



SPOTSYLVANIA COUNTY MULTI-PURPOSE MINOR LEAGUE BALLPARK

BACKGROUND

-  **Leader in Minor League Baseball Since 1982**
-  **Developed 15 Ballparks for Own Teams and Others**
-  **Owned and Operated Numerous Minor League Teams including Hagerstown Suns, Frederick Keys, Bowie Baysox, and Delmarva Shorebirds**
-  **Peter Kirk chaired governing body of Minor League Baseball**
-  **Consulted with Communities, Major League Baseball and Minor League Teams nationally**
-  **Provided Grounds crews for Sydney Olympics and Orioles Exhibition Game in Havana, Cuba**

SPOTSYLVANIA INVOLVEMENT

-  **Initially approached by RBI as part of their due diligence in 2011**
-  **Met with BOS in November, 2014 to Offer Assistance**
-  **Letter of Intent from Spotsylvania with Goals for possible Team/Ballpark – November 25, 2014**
 - * Washington Nationals Affiliate**
 - * Maximum County contribution \$25 million**
 - * At least 5,000 seats with state-of-the art amenities – multipurpose venue**
 - * Better than average financial deal for County – must be fiscally sound**
-  **Worked with Hagerstown Suns to obtain “Permission to Explore” from Baseball**
-  **Reviewed other comparable Ballparks/Teams for County**
-  **Developed Preliminary Ballpark Program Plan and Budget for Spotsylvania Demographics**
-  **Lease negotiated, BUT WITH CONTINGENCIES TO BE WORKED ON BEFORE DEAL IS FINAL**

Ballpark Program Plan

- * 5,500 Seats for Baseball (7,500 for Concerts)
- * Natural Grass with full drainage & irrigation
- * Dimensions similar to Nationals Park for Player Development (336' - 377' – 402' – 370' – 335')
- * 360° Public Concourse Circling Field
- * 16 Luxury Suites (1 Exclusively for County)
- * Year-Round Restaurant/Club
- * Combination Splash Pad – Ice Rink
- * Extensive Playground for All Ages
- * Picnic Decks and Group Hospitality Areas
- * Designed to Host Concerts, Graduations, Softball, Football, Lacrosse, Soccer, Cricket, Band and Cheerleading Completions, and Much More

PROJECT BUDGET

SOFT COSTS (A&E)	\$ 1,710,000	5.2%
SITework	\$ 1,000,000	3.0%
STADIUM CONSTRUCTION	\$ 22,000,000	66.7%
FF&E*	\$ 6,405,000	19.4%
CONTINGENCY	<u>\$ 1,885,000</u>	<u>5.7%</u>
TOTAL PROJECT	<u>\$ 33,000,000</u>	<u>100.0%</u>

*FF&E includes seats, scoreboards, kitchen equipment, furniture, maintenance and other equipment

PROJECT FUNDING

EDA	\$ 25,000,000	75.8%
TEAM	<u>\$ 8,000,000</u>	24.2% (Average is 17%)
TOTAL	<u>\$ 33,000,000</u>	

A wide-angle photograph of a baseball stadium at night. The stadium is filled with a large crowd of spectators in the stands. The field is visible, with players in white uniforms on the field. The stadium lights are on, and the sky is dark. The text is overlaid on the center of the image.

**SPOTSYLVANIA COUNTY
MULTI-PURPOSE
MINOR LEAGUE BALLPARK**
More Than a Game!

ECONOMIC DEVELOPMENT



Bowie, MD (US 50 and 301) — April, 1993

The Bowie Baysox stadium began construction in October of 1993, six months after this aerial photograph was taken; it opened in June of 1994. They are home to a MiLB team affiliated with the Baltimore Orioles.

10 YEARS LATER– OVER \$500 MILLION OF NEW DEVELOPMENT



The stadium came first (1994). Additional development occurring as a result of the stadium includes a large, high-end residential area and thriving commercial development where neither existed before. Commercial development includes: a new BJ's, Home Depot, Lowe's, Kohl's, Sports Authority, Pet Smart, a new Toyota dealership, Chili's, Applebee's, other popular restaurant chains, medial offices, banks and a hotel.



Photo Credit – Great Circle Management

16 LUXURY SUITES

COUNTY HAS EXCLUSIVE USE OF ONE FOR ECONOMIC DEVELOPMENT ACTIVITIES



• Photo Credit – Great Circle Management

Year-Round Club Restaurant



• Photo Credit – Great Circle Management

Splash pad in Summer ...



• Photo Credit – Custom Ice

Ice Rink in Winter



Extensive Playground For All Ages & Abilities



• Photo Credit – Great Circle Management

Picnic Areas – “All You Can Eat Menus”



• Photo Credit – Great Circle Management

Home Team Clubhouse

Available For Meetings and Luncheons On Non-Game Days

Other Ballpark Events

Photo Credits: Brailsford & Dunleavy, Great Circle Management



Scout Sleepover Jamborees



Concerts



Community Events



Camps & Clinics

More Ballpark Events

Photo Credits: Brailsford & Dunleavy, Great Circle Management



Soccer, Football, Lacrosse



Little League Opening Day



High School & College Games



Youth Activities

More Ballpark Events

Photo Credits: Brailsford & Dunleavy, Great Circle Management



Non-Profit Fundraisers



Fireworks



Charity Galas

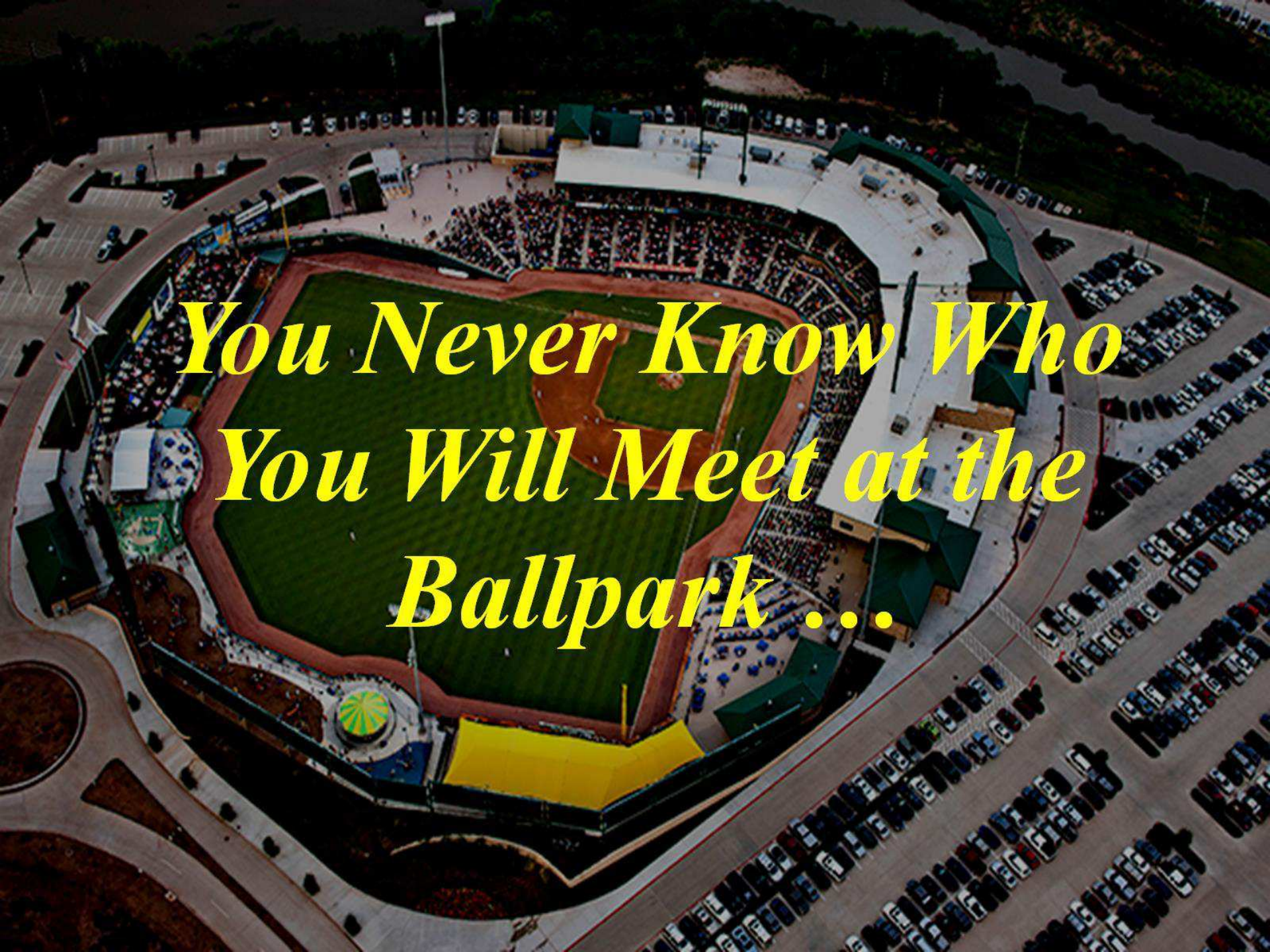


Challenger Little Leagues



Main Control Room

*Amazing Summer Job Opportunities and Internships Throughout the Ballpark
More Than 25 Full-time and 250-300 Part-time Employees*

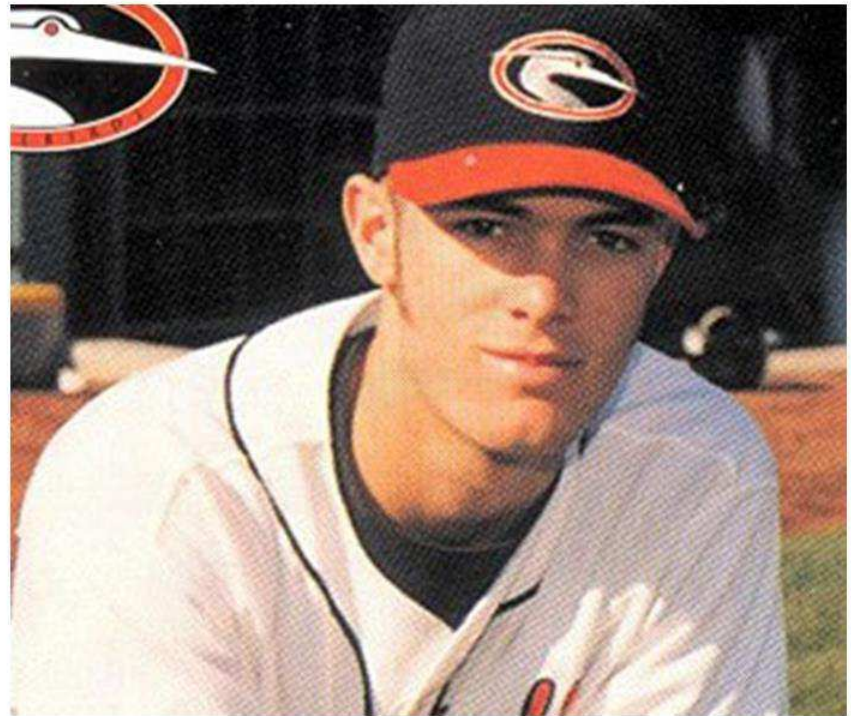
An aerial photograph of a baseball stadium, likely the University of Alabama's Bryant-Denny Stadium, filled with spectators. The green field and brown infield are clearly visible. Surrounding the stadium are large parking lots packed with cars. In the background, a river flows through a wooded area. The text "You Never Know Who You Will Meet at the Ballpark" is overlaid in a yellow, italicized serif font.

*You Never Know Who
You Will Meet at the
Ballpark*

Stars of the Future

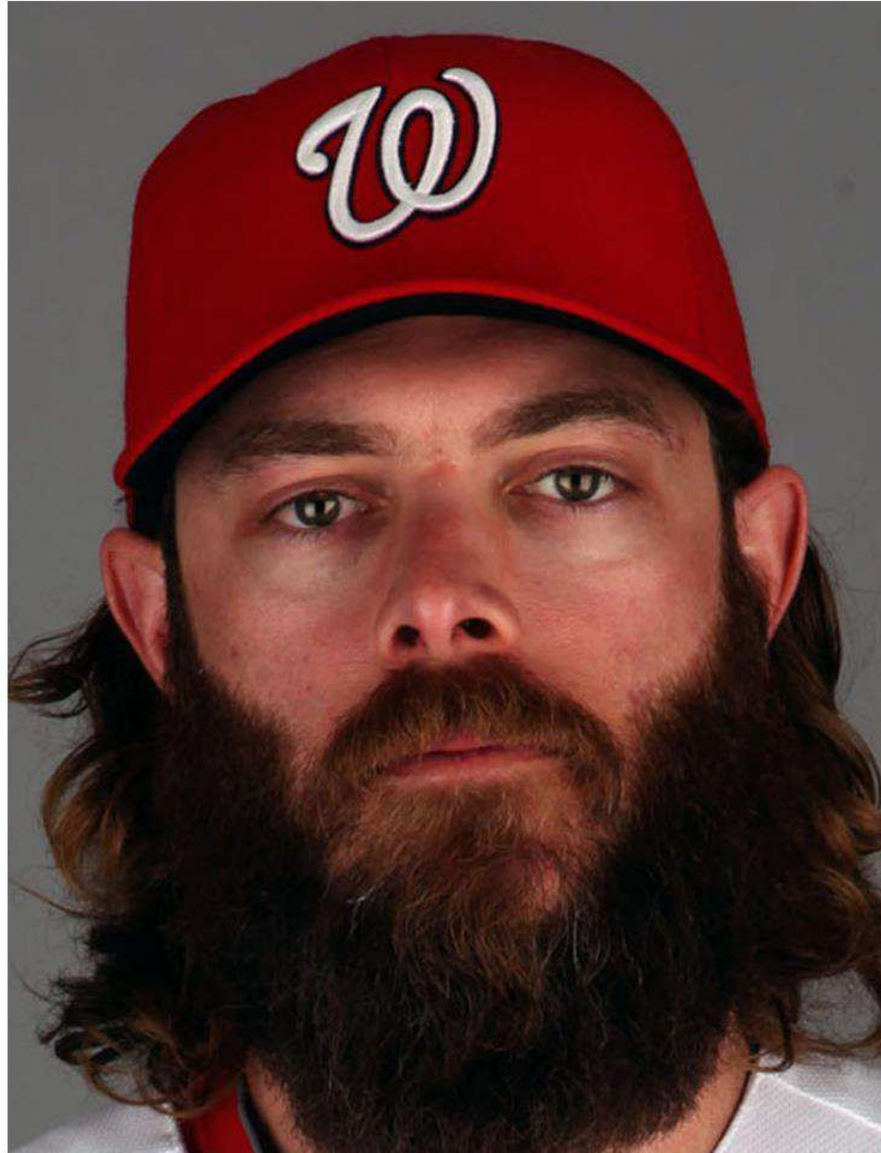


Bryce Harper in Hagerstown



Young Skinny Catcher in Delmarva

Jayson Werth
Washington Nationals All-Star Outfielder - Today
(Former Skinny Catcher in Delmarva - 1998)



Major League Rehab Assignments



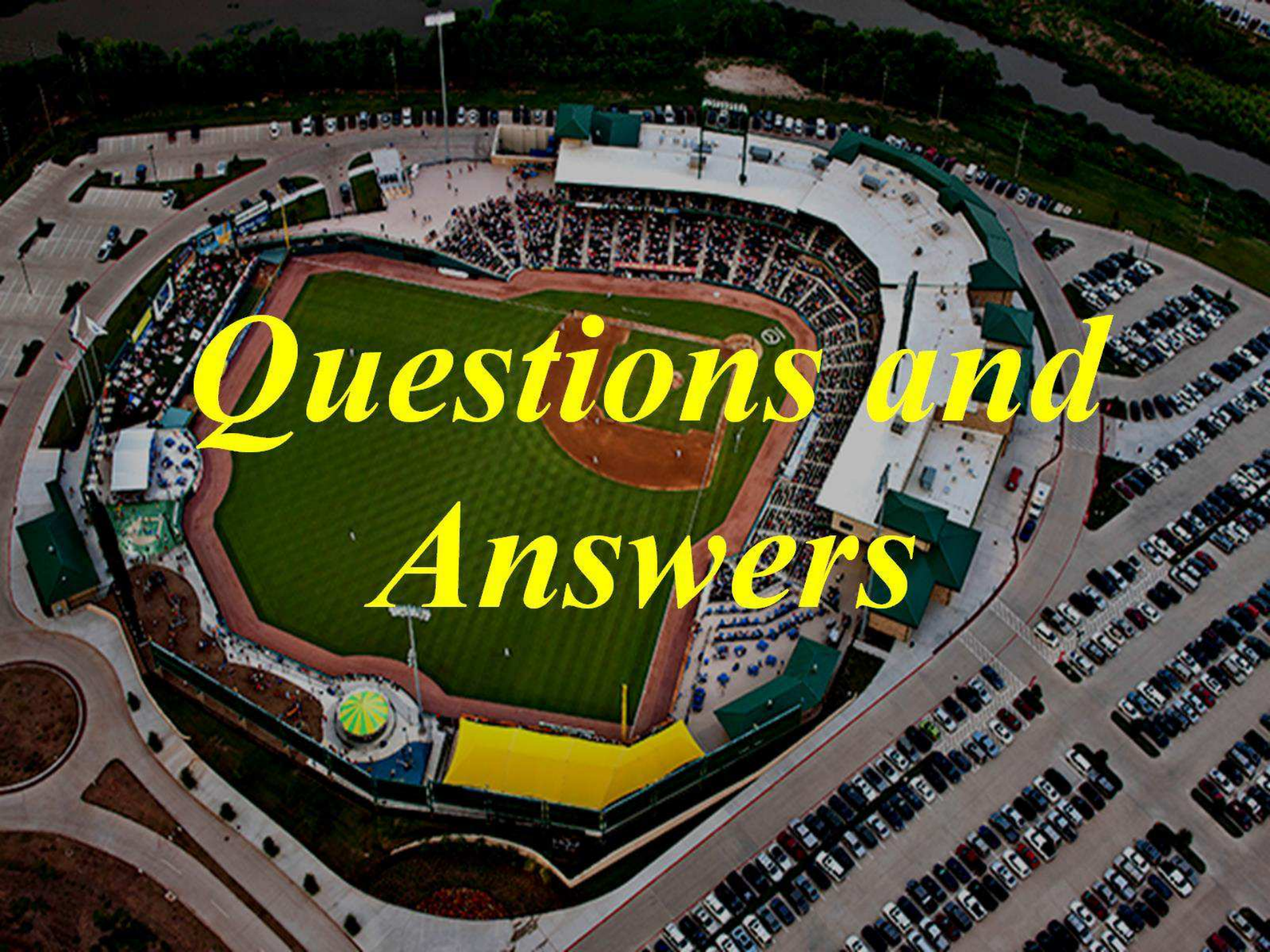
Stephen Strasburg Pitches in Hagerstown



**President Bush
Takes In a Hagerstown Suns Game**



**The late Buffalo Bob Smith & Friend
Long Time Season Ticket Holder of the
Asheville Tourists of the South Atlantic
League and visitor to Ballparks around
the League**

An aerial photograph of a baseball stadium, likely the University of Maryland's M&D Stadium, showing the green field, brown infield, and surrounding seating areas. The stadium is surrounded by parking lots filled with cars and a road. A large yellow rectangular area is visible on the lower left side of the stadium's seating bowl. The text "Questions and Answers" is overlaid in a large, yellow, cursive font across the center of the image.

Questions and Answers