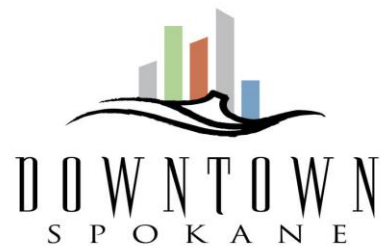


SPOKANE PUBLIC SCHOOLS DOWNTOWN STADIUM PROPOSAL



PROPOSED DOWNTOWN STADIUM




Source: ODELL Architect Design Study published in October 2020



AN IMPROVED OPPORTUNITY

A Lot Has Changed Over Two Years

1. Saves SPS \$350,000 per year, more than \$17 million in total
2. Free parking for SPS events
3. All land is now under contract
4. New study shows \$11.4M in annual economic impact for a downtown stadium – 8X more than Albi location
5. New study shows additional up to \$6M in annual economic impact for repositioning existing Joe Albi stadium site
6. USL commitment to bring professional soccer to Spokane and capital investment
7. Context of economic recovery post-pandemic

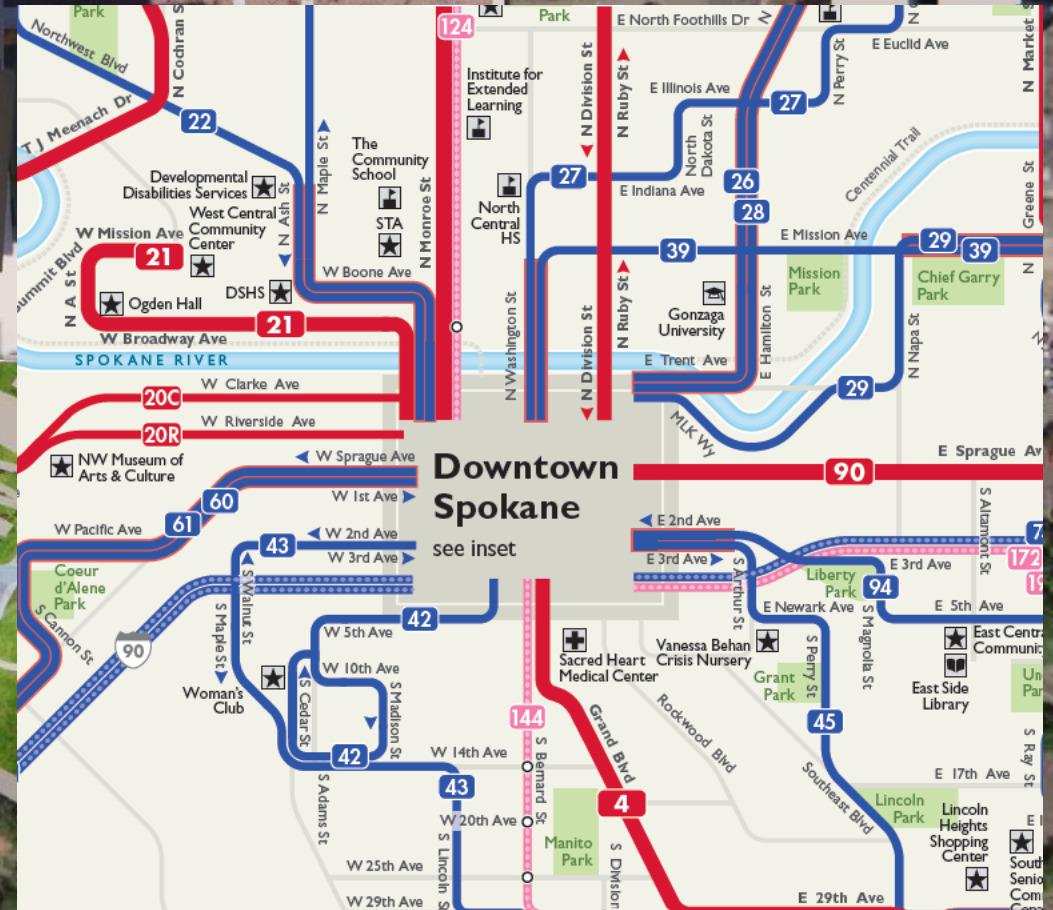


**DOWNTOWN
LOCATION MEANS
MORE EQUITABLE
ACCESS FOR SPS
STUDENTS AND
FAMILIES**

- Central to all SPS schools
- Greater access to public transit
- Bike and pedestrian infrastructure
- Free parking
- Multiple driving routes
- Proximity to additional services

Access to public transit is an equity issue

- Downtown Stadium: 7 bus routes with stops within 0.4 mi
- Additionally, 29 bus routes connect through STA Plaza, 0.8 miles away
- Joe Albi Stadium: Only 1 bus route with stops within 0.4 mi



DOWNTOWN LOCATION IS MORE ACCESSIBLE

Downtown Stadium

Joe Albi Stadium

Walk Score
75

Very Walkable

Most errands can be accomplished on foot.

Transit Score
52

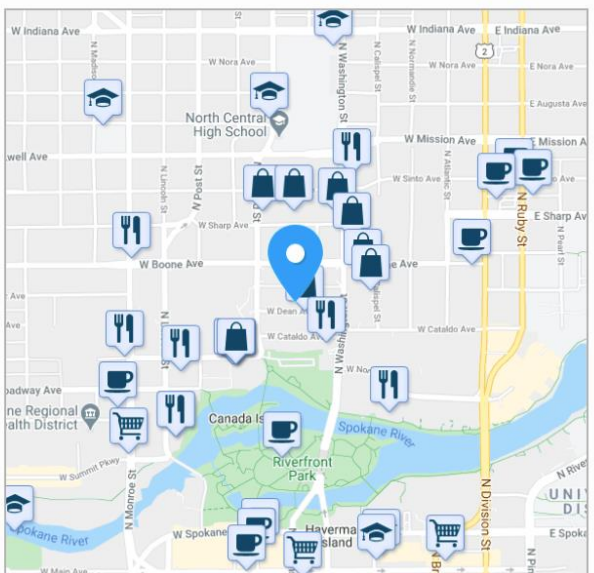
Good Transit

Many nearby public transportation options.

Bike Score
63

Bikeable

Some bike infrastructure.



Walk Score
8

Car-Dependent

Almost all errands require a car.

Transit Score
25

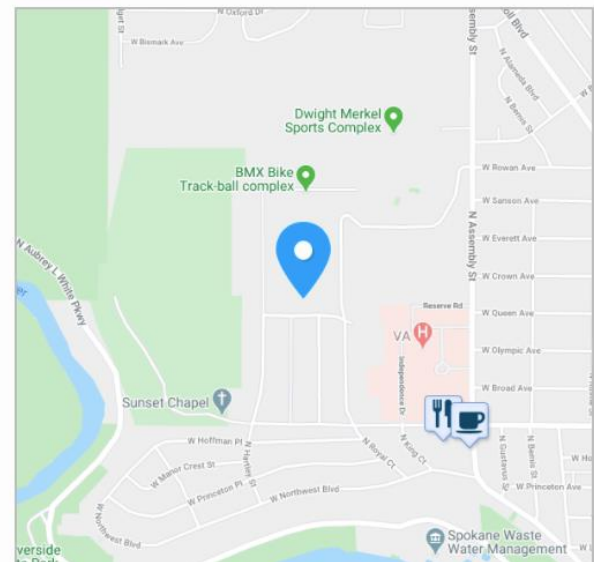
Some Transit

A few nearby public transportation options.

Bike Score
37

Somewhat Bikeable

Minimal bike infrastructure.





SPS BOND DOLLAR INVESTMENT REMAINS THE SAME

Phase		Budget Estimate
Total Estimated Construction Costs		\$18,949,859
Design Fees, Surveys, Geotech, Testing & Expenses	10%	\$1,894,986
Design/Scope Contingency	3%	\$568,496
Construction Contingency	5%	\$947,493
Total Estimated Base Stadium Project Budget		\$22,360,833¹

No new SPS or taxpayer funding

¹Excludes Land Acquisition Costs and Parking



DOWNTOWN LOCATION OFFERS SIGNIFICANT SAVINGS FOR SPS

Stadium Capital Expenditure & Operating Costs

Item	Downtown	Joe Albi
Base Stadium Budget (All-in)	\$22,360,833	\$31,000,000
Land Acquisition	\$7,000,000 ¹	\$0
Program Alternates ²	\$1,500,000	\$0
Sub-Total	\$30,860,833	\$31,000,000
Additional USL Investment ⁴	\$2,000,000	\$0
Other Private Investment	TBD	\$0
Public Investment/Financing ³	TBD	\$0
Annual Operating Costs	\$0	\$350,000
Operating Costs	\$0	\$250,000
CapEx	\$0	\$100,000
Over 50 Year Term		\$17,500,000
Total Savings		\$17,639,167

¹ Estimated cost to purchase three parcels on desired stadium footprint and adjacent property to support project construction and operation

² Premium seating, fan experience, seating canopy options, other upgrades

³ Pursuit of Tax Increment Finance district or favorable bond financing

⁴ Up to \$2m should soccer requirements not be covered by proposed stadium design within budget



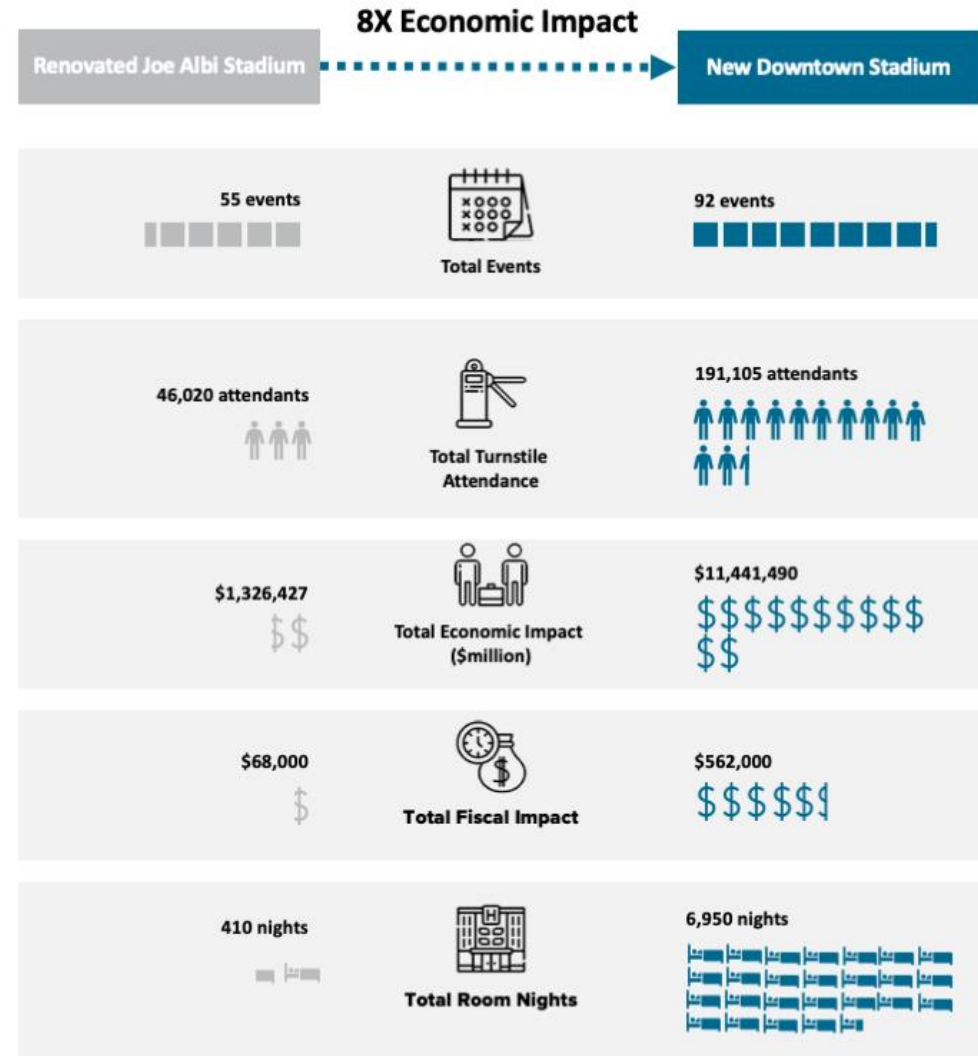
**DOWNTOWN
STADIUM
WOULD CREATE
MULTI-USE
OPPORTUNITIES**



- Year-round programming
- Multiple prep sports: Football, Soccer, Lacrosse, Rugby
- Band events & concerts
- Graduations
- Tournaments and exhibitions
- State-wide championship events
- Professional Sports: USL & NWSL Soccer, Rugby, Lacrosse
- Music Festivals & Touring Concerts

DOWNTOWN STADIUM WOULD HELP GROW JOBS, BENEFIT SPOKANE FAMILIES

Downtown Stadium



Source: Johnson Consulting "Johnson Consulting Economic Impact Study for a New Downtown Stadium" published in February 2021




JOE ALBI STADIUM SITE WOULD OFFER ADDITIONAL OPPORTUNITIES FOR YOUTH

- Albi becomes opportunity for multi-sport, multi-field complex
- Expands opportunities for youth sports and activities
- City Parks has expressed openness to studying demands and adding a plan for the Joe Albi site to a city park bond measure
- Would create additional economic impact for Spokane*
 - Up to \$6M annually
 - 4x impact from renovated Joe Albi stadium
 - Leverages and enhances existing Merkel Sports Complex asset



* Source: Johnson Consulting "Johnson Consulting Economic Impact Study for a New Downtown Stadium" published in February 2021





**PROFESSIONAL
SOCCER TEAM
IN SPOKANE
PRESENTS
OPPORTUNITY
FOR YOUTH**

- USL is committed to Spokane
- \$2M capital investment
- Strong community partnerships
- USL offers multiple opportunities for youth




REQUESTED ACTION FOR SPS BOARD

ADOPT AND ACCEPT THE NON-BINDING TERM SHEET

KEY PROVISIONS

1. Commit \$31 million stadium funds to the downtown location
2. Agree to the draft “term sheet” and to work with PFD and USL partners to formalize terms and agreements that include:
 - A. PFD ownership and operation of the Stadium with reversion clause back to the District as applicable
 - B. PFD managing Stadium project design and construction in direct consultation with SPS and USL
 - C. 30-year initial term no cost lease to the District with 20-year extension provision
 - D. PFD to manage and maintain the stadium, saving the District approximately \$350,000 per year
 - E. Agree to priority scheduling protocols

An aerial photograph of downtown Spokane, Idaho, with a semi-transparent blue overlay. A rectangular area in the center of the city is highlighted, representing the proposed stadium location. The word "SPokane" is visible on a street in the image.

DOWNTOWN LOCATION IS BETTER FOR SPS, STUDENTS AND FAMILIES, AND SURROUNDING COMMUNITY

- Centrally located to all Spokane Public Schools
- More accessible by public transit
- Free parking for SPS events
- Optimizes stadium investment dollars, reduces operating expense to SPS
- Creates multi-use venue
- Significant economic impact for region, helping to create jobs
- Brings professional soccer team to Spokane



Questions