Project Overview





Key Takeaways

- McCormick Field is an important regional asset, currently owned by the City that over the years has not been adequately invested in.
- Facility has been leased out and principally used by a Minor League Baseball team, the Tourists.
- This facility should and can be used for many other purposes to derive broader community benefit.
- A funding plan will require assistance from the Team, County, TDA and possibly the State.
- To retain Major League Baseball (MLB) affiliation in Asheville, significant renovation is required in order to meet the impending deadline to submit a commitment letter to MLB - April 1, 2023
    - Vote for approval of a commitment requested today

The Asset

- Opened in 1924
- Last Renovated in 1992
- 4,000 seats
- 8.25 acres
- Replaced stadium on Choctaw St



History -

- 2020 - MLB issues new facility standards and rubric scoring system will apply beginning in 2023
- 2022 - COA & Team - Negotiate lease structure based on facility renovation to meet facility standards
- 2/14/2023 - Council Worksession - deep dive
  - Reviewed options
  - Recommended Direction

The Project

McCormick Field Line Item Budget	
Home Clubhouse, batting tunnels, weight room, commissary, female facilities	$7,938,211
Clubhouse Conversion, Wall Padding, Playing Field, Bullpens, potable water	$6,223,765
Scoreboard, Video Displays, Structure (Video display & scoreboard)	$6,369,235
Video Surveillance systems	$143,129
New Suites and expand press box to Player Development League standards	$1,949,511
LED Sport Lighting, anti skid surfaces, batter's eye	$1,169,840
Third baseline, fencing, picnic space rebuild & expansion, First baseline wall, access, picnic & netting	$4,277,625
Concourse Expansion - bullpen access, entra plaza and gates	$3,865,091
Deferred Maint upkeep - Civil/structural/general/Mechanical Plumbing Electrical	$5,564,187
Estimated Total project cost	$37,500,594

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Council Feedback

February 14 Work Session

- Request for community engagement
- Request further information related to non-baseball event revenue potential
- Request to further explore financial model
  - Seek additional inputs to project
  - Limit impact on current CIP

McCormick Field: Community Engagement

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East End & Oakhurst Community Concerns

Parking/Traffic (including Memorial Stadium events)

- Request for more/better traffic management
- Expand traffic management to North side of stadium
- Clear desire for the team to operate traffic plan
- Enforcement support by COA

East End & Oakhurst Community Concerns

Noise

- Request to not allow additional nights of fireworks.
- Request to ensure fireworks are shot earlier than previously shot.
- Other loud events (concerts) to abide by the Noise Ordinance.
- Request to keep the number of additional ‘loud’ events under 12-15.

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East End & Oakhurst Community Concerns

Communication/Notification

- Create one location for programming calendar.
- Enhance notification process for all programming.
- Continue text notification process for fireworks, expand beyond text for residents who struggle with tech.

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Deal Points Adjustments

Parking/Traffic

- Club to manage all McCormick events, in talks for Memorial.
- Additional support from city for enforcement.

Noise/Fireworks

- Revoke request for additional fireworks nights.
- Amend request for back to back nights to apply only when July 4th falls on a Saturday (2026, 2037 & 2043).
- Pitch clock and earlier start times has improved firework timing, average 2022 shoot was 9:26 pm.

Communication/Notification

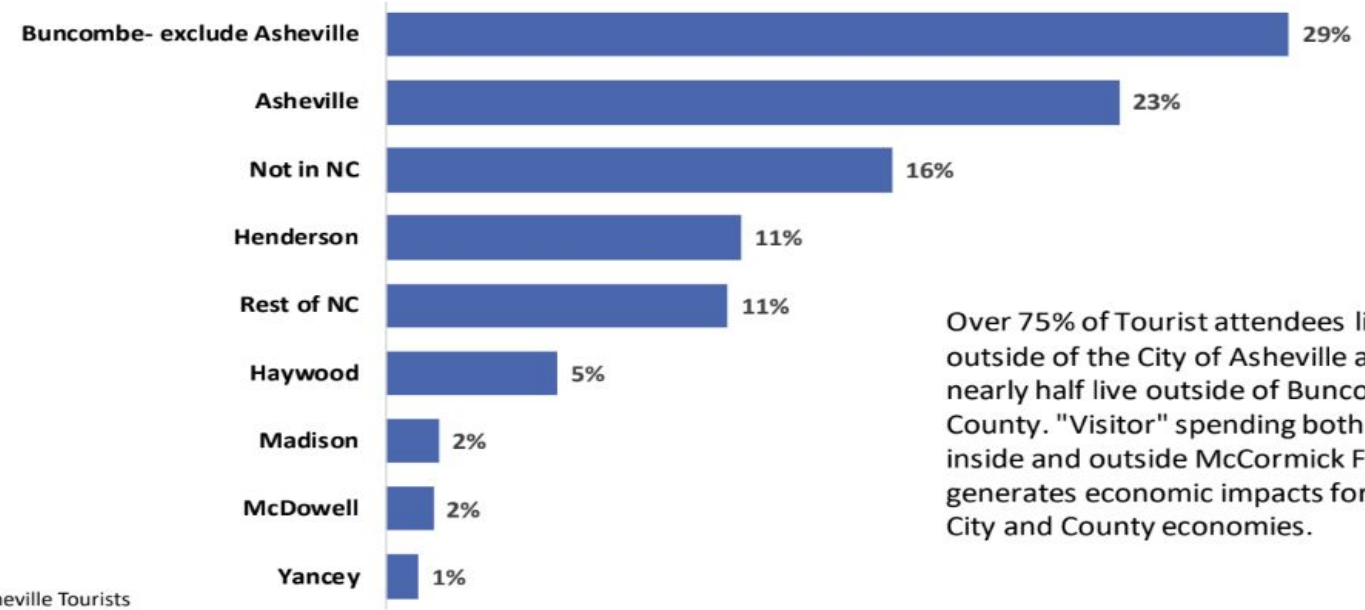
- Text/Email notification process from team.

McCormick Field:
Current & Future Facility Usage

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Who Attends Tourists Games?

Historical Attendee Origin



Source: Asheville Tourists

Over 75% of Tourist attendees live outside of the City of Asheville and nearly half live outside of Buncombe County. "Visitor" spending both inside and outside McCormick Field generates economic impacts for the City and County economies.

McCormick Field: Funding Plan

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Estimated Funding Structure

Team	$468,750/year, 20 years (average)
County	$250,000/year, 20 years
TDA	$1.95M Reallocated grant (Coxe Ave)
	$1.4M/year, 15 years
City	$875,000*/year, 20 years covers the ‘gap’

**worst case scenario*

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Potential City Contribution

Scenario	City Annual Payment
No change from partners + facility fee	$ 875,000
No change from partners + facility fee + $2M Fund Balance +	$ 715,000
No change from partners + $2M Fund Balance + $1M State grant	$ 715,000
No change from partners + $2M Fund Balance + $2M State grant	$ 636,000
No change from partners + $2M Fund Balance + $3M State grant	$ 560,000
No change from partners + $2M Fund Balance + $4M State grant	$ 485,000
No change from partners + $2M Fund Balance + $5M State grant	$ 410,000
No change from partners + $2M Fund Balance + $5.4M State grant	$ 380,000
*No indication as of today of State funding commitment towards Minor league Baseball Infrastructure Grant Program	

Impact of CIP Projects

- If utilizing Fund Balance - no effect on currently planned projects.
- Increase CIP contribution incrementally over next 2-3 years (up to total debt burden for project, estimated at a maximum of $875k annually).
- All currently planned/budgeted projects move forward as scheduled.

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Staff Recommendation

> Motion to approve a resolution authorizing the City Manager to sign a funding letter of commitment addressed to Major League Baseball regarding the City's intent to bring McCormick Field into compliance with new Player Development League facility standards.

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