



# West Valley VIEW

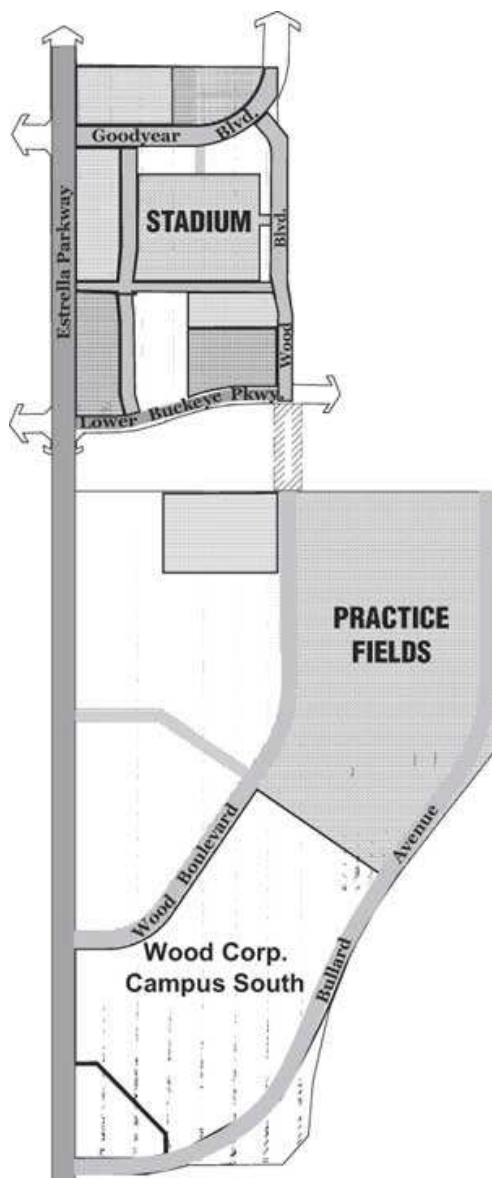
*The community newspaper of Avondale, Buckeye, Goodyear, Litchfield Park & Tolleson, AZ*

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## Goodyear to strike deals for baseball

*Developer to pay \$385 million for surrounding project*

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The Cleveland Indians won't be fielding spring training baseballs in Goodyear for several years, but planning teams already are working to ensure a successful game plan for decades to come.

The Goodyear City Council received an update on the sports complex project May 2. The complex will incorporate public and private development into a surrounding Ballpark Village developed by Rose Properties Southwest, the Wood family, JMI Sports and the city.

The stadium will be built on land owned by the Wood family southeast of Yuma Road and Estrella Parkway in Goodyear, Deputy City Manager Brian Dalke said. The stadium will be built on the northern portion of the land and a cloverleaf of practice fields will be on the southern portion.

Dalke informed the council members of upcoming agreements, which will be brought before the council during a regular meeting for approval. The work study, which lasted more than two hours, was meant to field any questions the council or members of the public had, Dalke said.

The council will be asked to approve the Wood Corporate Campus Development Agreement and PAD, Infrastructure Agreement, Land Conveyance, and Cleveland Indians Use Agreement, Dalke said.

Each agreement must be approved in order for the project to move forward, he said.

"If we don't meet agreement on any of these, the project stops," he said.

Construction of the city-owned \$56 million ballpark will begin in September. The development complex is scheduled to open in April 2008 and the stadium in February 2009, Dalke said.

The Arizona Sports and Tourism Authority agreed to reimburse 50 percent of the development costs and Goodyear voters approved a \$10 million bond for a sports complex in September 2004.

### Community investment

The city has worked out several deals to reimburse some of the costs associated with the project, Dalke said.

The land, valued at \$18.75 million, was sold to Goodyear by the Wood family for \$6.25 million.

The Wood families are fourth-generation Arizonans who own about 240 acres in Goodyear. When deciding the fate of their land, Dalke said, the family wanted to build a development that would be for the community.

"They truly wanted to do a project that would make the community proud," he said. "There was an altruistic and philanthropic type of approach, if you will, to really give something back to the community."

Because their land will feature a state-of-the-art Major League spring training baseball complex, the Wood family will have a market for its land.

"They saw an ability to put the densities, in the form of higher buildings, in to create the urban village here to allow them to - instead of wait for the market to catch up - to create the market with them," Dalke said.

## Reimbursement for infrastructure

Construction cannot begin without infrastructure such as roads, sewer and wastewater lines and landscaping. A \$5 million sales tax reimbursement deal is being offered to Rose Properties Southwest to perform these services.

"A sales tax reimbursement is a way cities, legally by state statute, can provide sales tax dollars back to a developer," Dalke said.

Rose Properties Southwest will pay more than \$385 million in costs associated with land, development fees and construction of buildings and parking structures. In turn, the city will pay the developer \$5 million in sales tax reimbursements during the next 20 years or until \$5 million is reached, Dalke said.

Rose Properties Southwest is planning to build 1.7 million square feet of buildings and 1.9 million square feet of parking, said John Ruggieri, managing director for Rose Properties Southwest.

Included in the development is 250,000 square feet of retail and entertainment space, 550 housing units, a 100-room hotel and a 300-room conference center hotel with a 75,000-square-foot-conference center, Ruggieri said.

An impact study conducted by Development Planning Finance Group estimates more than 7,000 jobs will be created and Goodyear will receive \$173 million in economic benefits during the next 20 years, he said.

"When you look at the aggregate of this project and look at the city's investment of \$6 million for land and \$5 million in sales tax reimbursement, it's a tremendous value to the city," Dalke said. "We couldn't do that as a city. We couldn't build this amount of square footage at this amount of money in an area like this."

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