



FactSheet



BIG A: 2050

- **What:** two-step agreement being publicly considered by Anaheim City Council
- **Who:** City of Anaheim and SRB Management Co. LLC, made up of Angels owner Arte Moreno and family



OVERVIEW

- **2050:** Angels would play in Anaheim for next 30 years, with five five-year options
- **\$325 million:** sale value of 153 acres of city-owned land, including Angel Stadium of Anaheim
- **Future development:** could include renovated or new stadium, homes, hotel and entertainment uses in next 30 years, as part of Platinum Triangle plan
- **Community benefits:** City could seek affordable housing, parks and open spaces, workforce agreement; final cash payment could be adjusted to reflect community benefits value provided to Anaheim
- **No:** city funding or subsidies for stadium

STEP ONE

- **Dec. 20, 2019:** Anaheim City Council approved a purchase and sale agreement for stadium and land

STEP TWO

- **September 2020:** City Council to publicly consider a disposition and development agreement, covering future development, community benefits; Angels commitment agreement; master site plan for stadium land
- **2021-2022:** final master site plan approval
- **As early as 2023:** close of sale
- **Close-2050:** potential development timeline

2050

Angels stay in Anaheim next 30-plus years

\$325M

Sale of 153 acres of land, Angel Stadium of Anaheim

Possible Development

Potential renovated or new stadium, homes, hotel, entertainment, affordable housing, parks

\$10M-\$20M

Estimated yearly city tax revenue from potential development, if approved



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STADIUM SITE SALE

- **Price:** \$325 million
- **Acres:** 153 acres, \$2.1 million per acre
- **Appraisal:** price at high end of range for stadium with development and 12,500 parking spaces
- **Payments:** City receives deposits toward purchase price with balance due at closing by 2025 or earlier
- **Adjustment:** subject to potential adjustment on final cash payment to reflect community benefits sought by the city and provided as part of the agreement
- **Would include:**
 - **Angel Stadium of Anaheim:** 45,483-seat stadium, approximately 20 acres
 - **133 acres:** stadium land, including 12,500 parking spaces for games and events, City National Grove of Anaheim, 1,700-seat theater

Timeline

Actual and proposed

December 2019: \$5 million deposit received by Anaheim with purchase and sale agreement approval

October 2020: \$25 million deposit due with disposition and development agreement approval, master site plan submission

2021-22: \$20 million deposit due with final approval of master site plan

2025 or earlier: \$20 million deposit due with tract map submissions, balance, final closing

Deposits go toward purchase price.

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STADIUM OWNERSHIP

- **Stadium, land ownership:** would shift from city of Anaheim to SRB Management

- **Upon closing:**
 - Angel Stadium of Anaheim would become privately owned
 - Angels Baseball would be solely responsible for stadium capital spending, maintenance, renovation or building a new stadium
 - City would no longer administer stadium lease and related agreements
 - City would no longer contribute yearly capital expense payments, currently at \$700,000, \$5 million through potential close in 2025 and \$17 million through remainder of current lease through 2038
 - City would forego ticket and parking revenue sharing, which was \$1.3 million in 2018-19 and \$581,200 after expenses
 - Lost revenue stands to be offset by savings from lease administration costs
 - City would still be responsible for remaining \$523,000 in bonds for city-built stadium exhibition center, maturing in 2022

- **1996 lease:** current lease, running through 2029 with extensions through 2038, would stay in effect until close of sale by 2025 or earlier



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DISPOSITION, DEVELOPMENT AGREEMENT

- **What:** pending agreement between Anaheim and SRB Management
- **Timeline:** public consideration by City Council expected by Sept. 30, 2020
- **If approved, would cover:**
 - Transfer of land, stadium from city to SRB Management
 - Development timeline
 - Schedule for submitting plans
 - Community benefits including affordable housing, additional park and public spaces, workforce agreement prioritizing Anaheim jobs
- **Community benefits adjustment:** adjustment on final cash payment to reflect fair market value impact of community benefits sought by city and provided as part of agreement

ANGELS COMMITMENT AGREEMENT

- **What:** pending agreement covering Angels playing in Anaheim
- **Timeline:** public consideration by City Council expected by Sept. 30, 2020
- **Commitment period:** proposed through 2050 with five five-year extensions through 2075
- **Stadium:** would include standards for stadium operation, maintenance and investment standards
- **When:** Public City Council consideration expected by Sept. 30, 2020, with proposed disposition and development agreement, master site plan