

## **SUMMARY**

The Chargers and the National Football League are now deciding between two options:

- (1) A downtown stadium, in conjunction with JMI Realty; or
- (2) A Mission Valley stadium.

The Chargers and the NFL are prepared to select the Mission Valley site if Mayor Faulconer agrees to the following term sheet. If the Mayor does not agree, the Chargers and the League will enter into an agreement with JMI Realty to pursue a stadium downtown. Because of the various legal deadlines for ballot qualification and EIR revisions, the Chargers and the League must make a decision now.

### **Mission Valley Term Sheet**

- The City must fully cooperate with the Chargers to re-write the City's existing draft EIR. This full cooperation will require:
  - The City providing staff support to the Chargers' lead counsel, Latham & Watkins, to revise the EIR. (The Chargers will cover the costs incurred by Latham & Watkins, which will likely be in excess of one million dollars.)
  - The City paying whatever costs are incurred by AECOM, the City's existing EIR consultant, in the re-writing of the EIR.
- The Mayor will endorse, without qualification, and promise to vote for and campaign for the \$200 million citywide Citizens' Initiative that will be qualified for the ballot by the Chargers and a community coalition.
- The Mayor agrees to work to place, through City Council vote, a funding measure on the November 2016 ballot that will mandate that \$200 million in City General Funds be spent on the Mission Valley stadium.
- The Mayor agrees to work with the County Board of Supervisors to obtain pre-approval from the County Board for the \$150 million in County funding that will be dedicated to this project.
- The City's ballot measure must include an absolute prohibition against future development on the Mission Valley site.
- Summary of Funding Sources:

- \$200 million in San Diego City General Funds (requiring a simple majority vote of San Diego city voters in November 2016).
- \$150 million in San Diego County General Funds (requiring majority votes by the County Board of Supervisors).
- \$200 million in funding, from a complement of tourist-based taxes, included in the San Diego citywide Citizens' Initiative sponsored by the Chargers and a community coalition (requiring a two-thirds vote of San Diego City voters in November 2016).
- \$300 million in loans and grants from the National Football League (already committed by the NFL).
- \$350 million from the Chargers.
- The Chargers will guarantee all cost overruns.