

## **City/Panthers/State Partnership Proposal Panthers Stadium and Ancillary Facilities**

1. General Assembly authorizes and City Council levies an additional 1% Charlotte only prepared food and beverage tax effective July 1, 2013. Legislation also includes a 30-year sunset, and exempts expenditure of public funds on the stadium from bid statutes.
2. Panthers make up to \$187.5M of capital improvements to the stadium over fifteen years funded \$125M City and \$62.5M Panthers. City's contribution funded through 15-year debt financing using new 1% prepared food and beverage tax revenues. Any funds remaining after fifteen years are paid to City.
3. Panthers and City request that the State of North Carolina invest \$62.5M into this partnership, or provide an equivalent revenue stream which the State deems appropriate. The City acknowledges that the receipt of these State funds is an essential element of the partnership with the Panthers.
4. Fifteen year non-relocation agreement (*i.e.* "tether") beginning July 1, 2013.
  - a. If Panthers seek to make a relocation that would take effect any time during the next 15 years, City may enforce the agreement through specific performance (*i.e.*, injunctive relief) which if successful forces the Panthers to play their home games in Charlotte.
  - b. If injunctive relief is unsuccessful, the Panthers agree to pay liquidated damages beginning at \$125M in year two and decreasing by \$8.33M per year through year fifteen.
  - c. If Panthers relocate any time during the next five-year period following the non-relocation period (*i.e.* years 16-20), City has option of purchasing stadium and lease-hold improvements at fair market value (valued as a stadium without an NFL franchise).
5. City-funded stadium improvements leased to Panthers at fair market value. City contracts with Panthers to manage and maintain the improvements in an amount to be negotiated by the parties and satisfactory to the City, but in no event shall it exceed the lease rate.

6. Panthers and City each contribute \$1M per year for fifteen years to a stadium maintenance fund. Any funds remaining after fifteen years or upon relocation are paid to City.
7. Belk Bowl (or successor event) and up to four additional events (held between January 15 and June 30) requested by City/CRVA and approved by Panthers (approval not unreasonably withheld) may use the stadium rent-free.
8. City to pay up to \$250,000 per year for documented traffic control costs for Panther game days.
9. Options for sharing revenues for Panthers game day parking to be explored.
10. Improvements subject to UMUD approval by City Planning.
11. SMWBE goals to be mutually agreed upon.