

Big A: Angel Stadium Lease Discussions

- **What:** discussions between the city of Anaheim and Angels Baseball LP regarding a potential new long-term lease at Angel Stadium of Anaheim
- **Status:** pre-negotiations
- **Why:** to explore a lease and related development that generates new city revenue and addresses the need for an updated stadium through upgrades or building new
- **Timeline:** talks in late summer and fall 2019 with a goal of progress or a proposed agreement in late 2019
- **Negotiation steps:**
 - **January 2019:** Mayor Harry Sidhu meets with Angels owner Arte Moreno about the prospect of renewed talks
 - **February 2019:** Anaheim contracts with Steven Norris, principal, Norris Realty Advisors of Pasadena, for stadium site appraisal services
 - **February 2019:** Anaheim enlists Dan Barrett, executive vice president, Manhattan Beach-based CAA ICON Strategic Advisory, as consultant on lease and sports-related issues
 - **March 2019:** Angels Baseball contracts with Newport Beach-based Brooks Street for development consulting services
 - **May 2019:** Angels Baseball adds architectural, engineering and financial advisory firms to their consultant team
 - **July 2019:** Mayor Sidhu named Council designee to city negotiating team of City Manager Chris Zapata, City Attorney Robert Fabela, executive staff
 - **July 2019:** city receives draft stadium land appraisal from Norris Realty Advisors, City Council reviews in closed session
 - **July 2019:** Anaheim adds Larry Kosmont, chairman and chief executive of Manhattan Beach-based Kosmont Cos., as economic development consultant



Stadium lease history

- 1966:** first lease for team at stadium
- 1996:** current lease through 2029 with options for extensions through 2038
- 2013:** Angels' opt-out deadline moved from 2016-17 to 2018-19 amid new lease discussions by city, team
- 2013-14, 2016:** prior lease discussions
- Oct. 16, 2018:** Angels exercise opt-out provision requiring 12-month notice of intent to potentially end lease
- Jan. 15, 2019:** Anaheim City Council, Angels rescind exercised opt-out, extend next opt-out date from Oct. 15, 2019, to Dec. 31, 2020, reinstate 1996 lease

Platinum Triangle

- **What:** 820-acre district including Angel Stadium of Anaheim, Honda Center, City National Grove of Anaheim, the Anaheim Regional Transportation Intermodal Center as well as restaurants, shops, offices and a hotel
- **Significance:** lease and related development talks fall under Anaheim’s planning for the Platinum Triangle
- **Rezoning:** In 2004, the industrial area around Angel Stadium of Anaheim was rezoned for redevelopment with homes, dining, shops and other uses
- **Platinum Triangle plan:** a downtown built around sports with urban-style homes, restaurants, shopping, entertainment, offices and transit
- **Examples:**
 - Petco Park in San Diego
 - Golden 1 Center in Sacramento
 - L.A. Live in downtown Los Angeles
 - Globe Life Field under construction in Arlington, Texas
- **Investment under way:** more than \$1.5 billion in condominiums, apartments, offices, shopping and a hotel
- **Stadium site:** 155 acres of city-owned land
- **Parking:** minimum 12,500 spots required under current lease



By the Numbers

Platinum Triangle at buildout

- 26,000 residents
- 17,500 apartments and condominiums
- 13.5 million square feet of office space
- 4.8 million square feet of commercial, retail and hotel space

What’s there today

- 6,100 residents
- 4,084 apartments, condos
- 1.9 million square feet of office space
- 709,271 square feet of retail, restaurants, other commercial space

Approved or under construction

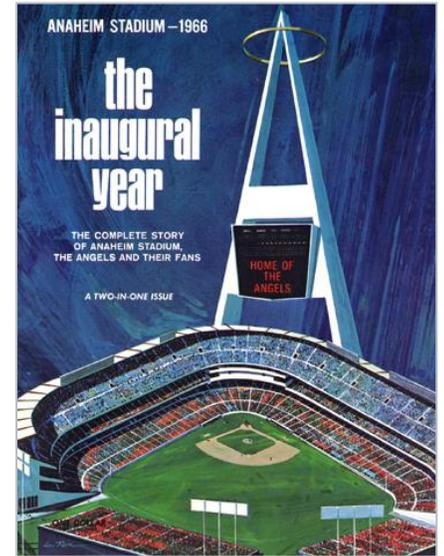
- 3,383 apartments, condos
- 647,600 square feet of retail, restaurants
- 77,000 square feet of office

Future development

- 10,000 apartments, condos
- 3.4 million square feet of retail, restaurants
- 11.5 million square feet of office

Angel Stadium of Anaheim

- **What:** 45,483-seat, city-owned baseball stadium, home of the Los Angeles Angels of Anaheim
- **Other events:** concerts, motocross, monster trucks
- **Status:** fourth-oldest baseball stadium after Boston's Fenway Park, Chicago's Wrigley Field, Dodger Stadium
- **Opened:** 1966
- **First game:** April 9, 1966, versus San Francisco Giants
- **Cost to build:** \$24 million
- **1979:** expanded by 25,758 seats, from 43,250 to 69,000, to host the Los Angeles Rams football team from 1980 to 1994
- **1996-98:** Walt Disney Co., after acquiring part of the Angels in 1996 and all of the team in 1998, spends \$87 million, along with \$30 million by the city, to renovate stadium, reducing seating to 45,483 for baseball only
- **2003:** current owner Arte Moreno acquires Angels
- **Recent renovations:** since 2003, the Angels have spent more than \$25 million on upgrades, including:
 - New outfield scoreboards
 - Repainting of helmets, bats at home plate gate and Big A in the parking lot
 - Resurfaced parking lots
 - LED lights in parking lots
- **Future renovations:** estimated \$150 million in improvements needed during the next 20 years, including:
 - Plumbing
 - Bathrooms
 - Elevators and escalators
 - Pedestrian ramps, concrete



1996 Lease

- **What:** current stadium lease and renovation agreement
- **Who:** city of Anaheim and Angels Baseball LP
- **History:** originally struck by California Angels LP, then part of Walt Disney Co., and assumed by Angels Baseball LP with 2003 sale of the team
- **Term:** 33 years, 1996 through 2029, with the option of three three-year extensions though 2038
- **Renovation:** \$117 million in improvements that started in October 1996 and finished in April 1998
- **Improvements:**
 - Removal of outfield football seats
 - Creation of outfield rocks with waterfall
 - Addition of dugout level suites
 - Renovation of club level suites
 - Relocation of bullpens
 - Creation of outfield concourse
 - Exterior plaza
 - New stadium club
 - Renovation of food services
 - New seats
- **Funding:**
 - **Walt Disney Co.:** \$87 million
 - **City of Anaheim:** \$30 million
- **Rent:** lease calls for rent payments twice a year with the option to prepay rent the form of improvements to the city-owned stadium
- **Rent prepayment:** \$80 million of \$87 million spent on 1990s stadium improvements counts as prepayment of rent through 2029
- **Yearly rent equivalent:** The \$80 million prepayment equates to yearly rent of \$2.4 million for the 33-year term



1996 Lease

- **Yearly revenue:** Anaheim sees revenue from baseball ticket sales, parking and other events including Supercross and Monster Jam
 - **City ticket revenue:** \$2 on every ticket sold after 2.6 million in season
 - **City parking revenue:** 25 percent of additional revenue above \$4 million
 - **City event revenue:** 25 percent of additional revenue above \$2 million

- **City revenue from stadium:**
 - **2009-10** \$1.9 million
 - **2010-11** \$1.4 million
 - **2011-12** \$1.5 million
 - **2012-13** \$1.05 million
 - **2013-14** \$1.2 million
 - **2014-15** \$1.5 million
 - **2015-16** \$1.1 million
 - **2016-17** \$1.02 million
 - **2017-18** \$1.4 million
 - **2018-19** \$1.3 million

- **Net after debt service, capital reserve fund expense**
 - **2009-10** \$944,307
 - **2010-11** \$477,365
 - **2011-12** \$483,719
 - **2012-13** \$(5,736)
 - **2013-14** \$74,471
 - **2014-15** \$(181,628)
 - **2015-16** \$(126,152)
 - **2016-17** \$(440,449)
 - **2017-18** \$709,665
 - **2018-19** \$581,200

- **Debt service:** on bonds issued for 1980s addition of a stadium exhibit hall, maturing in 2022

- **Capital reserve fund expense:** annual contribution by city of Anaheim toward capital improvements to the stadium, adjusted annually and currently at \$697,707