLLEYBALL TOURNAMENT

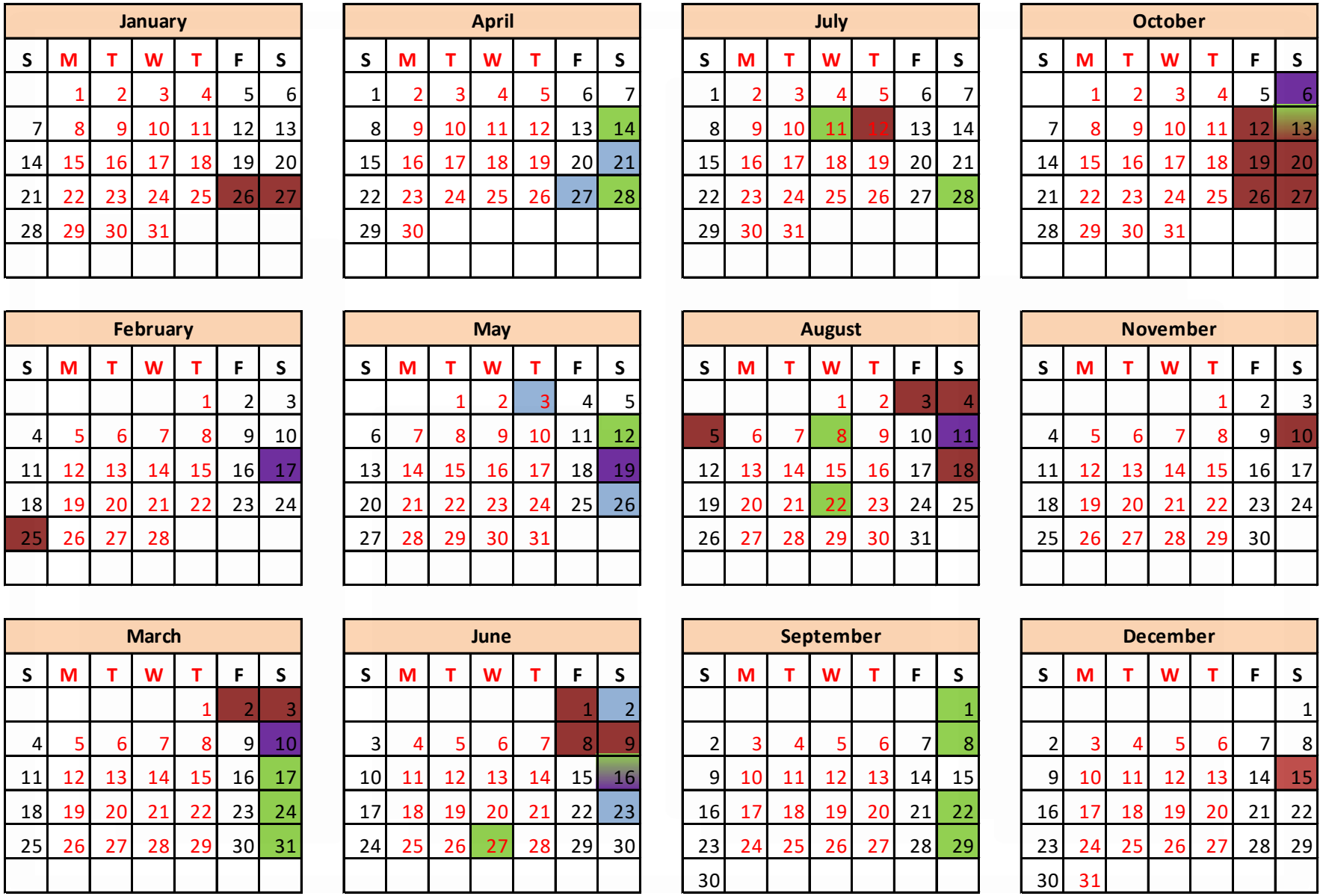
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Conclusion - Synthetic Turf Required for Flexible Stadium Use

- Return on investment / cost effective
- Versatility: Maximize land use with the same surface space
- All weather use
- Environmental
- Resilience
- Safety and performance
- Limited turn around time
- Accessibility to immediate community

Charlotte Independence (Soccer) and Hounds (Lacrosse)

- Have completed a draft, preferred tenant term sheet with the following highlights:
  - ✓Term: 10 years with 2 five-year renewals – Start spring 2021
  - ✓Annual Events: Up to 30 events (25 guaranteed); no more than 17 weekends during season (March – October)
  - ✓Maintains County control over Memorial Stadium asset (approvals)
  - ✓Cost Recovery: Fully covers incremental operating costs plus over $1.1 million for 10-year capital costs

Charlotte Independence (Soccer) and Hounds (Lacrosse)

- Cost Recovery Details:
  - ✓Annual Fee: $185,000 per year (3% annual cost escalation)
  - ✓Per Game Charge: $8,800 per game (up to 30 games); Card Rate (less 10%) above 30 games
  - ✓County Revenue Share: 15% of Tenant Parking, Net Concessions, Naming Rights, Permanent Advertising
  - ✓Capital Contribution: $3 per ticket package

Charlotte Independence (Soccer) and Hounds (Lacrosse)

- County / Tenant Coordination:
  - ✓Parking / Concessions / Clean-up / Security / Stadium Access
  - ✓County cannot book events with competing professional soccer and lacrosse teams
  - ✓County cannot terminate lease for convenience to bring in Major League Soccer without tenant approval

Potential City of Charlotte / CRVA Contribution

- Expression of interest by City of Charlotte / CRVA to invest in Memorial Stadium
- Discussions around covering cost of providing Synthetic Turf (initial cost only)
- Purpose: Increase stadium event availability

Next Steps

- BOCC approval: $32 million capital project ordinance for American Legion Memorial Stadium with funding starting in FY18 ($3 million)
- Pursue architectural design RFP – (34 Month Design/ Construction)
- Schedule community meetings (including Historic Elizabeth Foundation, Elizabeth Community Association, Historical Landmarks Commission, other)
- Pending Interest - Negotiate Term Sheet with City of Charlotte / CRVA

Questions