# Anaheim FactSheet

## BIG A: 2050

### OVERVIEW

- **What:** agreement for Angels Baseball to play in Anaheim, for the sale of Angel Stadium of Anaheim and for development of surrounding land
- **Approved:** Sept. 30, 2020, and Oct. 6, 2020, by Anaheim City Council
- **2050:** Angels will play in Anaheim for next 30 years with five five-year extensions, potentially through 2075
- **Stadium:** SRB Management LLC, made up of Angels owner Arte Moreno and family, takes over ownership of Angel Stadium of Anaheim, including maintenance, renovation or building of a new stadium
- **Does not include:** stadium funding or subsidies from city of Anaheim
- **$320 million:** purchase price for 150 acres of city land and stadium
- **Payment:** $150 million in cash, $170 million in affordable housing, city park
- **Cash payment timeline:**
  - **$5 million:** paid Dec. 21, 2019, with initial purchase and sale agreement approval by Anaheim City Council
  - **$45 million:** paid Oct. 15, 2020, with City Council approval of agreements on Oct. 6, 2020
  - **$20 million:** due upon city approval of vesting tentative tract map, projected late 2021 or early 2022
  - **$80 million:** paid in four, equal yearly payments at 2.35 percent interest
- **$170 million:** payment as affordable housing, park
  - **$123.7 million:** 466 affordable apartments to be included within market-rate apartment complexes
    ► *See Affordable Housing below*
  - **$46.2 million:** 7-acre flagship city park with $25 million in building costs, $14.7 million for land, $6.3 million in maintenance costs
    ► *See Flagship City Park below*
- **Close of sale:** late 2021 or early 2022

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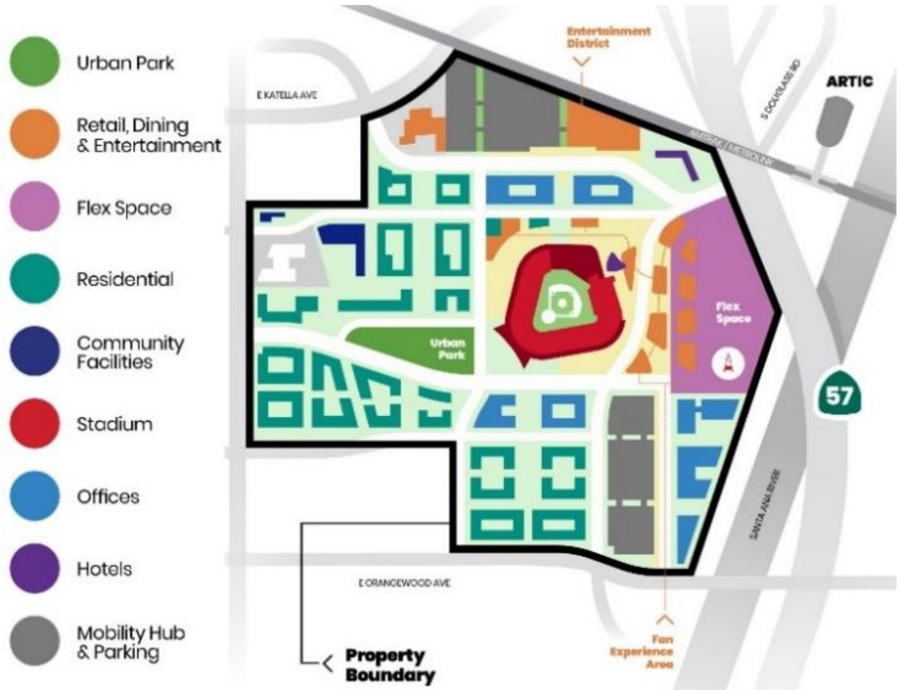
### MASTER SITE PLAN

- **What:** development plan for stadium site with overview of proposed development and land uses




- **Stadium:** renovation of existing stadium or building of a new stadium of up to 45,000 seats
- **Housing:** 5,175 apartments and condominiums; 777 affordable apartments throughout
- **Office:** 2.7 million square feet
- **Commercial:** 1.75 million square feet of retail, restaurants, hotels
- **Hotels:** 943 rooms
- **Parks:** 7-acre flagship city park, plus 5.2 acres of city-required community park space, 11 acres of flexible open space
- **City revenue:** projected net new city yearly revenue from sales, property and hotel tax revenue
  - **2025:** $6.6 million
  - **2030:** $12.5 million
  - **2035:** $25 million
  - **2040:** $29.4 million
  - **2045:** $33.5 million
  - **2050:** $38.3 million

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## AFFORDABLE HOUSING

- **What:** city requirement that 15 percent of housing be affordable apartments built within market-rate apartment complexes

- **How:** 777 affordable apartments out of up to 5,175 apartments and condominiums built will be reserved for three income categories

- **Why:** including affordable alongside market-rate apartments creates an economically diverse community with working people and families living in area with high-quality shopping, dining, sports, parks and open spaces

- **Minimum affordable apartments:** 466, based on a minimum requirement to build at least 3,105 apartments and condominiums
  - **259 apartments:** for very low income households at 50 percent of county median income
  - **207 apartments:** for lower income households at 80 percent of county median income

- **Timeline:** *based on projected 2021 close at earliest*
  - **Within five years:** 5 percent of all apartments must be for lower and very low
  - **Within 10 years:** seven percent of all apartments must be for lower and very low
  - **Within 15 years:** 10 percent of all apartments must be for lower and very low
  - **Within 15 years:** no less than 128 apartments for lower and very low
  - **Within 20 years:** no less 360 apartments for lower and very low
  - **Within 25 years:** all 466 apartments for lower and very low

- **Additional affordable apartments:** 311 apartments at developer expense, not included in community benefit payment
  - **259 apartments:** for moderate income households at 120 percent of county median income
  - **52 apartments:** for low income households at 80 percent of county median income

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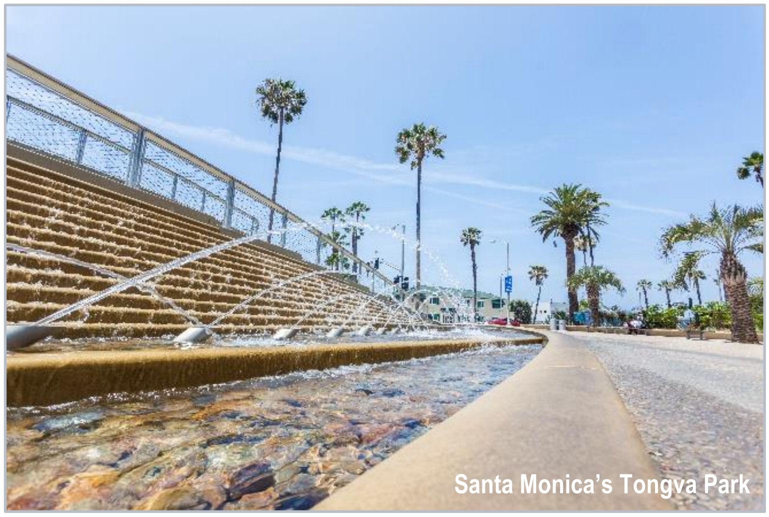
## FLAGSHIP CITY PARK

- **What:** a premier park with extensive landscaping, mature trees, fountains, experience spaces, art, play areas, open spaces, public parking
- **How:** owned by city, built, managed and maintained by SRB
- **Where:** west of current Angel Stadium of Anaheim
- **Size:** 7 acres



Santa Monica's Tongva Park

- **Inspirations:**
  - **Santa Monica's Tongva Park:** 6.2-acre, $42 million park that opened in 2013 with extensive landscaping, paths, art, observation points, water features and playgrounds
  - **New York's Bryant Park:** 9.6-acre, Midtown Manhattan park dating back to 1847 and renovated in the late 1980s and early 1990s with a great lawn, sculptures and winter village ice rink
- **Timeline:** *based on projected 2021 close*
  - **Within five years:** park conceptual plan, budget
  - **Within seven years:** detailed park plan
  - **Within 15 years:** completion of park, dedication to city
- **Uses:** freely accessible public city park with private event use up to 10 days a year

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## ANGELS COMMITMENT AGREEMENT

- **What:** agreement between city of Anaheim and Angels Baseball LP
- **What it does:**
  - Commits Angels Baseball to play regular home games at Angel Stadium of Anaheim or a new stadium in Anaheim
  - Bars relocation of the team
  - Bars team from volunteering to be part of any potential reduction in the number of Major League Baseball teams
- **Term:** through 2050 with five five-year extensions through 2075
- **Allowance:** up to 10 percent of home games, or eight games, could be played away from Angel Stadium or a replacement Anaheim stadium as required by MLB
- **Prior Angels home games outside Anaheim:** May 2019 Mexico Series versus Houston Astros in Monterrey, Mexico, with Angels as home team for two-game series
- **Good standing:** requires team to maintain good standing with MLB rules
- **Tickets:** 2,500 tickets annually in suites and best-available stands for regular season home games to be provided to the city through 2029 and can be given to charity and community groups
- **Alternate site condition:** team can temporarily play elsewhere in the rare event stadium becomes unusable due to catastrophic damage from a natural disaster, fire or other causality event; must return to Anaheim “as soon as practical”
- **City protections:**
  - City can seek a court order requiring team to fulfill agreement obligations
  - If obligations are not met, agreement calls for $300 million in liquidated damages; decreases by $10 million each year, never to go below $100 million