

If a manufacturer had a plant capable of producing only 60,000 items, and a demand for 110,000 items, would he expand his plant to produce only 70,000 items, and in a residential area?

The Packers should build a new 85,000 seat stadium along with a parking lot on land they would own. Based on 20 dollars for parking a car, the Packers would gross between 5 and 6 million dollars a season. The parking revenue will stay with the club. Based on 50 dollars a seat, the Packers will gross about 45 million dollars a season. A portion of the seating revenue goes to the NFL. Revenue from box, club seats and other sources of income stays with the club.

The Packers want new expanded office facilities, pro shop, hall of fame, a restaurant and meeting rooms. All these could be at the new stadium site, saving the Packers the millions of dollars they are now or will be paying for rent. The Packers will gain more revenue in an expanded facility of their own than at their present location.

A stadium adjacent to State Highway 172 at the interchange with County Highway GV, would provide easy access with I - 43, U.S. 41 and State highways 54 and 57. Being at an interchange with an existing 4-lane roadway, access roadway construction would be minimal. The site is open farmland. The parking space is almost unlimited.

The location would eliminate the pregame traffic congestion to the present stadium. An hour before game time, traffic is presently backed up on the two lanes of 172 to about halfway between the East River and Webster avenue, almost seven miles along 172, 41 and Lombardi Avenue to the stadium. Traffic is backed up on 41 about halfway to De Pere. With a 16 % increase in game traffic created by the renovation, traffic problems will be compounded. Before the game, people are driving on the highway shoulders trying to pass. We see traffic "accidents" many times when going to the games.

At the present stadium location where will another 3000 or more cars park? The area around the stadium is all built up, with homes or businesses. The Village of Ashwaubenon will lose millions of dollars of tax base with the loss of the property for a parking lot. If state tax money is involved in the proposed parking lot, the state should have title to the property and get the parking revenue.

There is an unfilled demand for about 50,000 stadium seats. With the Packers owning an 85,000 seat stadium, the largest in the league, there would still be a 25,000 seat demand over the capacity of the new stadium, assuring 100% attendance.

25,000 more people brought into the area, or a 40 % increase, at the present ratio will create a demand for 40 % more lodging, food serving establishments, bar facilities and bring 40 % more retail business to the community. At the proposed location for the new stadium, Green Bay and Ashwaubenon will get the business from the influx of people without disrupting their communities.

Lawrence Racunski

On learning that the Packers intend to use the proposed sales tax money for a permanent maintenance and "slush fund", I am opposed to any sales tax being placed on the people of Brown County for their use.

I and my family will vote against it.

I am also opposed to any state monies being used for parking lot, highway, or other use in connection with the so called renovation of Lambeau Field.

Lawrence Laenski

PAUL NOVINS
1578 HOLLAND ST.
GREEN BAY, WI 54302

I am here to support the Packer plan to renovate Lambeau Field.

I would like to note three issues in regard to this plan.

1. Fairness. Like parents have to be fair to their children, the state should be fair to it's counties. Milwaukee asked for stadium support and the state responded. Now we are asking the State to support the Packer plan. We have a better plan than the Milwaukee plan. The state in all fairness should support the Packer plan..
2. Democracy. Let the Brown County voters decide how best to spend their tax dollars. The Green Bay school district voters just decided to spend \$58 million dollars to improve schools in our area. Give us the same ability to dicide on helping pay for Lambeau Field improvements.
3. Politicians. We need our politicians to keep this plan on track. Back in 1799, Congress approved the building of a monument to George Washington on the request of citizens across the country. For years, these politicians debated where the monument should be built, how much it should cost, how much the states should contribute, the shape of the monument, the color, how high it should be. They said they wanted all the questions answered before they approved it. The Washington Monument was completed in 1884, 85 years after the citizens of this great country asked for the monument. The Packers cannot wait years

and years for this stadium plan to be implemented. We need your help
now.

Thank you.

EXECUTIVE

Brown County

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COUNTY EXECUTIVE

For immediate release

February 16, 2000

Excerpts from testimony to be given to State Senate Committee on Lambeau Renovation on February 17, 2000

Nusbaum To Deliver Message To State

“Questions Outnumber Answers & Taxpayers Deserve Better”

In her testimony to a State Senate Committee on the Lambeau Renovation project County Executive Nancy J. Nusbaum will lay out her position on what information needs to be told in order for taxpayers to have full disclosure in order to make an informed decision in the future referendum. Nusbaum to date has not taken a public position on the proposed ½ percent stadium tax that the Packers have asked for from Brown County, but has expressed her willingness to support a renovation project in a more limited scope.

“I am approaching this proposal like any other that Brown County has faced in my tenure as County Executive. Whether it is the Arena/Convention Center, Jail, Joint Public Safety Communication Center, or the Mental Health Center. These projects all needed to be thoroughly studied with detailed programming needs, lifecycle cost projections, and detailed financial impact statements. Then, and only then, would we come forward to present these projects for consideration and debate. The Packers’ proposal is far larger in scope and should have the same thorough consideration, and to date has woefully lacked details.”

Nusbaum stated her displeasure with those who characterize people with questions as being against the Packers or the project. “It is unfortunate that a great number of people who have spoken with me or contacted my office who have asked questions or expressed concerns are being written off as opponents when in fact they could be supporters of the this plan tomorrow if we were included in the process and our questions were answered. Elected officials have a duty to study the issues and gain the necessary information so that they can best represent their constituents. No one, including myself, has taken a negative position. Do we want to see if we can work together to **potentially** reduce the scope of the project or the public debt burden to taxpayers? Yes. To me that is responsible government. Those *who choose to take the Lambeau leap on faith can defend themselves, I am going to defend taxpayers* and I intend to get answers before encouraging others to take positions,” Nusbaum said.

Nusbaum cited her disappointment at the absence of Brown County Senators on the committee. "I guess I shouldn't be surprised that Brown County is doing so poorly in acquiring state support for the Packers compared to Miller Park since there's no one even on the committee to ask for it."

Nusbaum went on to state the following issues she wants addressed by the legislature as they deliberate on this issue:

- **The governance and representation of the stadium Authority:** Brown County taxpayers are paying all the bills and do not have equal representation relative to their financial investment in this project. Further, the authority's powers and scope must be defined and limited. There must be sensitivity to the fact that this is an appointed board overseeing taxpayer dollars.
- **Scope and Size of Renovation:** This is the most costly renovation project in the NFL's history. The Packers must justify their needs and explain why cutting any amenities in the year-round entertainment venue, especially to reduce tax supported utility costs, is not an option.
- **Financing Plan:** Why naming rights cannot be used to bring down the taxpayer's portion of the debt? What items are included on the long list of related and/or unrelated costs within the authority's ability to fund with tax dollars that are beyond the costs of stadium construction.
- **Total Project Cost:** Estimates range from \$500 – 800 million dollars over the 30 year life of this project. Taxpayers must know the full impact of these costs including the construction, maintenance & capitol fund, and interest. This is not a \$160 million project, and shouldn't be sold to taxpayers as such.
- **Lack of Alternative Financing other than taxes:** In addition to naming rights, consideration of an expanded tourism district to capture room taxes in surrounding counties that benefit from Packer games, option language to allow other counties to contribute to the project and then be allowed access to available game day tickets, income tax check-off like endangered resources fund, surtax on packer merchandise.
- **THOSE WHO PAY, PLAY: Only those who are taxed should be eligible for the new available game day tickets as well as preference to moving up the current season ticket waiting list.**

Nusbaum concluded her remarks to the committee with a challenge for the Packers and the state. "The vast majority of residents in Brown County want a plan they can support that makes their team number one and their taxes well spent. I am here to work with you, the Packers, and anyone else who will step forward to bring together a winning game strategy. **The public is being led to believe that it is Plan A or no plan.** That's not how we start every season here in Green Bay. In fact, on that rare occasion we come up short, we look ahead to next Sunday. Let's look ahead now, and bring everyone across the goal line on a plan we can support and bring another trophy to Tittletown."

EXECUTIVE

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COUNTY EXECUTIVE

As County Executive I'm approaching this like any other project in my tenure:

Arena/Convention Center

Jail, MHC, Joint Public Comm. Center, Libraries

They must provide:

Detailed Programming needs

Lifecycle Cost Projections

Detailed Financial Impact Statements

The Packers Plan is larger, and woefully lack details

Displeasure with those who characterise as against project because have questions

We could be supporters if had answers

Have duty to our constituents

We want to potentially reduce scope or costs, and still have a succesful team

“Those who choose to take the Lambeau Leap on faith can defend themselves, I choose to defend the taxpayers and I intend to get answers to their questions”

“I guess I shouldn't be surprised that Brown County is doing so poorly in acquiring state support for the Packers compared to Miller Park since there's no one on the Committee to ask for it”

These are the issues as County Executive I would ask you to consider as you deliberate on this legislation before you:

- **The governance and representation of the stadium Authority:** Brown County taxpayers are paying all the bills and do not have equal representation relative to their financial investment in this project. Further, the authority's powers and scope must be defined and limited. There must be sensitivity to the fact that this is an appointed board overseeing taxpayer dollars.
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- **THOSE WHO PAY, PLAY:** Only those who are taxed should be eligible for the new available game day tickets as well as preference to moving up the current season ticket waiting list.

“The vast majority of residents in Brown County want a plan they can support that makes their team number one and their taxes well spent. I am here to work with you, the Packers, and anyone else who will step forward to bring together a winning game strategy. **The public is being led to believe that it is Plan A or no plan.** That’s not how we start every season here in Green Bay. In fact, on that rare occasion we come up short, we look ahead to next Sunday. Let’s look ahead now, and bring everyone across the goal line on a plan we can support and bring another trophy to Titledown.”

Packer Lottery

With lottery sales down and the Packers looking for ways to raise revenue why not have a Packer Lottery? How many fans bet on the game every week? How many offices have a pool going every week? Sports fans like to bet. Take advantage of this and satisfy the fans craving for the trill of a bet and raise funds for the new stadium at the same time. Fifty percent of the funds raised could go to the lottery and fifty percent to the Packers.

What would attract sports fans to the lottery is to have sport related prizes. Prizes for the lottery could be:

- 1) Pair of season tickets for the Packers (only for a year)
Paid by Packers
- 2) Pair of game day tickets
Paid by Packers
- 3) Autographed items (footballs, helmets, etc.)
Paid by players
- 4) Tailgate parties
Paid by vendor
- 5) Dinner at the new restaurant
Paid by vendor
- 6) Pro Shop gift certificates
Paid by Packers
- 7) Dinner with a player
Paid by players
- 8) Tickets for the lottery that scratch off to become trading cards with players picture and autograph
Paid by lottery, no money to players for autographs or pictures
- 9) Have prizes for collecting lottery tickets (save so many tickets for a hat, t-shirt, jacket, etc. sponsored by a major company. Ex: a Pepsi Packer T-shirt)
Paid for by vendors

Issue only so many tickets each week with prizes repeating each week. Ex: so many season tickets give away each week, so many game day tickets, etc. This way fans would feel they have a chance at winning season tickets each week and would buy a new ticket each week.

There are 3716 outlets for the lottery in Wisconsin. If each outlet sold 828 tickets a week for one year at \$2.00 and the Packers received 50%, they would raise \$159,996,096.00 in one year.

Belleuve Supervision

Craig Beyl

465-6872

Mark Williams 1231 Gerhardt

I am here representing the Arena Community
Business District. We are a group of approx 20
small

Businesses^{residents} that are in the area that has
been put in a moratorium by the Village
of Ashwaubenton. ^{because of the Packers & their decisions} Having a business in this Area

means we cannot expand, build or plan for expansion
for our futures. The reason for this^{moratorium} is a major issue

for us & them.

Parking and business development. ~~is~~ This area

is a major part of The Packers plan and

The Village of Ashwaubenton. We must know
But, That's us!

Where everyone is out this and move forward.

We support the Packers Plans for redeveloping

Lambert Field, ~~and~~ ^{and} The Village of Ashwaubenton

involvement in looking at the infrastructure

and business community around this Area, to

benefit the residents and all communities in ~~the~~

~~area~~. We do not want to keep delaying this

project and our business futures. Please, move forward

for our sakes

Dear Carol: Please initiate all necessary political efforts to stop, eliminate, quite and or impede all legislation for the Packers. The Packers have violated the trust of the fans, citizens and Public Official of Green Bay, Brown County and the State of Wisconsin. Most, if not all publicity, plans, numbers, legislation and proposals are fallacious, extortive, greedy, power hungry and totally not necessary. Many comments by conscious citizens and politicians dictate this proposal.

Please read the following intellegent objective viewpoint to make a point!!!!

Lambeau retro look sends wrong signal:

Last Updated: Feb. 6, 2000

If you want to start an argument, plant yourself amid a huddle of diehard Packers fans and then dump on the plan to renovate Lambeau Field.

I did that the other day in the Journal Sentinel newsroom - and lived to tell about it.

Not to begrudge the Pack a better home; far from it. Although football isn't my thing, I recognize that it brings enormous pleasure to legions, and that the Packers are as much a part of Wisconsin as pellucid northern lakes and Friday night fish fries.

So I do want the team to survive and prosper - but in a stadium that bespeaks the 21st century, not the 19th.

The retro look that Packers President Bob Harlan has embraced - pasted-on arches, phony towers, red-brick pilasters (to judge from renderings prepared by Ellerbe Becket, the firm's Kansas City architects) - sends the wrong message for the Packers, for Wisconsin and for architecture. It is a message of inauthenticity, full of nervous backward glances and mistrust of the future.

And although Ellerbe Becket spokesman Stuart Smith denies that the conceptual design being floated is "an off-the-shelf, cookie-cutter thing," to my eyes it is dismayingly similar - right down to the square, corner towers - to the losing proposal Ellerbe Becket submitted in the competition for Miller Park, a retro stadium with a space-age roof.

"But we like old things," pleads one of my colleagues.

"Who wants to watch football in a bunch of glass and steel?" growls another. "It's a football stadium, Whitney, not an art museum."

And this from another, in a voice acid with sarcasm:
 "You'd probably like it if they brought in a string quartet."

Now there's an idea I can relate to.

But seriously. Why can't we have a stadium that is
 user-friendly and inviting - yet seamlessly contemporary,
 inside and out?

Because, Packers spokesman Mark Schiefelbein tells me, when Bob Harlan broached the issue of renovation vs. new construction, "90% of the letters he got said, 'Save Lambeau Field.' So we want to combine the Packers' mid-century tradition and nostalgia with the amenities of today's modern stadiums." **Packers will say or do anything to get public funds"**

OK, from a political standpoint, I can understand Harlan's strategy. With public funds - mostly from a 0.5% sales tax in Brown County - expected to cover \$160 million of the stadium's \$295 million cost, nostalgia must seem an easier sell than cutting-edge. The Ice Bowl, Lombardi, Hornung, Starr - the memories of that golden era are all wrapped up in the Lambeau mystique.

But in physical terms, what is it, exactly, that we're saving here? It's the bowl of the stadium - its plain-Jane honesty, its intimacy - fans say they love most; the Packers understandably want to hang on to that.

My guess, though, is that when all that crypto-historical drapery is festooned around the 1957 washtub, when the cramped concourses are opened up and pricier club seats and other glitzy revenue-enhancers are added, Lambeau won't even be recognizable any more. It's going to look like a theme park, not a football field. And I'll bet Harlan a chicken booyah lunch that, in the end, it's going to cost about as much as a new stadium - maybe more.

Dear Mr. Harlan:

Design Build Joint Venture Partners, LLP (DBJVP) are providing the financial, funding and feasibility program for The Green Bay Packers Sports Stadium World Community. The scope of the project provides for 70,000 seat Stadium, 1,500,000 sq. ft.

multi-use space, 10,000 to 12,000 parking spaces and inter active Community would function 365 days a year. Our proposal would be financially profitable, sustainable and non-tax dependent, i.e (Sales, Municipal, Room, State and or Lottery). This plan would put the Green Bay Packer Corporation in the number one position for net income in the National Football League of 32 teams. The Packers could at the same time reduce seating prices, parking cost, other venues and be the most economical consumer friendly stadium in the league. Included will be Theme Parks, Convention Area, Parking, Performance Entertainment Venues, Hotels and Retail.

The cost for the stadium part would be 225 Million and the Theme Parks, Hotels, Parking, Retail, Residential, Performance Entertainment Venues would be 225 million, for a total of 450 million.

The estimated annual gross revenue would be \$300 million. We believe these estimates can be proven with a study and a feasibility report.

create a new
the
people
["If you're going to go this far and spend \$300 million, wouldn't it make more sense just to
Lambeau?" asks architect Greg Uhen, president of Eppstein Uhen, the Milwaukee firm that did
interior work on Miller Park. "Tradition is created every day. I think if you develop a new icon,
would get excited about it and come to embrace it."] "A WISE COMMENT"

----- **UNIFORMLY AGREED AND ACCEPTED**

Architect David Kahler, president of Kahler Slater, is of a similar mind.

["Think of Bilbao," he says, referring to the port town in Spain's Basque region that's

synonymous with

Frank Gehry's shimmering, titanium-clad Guggenheim Museum. "There's an old, blue-collar, industrial city that has been totally reinvigorated by a great building."]

The same thing is going to happen right here, Kahler predicts, when Santiago Calatrava's addition to the Milwaukee Art Museum opens next year.

Speaking of Calatrava, the Spanish-born architect has designed some breathtaking sports complexes for European cities. Some haven't been built yet, but they all have an exuberance and originality that's woefully lacking in the attempt to remake no-nonsense Lambeau into something it never was.

One, a proposed reconstruction of the Velodrome in Marseilles, combines a clamshell roof with a delicate tracery of trusses and a cantilevered upper deck; another, designed for the 2004 Olympic Games in Stockholm, uses a cable-braced roof that resembles twin rib cages.

In England, Sir Norman Foster's design for a new Wembley Stadium is equally striking, with soaring steel masts, a glassy facade and dramatic lighting. And, with sympathetic clients, Ellerbe Becket has shown itself quite capable of designing handsome, modernist sports facilities, from the petal-shaped Guangdong Olympic Stadium in the People's Republic of China and the swooping, streamlined Saitama Super Arena in Japan to the boldly geometric Gund Arena in Cleveland. (You can check out all of them on the company's Web site: www.ellerbebecket.com).

Different as they are from one another, the best of the new stadiums have one thing in common: confidence in the future. And here, Kahler makes an observation that goes right to the heart of the Packers' dilemma:

"(General Manager) Ron Wolf is a forward-looking person who put the Packers back on the map. He's always looking forward. Why wouldn't you want to do the same with the architecture of the stadium? **To fall back on the soft stuff, the safe stuff - it's like going back to wearing bustles and hoop skirts.**"

Exactly. A retro Lambeau says to the rest of the world that the Packers' glory days are behind them. Can that really be the signal the team wants to send?

Call Whitney Gould at (414) 224-2358, write her at the Journal Sentinel, P.O. Box 661,

Neil Anderson

4418 Reforestation Rd. Green Bay WI 54313

From: Kbronislowski@aza.org
Sent: Friday, January 14, 2000 1:51 PM
To: anderson_ns@itol.com
Subject: county/state sales tax funding

920-434-5850



PLA0079a.rtf

Hello Neil,

Funny you should ask. We're in the process of constructing our annual survey of AZA institutional members and one of the questions on this year's survey will be precisely this issue. We will be asking whether our members receive funding from:

- * city/county/state sales or property taxes
- * bond issues

and if so, how much funding they receive.

We anticipate that the survey will go out to our members in late March and we should have the results entered perhaps sometime in May. I don't know if this timing works for your needs, but I wanted to let you know it will be available relatively soon. In the meantime, here is a list of new items (gathered by periodic searches – not comprehensive) what some of our members have in terms of tax support.

Please let me know if you have any questions, or if you have any suggestions as to the framing or wording of the tax/bond questionnaire items for our survey.

best regards--
kate

Kate Bronislowski
Resource Center Curator
American Zoo & Aquarium Association
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301-562-0777, ext. 259

*Directors Speaking to Zoo Country
throughout The Country*

*are here is how some communities
are providing property tax relief
thru sales tax & funding sports
facilities, while maintaining &
enhancing Quality of Life
institutions.*

nonprofit corporation law, said there is legitimate room for difference of opinion.

"It is not a legal question but a judgment call. The question is, is it proper? Is any risk acceptable when it has already been established that there will be or may be sufficient pledges?" Schultz said.

Schultz said a bond issue may be attractive for a variety of reasons. It renders funds immediately available for capital improvements. Short term capital improvements could in turn increase pledges because donors or potential donors would see immediate and tangible results of their generosity, she said. On the other hand, the plan is based on a number of assumptions.

"The assumptions that would support this decision to use this mechanism of financing may well be solid, but we will not know for sure until the plan passes the test of time and these assumptions are borne out by reality," Schultz said.

John Edie, general counsel for the Council on Foundations in Washington, D.C., said it "was a stretch" to say the Zoo Foundation was borrowing at one rate and investing at a higher rate, because the bond proceeds are invested as stipulated by the bond documents.

If donors are apprised of the plan, Edie had few concerns about investing pledges. There might be donors who really were interested in the capital campaign, he said, and choose to put their money elsewhere after learning of the bond issue.

"I think what they are saying to donors is, look, we have found an alternative to fund the capital campaign and, therefore, would like to have more flexibility with your pledges to make more money for the Zoo," Edie said.

"This is essentially creating or expanding an endowment that will give the Zoo more funds to pay off the bonds. I would think that would be fine."

For Lowenhaupt, however, the necessity of investing donations in the stock market in order to get a 7 to 8 percent return makes the foundation's plan too adventurous.

Re: Hogle Zoo and Tracy Aviary

State of Utah: "Zoo" Tax*

From the State of Utah Tax Descriptions and Tax Rates

Introduction

Hogle Zoo & Tracy Aviary



This is a general guide for owners, managers, accountants, and other personnel of retail establishments. It provides basic information, but is not all-inclusive. The transient room tax, resort communities tax, rural hospital tax, tourism tax, public transit tax, highway tax, and other related taxes are all imposed by qualifying communities. Each tax imposed combines with sales tax, so the tax rate imposed varies from one community to another. Tax rate charts are available on the Tax Commission web site.

“Recreational Facilities and Botanical, Cultural, and Zoological Organizations Tax”

Utah counties may impose a tax of 1/10 of 1 percent on all taxable sales and service in the county to fund these types of organizations.

Denver has just done the same.

Re: Pittsburgh Zoo and National Aviary

Allegheny Regional Asset District

More information at <http://trfn.clpgh.org/Government/Arad/>

75% rate for a
Includes info
on Three Rivers Stadium
funding.

Created by the Allegheny County Commissioners on March 31, 1994, under the authority of Act 77 of 1993, the District is a special purpose, area wide unit of local government. The geography of the District is the same as Allegheny County, Pennsylvania. Unlike other local governments, the District has no taxing powers. The County Commissioners are authorized by the Act to levy a 1% sales tax identical to the state sales tax in order to fund the activities of the District and provide funds for county and local government tax reform. They did so in an ordinance creating the District and tax collections began July 1, 1994. The Commissioners are not able to increase the tax levy.

Twenty-five per cent of the tax goes directly to the county government and 25% goes to municipal governments based on a formula in the Act. These governments were required to reduce other taxes during the first year of the sales tax (1995). Subsequently they can use the funds for governmental purposes provided the municipalities share 25% of any increase in revenue with area councils of governments or other regional programs.

The other 50% of the tax goes to the District and is distributed to civic, cultural and recreational entities, libraries, parks and sports facilities. The distribution is made by a Board of Directors composed of four persons appointed by the Allegheny County Commissioners, two appointed by the Mayor of Pittsburgh and one person elected by the six appointees. The six appointees serve terms concurrent with the appointing authority while the seventh member serves for two years. The Board also appointed a 27 persons advisory Board to provide public input and comment on policies and procedures.

The District has an annual budget process ending with a budget adoption in December for the following year. Each proposed allocation requires the support of six members. All meetings and votes of the Board are conducted under the provisions of the Sunshine Act which requires public meetings and opportunities for public comment.

For 1997 the District adopted a \$62 million budget, some 30% of the funding went to support libraries, 28% to parks, 17% to special facilities (museums, zoo, aviary, conservatory), 19% went to support sports facilities and 5% went to arts, cultural and recreational organizations. Less than 1% is to be spent on administration. Ten regional assets were declared contractual assets in 1995 and have been given ten year funding agreements by the District. These include County Regional Parks, City Regional Parks, Renziehausen Park (McKeesport), The Carnegie Museums of Pittsburgh, The Carnegie Library of Pittsburgh, the Allegheny County Library Association, the

National Aviary in Pittsburgh, Phipps Conservatory, The Pittsburgh Zoo, and Pittsburgh Stadium Authority (Three Rivers Stadium). Other assets apply on an annual basis.

Re: Oklahoma City Zoo

Oklahoma City MAPS

More information at <http://www.okc-cityhall.org/index.html>

MAPS (Metropolitan Area Projects) is Oklahoma City's visionary capital improvement program for new and upgraded sports, recreation, entertainment, cultural and convention facilities. It is believed Oklahoma City is the first city in the country to undertake a public facility enhancement package of this magnitude.

Funding

MAPS is funded by a temporary one-cent sales tax approved by city voters in December 1993. The tax expired on July 1, 1999. MAPS tax receipts and accrued interest revenue will provide over \$345 million for MAPS construction projects. In the 66 months that the tax was in effect, over \$309 million was collected. An Additional \$38 million of accrued interest will be utilized for MAPS construction projects.

Senior Citizens Rebate

The MAPS tax ordinance provides for a senior citizens' rebate. The rebate is available annually for individual Oklahoma City residents who were 65 or older during the previous year. The deadline for filing is March 1. The final rebate will be distributed in the spring of 2000. The City will mail claim forms to all senior citizens who filed for the previous year and make the form available for downloading to new filers next January.

MAPS Advisory Board

The Mayor appointed a mandated 21-member citizen oversight board shortly after voters approved the projects. The MAPS board reviews project components including financing and site location and then makes recommendations to the City Council. The MAPS board led the public review process for the MAPS Master Plan which the Council approved on February 14, 1995.

Construction Status

Most MAPS are complete or under construction. During 1997, various fairgrounds, infrastructure and demolition projects were completed. The State Fair Arena renovation was completed in the fall of 1997 and the Baseball Stadium was finished in the spring of 1998.

After two years of construction work, the Myriad Convention Center renovation and expansion project was completed in August 1999. Construction of the Bricktown Canal began in the summer of 1998 and was completed in July 1999.

Work on the Civic Center Music Hall project began in November 1998. The extensive addition and renovation project will be complete in the summer of 2001. The Downtown Arena and the North Canadian River projects began construction in the spring of 1999. The Arena will be complete in the Fall of 2001. Phased completion of various River dams and landscaping projects began in 1999 and will continue through 2001.

Economic Impact

Entertainment, tourism and convention activities have increased as the MAPS projects move from vision to reality. Many jobs have been created during the construction phase and substantial private sector investment has stimulated new business and employment opportunities.

The Greater Oklahoma City Chamber of Commerce reports the following MAPS related investment activity:

- * 18 new business openings and expansions
- * 14 private construction and rehabilitation projects
- * 426 non-construction permanent jobs created
- * \$140 million in private sector investment
- * 250% increase in visitors to the Bricktown entertainment area - for a total of 3.6 million a year
- * Anticipated full time, non-construction jobs created: 1,500
- * Anticipated private investment: \$350 million

The MAPS tax brought in approximately \$309 million. Staff estimates the interest earned on the MAPS money will ultimately total more than \$38 million.

The MAPS fund is now expected to pay for all projects with money left over. Any surplus after all projects are finished must be spent for MAPS-related purposes such as maintenance and capital replacement.

When the MAPS tax ends, the City sales tax will drop from 3 7/8 cents to 2 7/8 cents. State sales tax remains at 4.5 percent.

City Sales Tax Breakdown

General Fund 2 cents
Public Safety 3/4 cent
Zoo 1/8 cent
(MAPS) 1 cent

Any increase in City taxes (sales tax or general obligation bonds) requires a vote of the people. City officials say the City's next capital investment priority is Police and Fire communication systems and equipment.

The gift pavilion will be perfect for company special events. The area will include a gift shop and easy access to the plaza area.

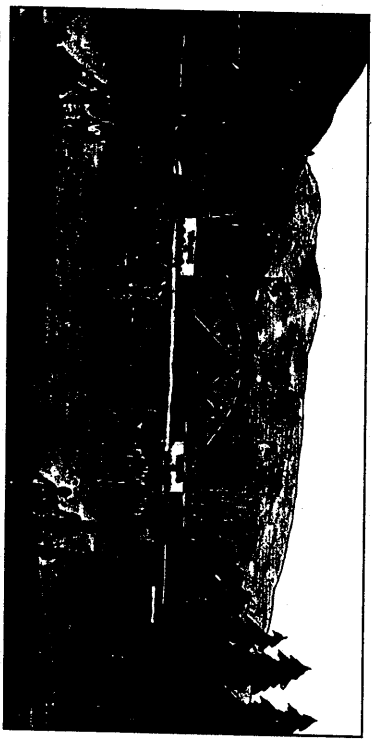
The gift shop will be bigger and better for souvenir shopping convenience. The new stroller rental counter will be more efficient.

The train tracks are going to be relocated for an adventurous train ride. The current train station will be relocated and enlarged.



THE NEW ENTRY PLAZA

On your next visit, you will notice that the entrance area and Discovery Land are under construction. We've started work on a new entry plaza, which will provide an area for guests to meet, relax and enjoy their visit. The plaza will act as the "hub" of the Zoo.



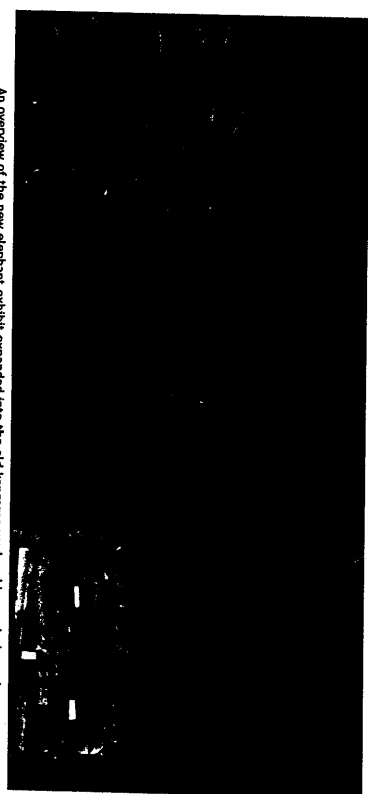
The new entrance plaza will include a new ticketing window, which will make lines shorter. A new membership window will allow members a quick entrance into the Zoo.



A conceptual drawing of what the new elephant exhibit might look like.

ELEPHANT FALLS

The current elephant exhibit will be almost tripled in size. The duck pond and kangaroo yard will be renovated to provide more space for our African elephants. Elephant Falls is still in the planning stages and will be completed during 2001.



An overview of the new elephant exhibit expanded into the old kangaroo yard and lower duck pond.

Funding for these projects comes from the Salt Lake County Zoo Arts & Parks Tax. Thank you, residents of Salt Lake County, for supporting the ZAP tax.

When a wild hippopotamus, it weighs about 50,000 pounds and is about 6 feet tall. A baby hippopotamus only weighs 15 pounds and is 15 inches tall.

Male elephants are called bulls, female elephants are called cows and young elephants are called calves.



Subject: [Fwd: GREEN BAY PACKERS SPORTS STADIUM WORLD COMMUNITY provides for a "quality domed stadium"]

Date: Wed, 09 Feb 2000 14:03:19 -0600

From: Tom Dobesh <tomdobesh@itol.com>

To: The Green Bay News Chronicle <editorial.nc@bcpcdenmark.com>

This is some relevant information on the Green Bay Packer Proposal.

Subject: GREEN BAY PACKERS SPORTS STADIUM WORLD COMMUNITY provides for a "quality domed stadium"

Date: Tue, 08 Feb 2000 20:48:32 -0600

From: Tom Dobesh <tomdobesh@itol.com>

CC: Amir Rosenthal <AmirR@comviewgraphics.com>, "Benjamin Powell, RA" <bpowell@ddyarch.com>, Bill Taylor <wtaylor@la.morrisarchitects.com>, "Carl J. Yaeger" <cyaeger@ddyarch.com>, Carol Kelso <Rep.Kelso@legis.state.wi.us>, David Douglas <dvddouglas@aol.com>, DAVID SOUTH <president@monolithic.com>, "Duncan M Black, AIA" <eiwny@eiteam.com>, "G. Joseph McLiney" <mcliney@kcnet.com>, Gerald koi <g-koi@orl.morrisarchitects.com>, "Hormoz Mansouri, Ph.D., PE" <eiwny@eiteam.com>, Isaac Schwarzenberg <Isaac@comviewgraphics.com>, Itsik Weissman <YitzhakW@comviewgraphics.com>, Jack Boyt <boytjh@aol.com>, JIM HAUG <jhauglpa@aol.com>, John Ryba <Rep.Ryba@legis.state.wi.us>, Meir Aloni <MeirA@comviewgraphics.com>, "pauljd@ci.green-bay.wi.us" <pauljd@ci.green-bay.wi.us>, Sean Dilweg <Sean.Dilweg@legis.state.wi.us>, Senator Gary Drzewiecki <Sen.Drzewiecki@legis.state.wi.us>, Senator Robert Cowles <Sen.Cowles@legis.state.wi.us>, "Todd M. McCurdy, ASLA" <t-mccurdy@orl.morrisarchitects.com>, Rep.Gard@legis.state.wi.us, davene@ci.green-bay.wi.us, wgould@onwis.com

<http://www.infobeat.com/stories/cgi/story.cgi?id=2563690800-c39>

07:49 PM ET 01/27/00

Tagliabue May Rule Domes Are a Must -

By PAUL NEWBERRY=

AP Sports Writer=

ATLANTA (AP) The wintry weather did more than send a chill through the Super Bowl.

It reminded NFL commissioner Paul Tagliabue that it's risky to move the game north of Atlanta especially to cities without a domed stadium.

Charlotte and Nashville have considered bidding for the game. Both the Carolina Panthers and Tennessee Titans play in stadiums that have opened since 1996.

Unfortunately, neither facility has a roof.

"This week could have an impact on some Northern cities that were hoping to get the game in an open-air stadium," Tagliabue said Thursday. "This shows us that winter is still winter in the United States."

Other cities that might be affected: Baltimore and Washington, which have built open-air stadiums in the last two years; Cincinnati and Pittsburgh, both constructing facilities without a

roof; and Philadelphia, where the Eagles are seeking a new stadium.

Even with a covered stadium, the problems of taking the game to a cold-weather city were magnified by the frigid spell in Atlanta.

"I know a lot of fans who worried about the weather and how they're going to get here," Titans owner Bud Adams said. "It's a big factor."

Tagliabue said he didn't think Atlanta's chances of getting another Super Bowl would be affected by frigid temperatures and an approaching storm that could dump two to four inches of snow this weekend.

"We always understood this game was part Southern, part Northern," he said. "The key thing is the quality of the stadium and having a domed stadium."

"STADIUMS CAN'T STAY EMPTY 355 DAYS A YEAR AND RECEIVE THE REQUIRED REVENUE FOR AN NFL FRANCHISE."

Obviously, NFL Commissioner Paul Tagliabu, would insist that The proposed open-air Green Bay Packer Stadium is risky business

Design Build Joint Venture Partners, LLP, International (12 National & International Architectural, Engineering, Financial & Consulting Firms) provided the Packers on November 4, 1999 with a "Revenue Producing Non -Tax, Non Seat License funded Green Bay Packer Sports Stadium World Community. "A DESTINATION, THEME PARK, ENTERTAINMENT, DIVERSE USE, SPORTS AND PERFORMANCE COMPLEX"

The red brick and ornamental iron Notre Dame stadium is supported by the alumni and media

income. They are not an NFL stadium, they do not pay \$66,000,634 for players cost, they are not responsible to the owner community to provide diversified sports activities and services and they do not tax the many for the special privileges of a few . Since the unfortunate lawsuit by Notre Dame against Ellerbe Becket, I would like to mention that I rather like ornamental iron and red brick when it is used on residential and small commercial. Red brick and ornamental iron is a misuse of materials for a huge stadium and prohibitively expensive. We need to build a stadium for 2050 not 1920.

The Packers have been supported by the city of Green Bay for 81 years. (Packer Stadium Estimated Real Estate assessed value is \$250,000,000 tax exempted property which is actually a \$128,750,000 Taxpayers gift to the Packers over the last 20 years).

We have provided the design, concept, revenue, operation and financing for the City of Green Bay, the Packers, The Fans and The Community at no cost to the Taxpayer.

In Summary:

The dome structure provides:

A significant lower initial construction cost

50 to 75% lower heating and cooling bills

Less construction time

Fire safe

Maintenance free (in comparison to conventional facilities)

Leak proof enclosure

No columns or load bearing walls required. The dome "roof" is self supporting and can, in fact support a second or third story.

It is extremely unfortunate that the Green Bay Packers Organization, possessing the strongest tradition unparalleled by any other franchise, may choose to go "Second Rate" and settle for a "Paint and Patch" solution when an exciting and self funding solution is available.

Sincerely,

Tom Dobesh, President

Design Build Joint Venture Partners, LLP, International

Phone 920-468-9466

Fax 920-468-9467

Email tomdobesh@resourceful.com

LEAD ARCHITECT

**D. Thomas Kincaid, AIA, NCARB, Principal
Lake Geneva, Wisconsin**

ENGINEERING

David A. Douglas, RCCM, Principal

Milwaukee, Wisconsin

MORRIS * ARCHITECTS, THEME PARKS

William M. Taylor, AIA, Director Of Design

Los Angeles, California

Todd M. McCurdy, Landscape Architecture, Planning

Orlando, Florida

DEVINE DEFLON YAEGER, SPORTS ARCHITECTURE

Benjamin Powell, RA, Sports Architecture

Kansas City Missouri

EI TEAM, ENGINEERS, ELECTRICAL, MECHANICAL, HVAC

Hormoz Mansouri, Ph.D., PE, President

Buffalo, New York

Duncan M. Black, AIA, Senior Vice President

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07:49 PM ET 01/27/00

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comparison shop  fill out forms

My name is David Bruce Haskin. I reside at 4464 Beechnut Court town of Scott in Brown County.

I object to a .005% sales tax being imposed on the citizens of Brown county for the sole benefit of the Green Bay Packers for the following reasons.:

1. I feel that we must protect any expansion of the sales tax to be prepared for any vital needs that may arise in the future.
2. The speed of the Packer demand indicates to me a lack of long distance planning. The need must have been known or at least should have been known for some time. Why the rush now? Is this just a method of pushing this demand thru with out good planning? Has the Packer management exhausted all other options available to them?
3. I question why only Brown County taxpayers are required to accept this tax burden. If it is so great an economic advantage do the advantages stop at the county line?
4. This is an outrageous price for an entertainment facility. Where are our values.? We have a dying mall downtown. Do we need another?
5. As a retired citizen with a fixed income, I note the dollars being spent on the Packer players (between their signing bonus and actual salary) and I question where does this end and is it worth it.?

I request that this proposed tax be rejected. It is not the purpose of government to support private enterprise.

This is a fiscally responsible community. We do not have a sales tax because the taxpayers demand and get fiscally responsible representation from their elected officials. The Packers proposal has not provided any opportunity for local officials to evaluate the proposal and/or work with the Packer Organization to develop a proposal that would be fiscally responsible and serve both the Packers and the communities needs.

I earn my living by managing construction and renovation projects of public facilities.

What I'm going to focus on today is the difference between the needs and wants.

When you son's and daughter's want to purchase their first house and they come to you for help. They open their books, they prove to you what they can afford and you work with them. You explain to them that they need to make compromises and that they cannot always have everything that they want.

Like family members this community has an emotional bond to the Packers. They need help to renovate their house. What they have proposed is a renovation 3 times as costly as the next most expensive renovation in the NFL and is more costly than 10 new stadiums built in the past 5 years. Only 3 new stadiums cost more than the Packer renovation.

The Packers are not only asking the taxpayers of Brown County to pay for a new stadium they are asking you build them a five story glass shopping mall attached to the frozen tundra of Lambeau Field. They are also asking you to pay for maintenance, heating, cooling, and any other football related expenses, without any fiscal controls. Now what retailer would not be drooling over an opportunity like this? Show me one other example where a public entity built a mall, heated it, cooled it and paid for all operations and maintenance at public expense.

This facility will be a heat sink. By definition a heat sink is a component designed to lower the temperature by dissipating heat into the surrounding air. Who could afford to heat such a facility? Who would build such a facility in Green Bay? Not anyone that had to spend their own money to build it or operate it.

Now the Packer Organization will be quick to point out that no taxpayer dollars are going into the construction of the mall. But what they won't tell you is that their contribution to the stadium itself is nothing, naada, zippo, zilch, the big "O", zero, not one dollar.

When you construct or renovate a public building care must be exercised in the design and selection of building materials. Public facilities must stand the test of time. It is imperative that facility operations and life cycle costs justify design features, materials and equipment selections.

Most people I know, and I'm sure I'm speaking for the majority of homeowners here in Brown County, attempt to build or buy a house they can afford. There is a big difference between what a person wants and what a person needs.

If the Packer Organization wants public support the Packer Organization needs to make compromises.

I am asking the State Lambeau Senate Committee to modify Bill 730 to allow the following:

- 1- To provide local control over the facility.**
- 2- To have the County Board approve an efficient facility design supported by a complete operational life cycle cost analysis.**
- 3- To exhaust all other sources of revenue prior to using local taxes.**

SB 384

FEB 17 2000
file with
bill

Packers take a Hike?

The Green Bay Packers management would like to make even more money than the do now.

Understandable.

They would like to make taxpayers foot the bill.

Understandable

They want to convince us that, without government handouts (they don't intend to repay the requested tax hike), the Green Bay Packers, uh, fall behind, or go away.

Understandable

They also want the incredibly loyal season ticket holders to fork over hundreds, or thousands, to further increase their profit.

Understandable

The Green Bay Packers management would like us to ignore the effect on home buyers and small businesses that would result by tying up hundreds of millions of investment dollars that would

otherwise be available to small businesses or home buyers seeking loans.

Understandable

NOTE: a brief history of money

- This is not monopoly money
- Wisconsin government cannot print money
- Green Bay Packers management cannot print money, therefore
- There is a fixed amount of money – unless the Feds print more
- The Feds are not planning on printing more for the Green Bay Packers management
- Therefore, there is a fixed amount of money
- Therefore, small business loans and home loans¹ will be reduced by exactly the same amount as that diverted to the Green Bay Packers management – end of history lesson

Understandable?

We strongly urge the Legislature and County officials to put a stop to this waste of money.

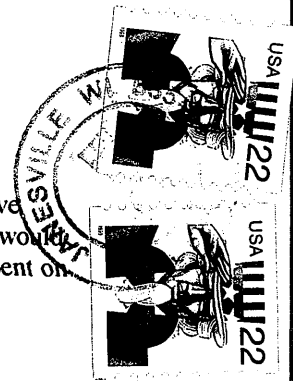
Dwight S. Brass

Packer Management: Take a Hike
PMB 156
2240 Prairie Ave Ste. 19
Beloit, WI 53511-9937

OOD

¹ If we take the 160 million divided by an average home mortgage of \$80,000, we have approximately 2,000 home mortgages that would be denied as a direct result of the money spent on "upgrading" Lambeau Field

Senator
Joanne Huelsmann
PO Box 7882
Madison WI 53707-7882



February 17, 2000

Mr. Chairman and members of the committee:

I appreciate the effort to have this hearing in Brown County. I'm not here today to talk about Lambeau Field renovation ("everyone supports it") nor the Packers ("everyone backs them"). I'm here instead to talk about good government and why I'm asking that you not support the stadium district legislation.

- A. Good governmental procedure
 - 1. Enabling legislation would be requested by the area that would be effected.
 - 2. Taxation or user fee imposition on an area of more than one governmental unit would be preceded by dialogue resulting in an intergovernmental agreement.
- B. Good planning
 - 1. Area development plan
 - a. Parking
 - b. Green space
 - c. Storm water management
 - d. Traffic study
 - e. Environmental impact
 - 2. All funding and financing alternatives
- C. Good legislation
 - 1. Safety
 - a. Parking
 - b. Traffic
 - c. Pedestrian movement
 - 2. Welfare
 - a. Impact on residents
 - b. Impact on local business
 - i. Commerce
 - ii. Labor force
- D. Public good - Partnership v/s Corporate Welfare

Again, I strongly urge you to not support this legislation based on the principles that the procedures of responsible government should come before politics.

Mary E Marquardt
2814 Continental Drive
Green Bay, WI 54311