

FACILITIES & REDEVELOPMENT COMMITTEE  
Meeting Minutes  
October 7, 2002

Attendees

Members- Cassandra Clady; Pepper Coffey; Bill Largent; Joe Martinez;  
Patti Roscoe; Jeff Smith  
Staff- Bruce Herring; Stephen Shushan.  
Others- Mark Fabiani, San Diego Chargers; Geoffrey Chiapella, citizen;  
Scott McLachlan, citizen, Amanda Smith, citizen.

Item 1: Call To Order

The meeting was called to order at 5:30 pm.

Item 2: Roll Call

Item 3: Approval of Minutes

The minutes of the September 25, 2002 meeting were approved.

Item 3: Comments By Co-Chairpersons

None

Item 5: Comments By Committee Members

None

Item 5: Discussion With Mark Fabiani of the San Diego Chargers

Mr. Fabiani started out by saying that the San Diego Chargers do not want to influence the task force as they want the committee to make an independent decision. Mr. Fabiani indicated that the Chargers have hired three experts in this process: Max Muhleman for marketing; HOK for stadium design; and Sumitomo Mitsui Banking Corp. for finance. The marketing study is to determine the type of stadium that can be supported by this market place. Mr. Muhelman has done marketing study's for many of the NFL teams. The study is complete. His methodology is proprietary so the study can not be released, but he is available to respond to questions.

HOK is in the middle of their process. They will come up with 5 or 6 ideas to be considered. They are only looking at this site for a new stadium. HOK does not feel that it is feasible to renovate a multi-use stadium, layout of the field is the key. They are looking at a smaller stadium (64,000) that would be expandable to 70,000 for Super Bowls. HOK recommends Pittsburgh as a model for a new stadium. HOK will be

presenting a report to the full task force on Nov. 7<sup>th</sup> and they could come to the sub committee on Nov.6<sup>th</sup>.

The financial study will take the marketing and construction information and develop a financing plan. The Chargers and NFL will contribute a significant amount and the balance of the financing is to be determined.

In response to a question, Mr. Fabiani said that HOK thinks the cost of a new stadium, excluding land, is \$400 million and it is a 5 year project.

#### Item 7: Strategy For Accomplishing Committee Goals

Member Martinez passed out a draft matrix of the following possible scenarios: build a new stadium on the existing site; remodel Qualcomm Stadium; rebuild the stadium on another site and develop the existing site for mixed uses; and do nothing. The committee made some suggestions to the matrix, which will be revised and discussed at a future meeting.

Member Clady passed out a chart of recently approved NFL stadiums which was contained in Dan Barrett's Preliminary Due Diligence Report.

#### Item 8: Discussion of a Detailed Tour of Qualcomm Stadium

The committee scheduled a tour of Qualcomm Stadium for Oct. 18<sup>th</sup> at 8 am.

#### Item 9: Future Meeting Agendas

Oct. 21<sup>st</sup>- Community groups and City Engineer Frank Belock will be invited to the meeting.

Nov.6- HOK will be invited to the meeting.

#### Item 10: Public Comment

Scott McLachlan asked for a traffic analysis of Mission Village and Friars Road.

Member Smith indicated he could provide this.

#### Item 11: Adjournment

The meeting adjourned at approximately 8:30 pm.