

**Common Council
of the
City of Waukesha, Wisconsin**

Resolution No. _____ – 18

**Resolution Giving Conceptual Approval and Authorization to Proceed with
Proposal for Construction of a Baseball/Multipurpose Stadium at Mindiola Park**

The Common Council of the City of Waukesha resolve as follows:

1. To approve the general concept of construction of a multipurpose stadium at Mindiola Park, in a contractual relationship with Big Top Waukesha LLC, to be used as the home field for a Northwoods League baseball team and a semi-professional soccer team; and to be used for other recreation and entertainment events, generally according to the terms of the attached “Mindiola Park Improvements Outline,” and generally similar to the concept previously proposed for Frame Park.
2. Staff are authorized and directed to proceed with negotiations and planning to accomplish the concept.
3. Staff are directed to report all progress and developments regularly to the Common Council.
4. It is understood that the final terms of any contracts to effectuate the concept will likely vary to some degree from the terms of the attached “Mindiola Park Improvements Outline.”
5. No contracts to effectuate the concept approved herein shall be effective without the additional, specific approval and authorization of the Common Council.

This Resolution is passed and adopted by the Common Council of the City of Waukesha the 6th day of March, 2018.

Shawn N. Reilly, Mayor

Gina L. Kozlik, City Clerk



CITY ADMINISTRATOR

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Kevin M. Lahner
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Date: March 1, 2018

Re: Mindiola Park Improvements Outline

City Responsibilities:

- Contribute up to \$12 million in infrastructure cost to prepare site for construction and install related infrastructure
- Provide development incentive to Big Top Waukesha to construct private improvements (buildings)
- Convey approximately 6 acres parcel to Big Top Waukesha for the purpose of the private investment
- Develop 2-4 full size artificial turf soccer fields and construct additional parking on the site
- Amend TIF 14 boundary to facilitate construction of improvements and facilitate redevelopment of the surrounding area

Big Top Responsibilities

- Construct baseball/soccer facility with 2500 fixed seats plus related amenities
- Agree to pay taxes on \$12 million in assessed value (Approximately \$252,000) or provide a PILOT from construction completion until development incentive is paid off
- Secure a Northwoods League franchise baseball team and play 36 home games per year, plus additional playoff games
- Secure a minor league/collegiate soccer team and play up to 12 games per year
- Schedule home games for Carroll University, Waukesha North High School, and Waukesha South High School baseball
- Manage stadium facility and host community oriented events
- Coordinate with Waukesha Parks Recreation and Forestry to host youth soccer tournaments, with "championship" games hosted on stadium field
- Upon conclusion of development incentive, convey stadium to City of Waukesha and provide a lease payment to the city for use of the facility
- Submit neighborhood impact plan, parking plan, and responsible alcohol consumption plan

Lease Term would be 10 years, with two 5-year renewal options

