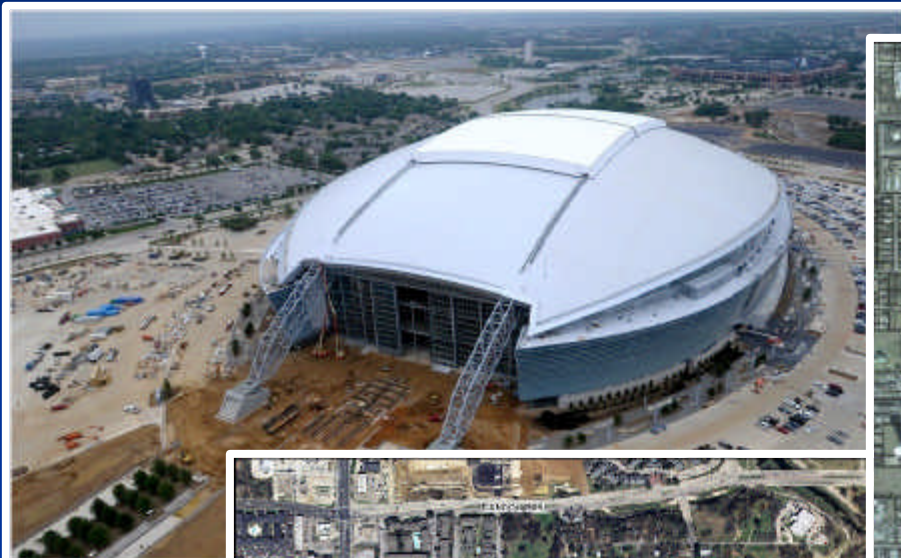
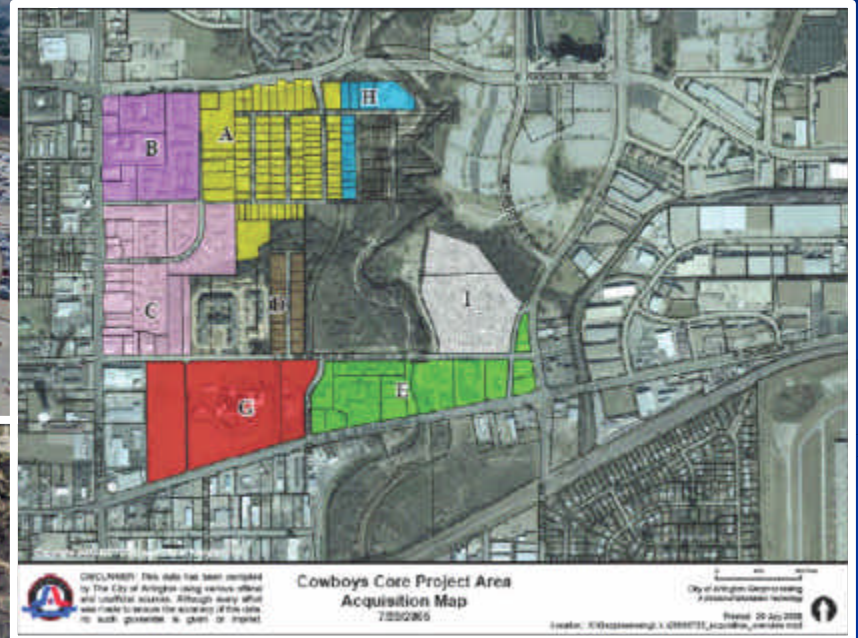


# Dallas Cowboys Complex Development Project and Other Stuff

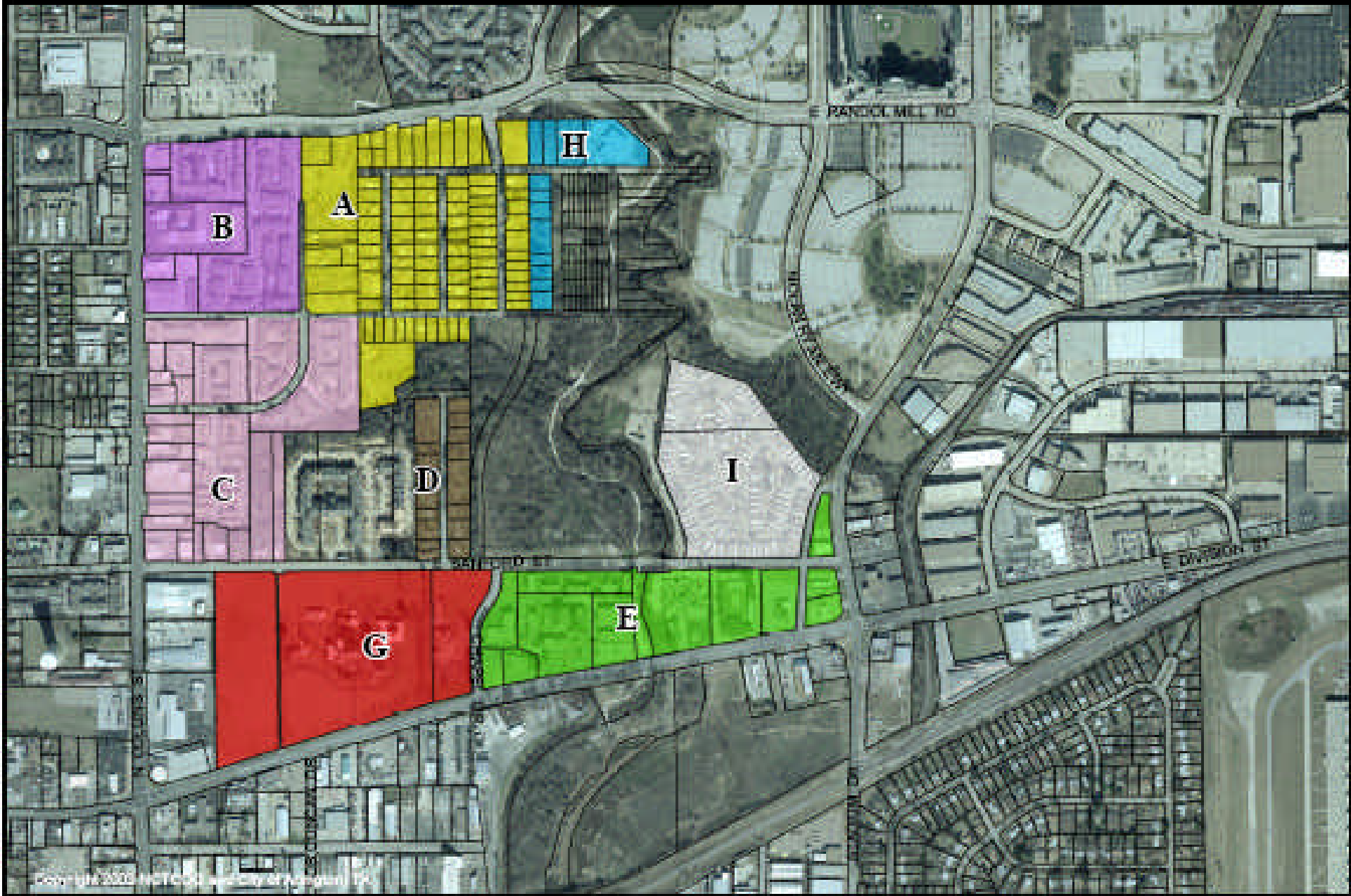


  
Manhattan



# The Deal

- **50/50 of Projected \$650M Project**
- **City – ½ cent sales tax, 2% Occupancy Tax and 5% Rental Car Tax**
- **Users – 10% Ticket Tax, \$3.00 Parking Tax**
- **Team – All Remaining Funds**
- **City Portion Capped**
- **Team Pays \$2M in Annual Rent**
- **30-Year Initial Lease with Options Up To 70 Years**
- **City Receives 5% or \$500k Naming Rights**
- **\$16.5M Contributed to Youth Programs**
- **Franchise Agreement**
- **\$100M Purchase Option**



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**DISCLAIMER:** This data has been compiled by The City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.

## Cowboys Core Project Area Acquisition Map

7/20/2005



City of Arlington Geoprocessing  
A Division of Information Technology

Printed: 20 July 2005



Location: F:\Geoprocessing\1.100000720\_acquisition\_overview.mxd

# Acquisition Summary

## ■ Total Properties Acquired - 162

- 26 Commercial
- 105 Single Family
- 7 Apartment Complexes
- 24 vacant Tracts

Voluntary – 75 (46%)

Condemnation – 87 (54%)

**Total Cost - \$79,518,148**

## ■ Relocations – 1,083

- 51 Businesses
- 927 Apartment Units
- 105 Single Family

**Total Cost - \$4,085,000**

# Pre-Election Acquisition Activities

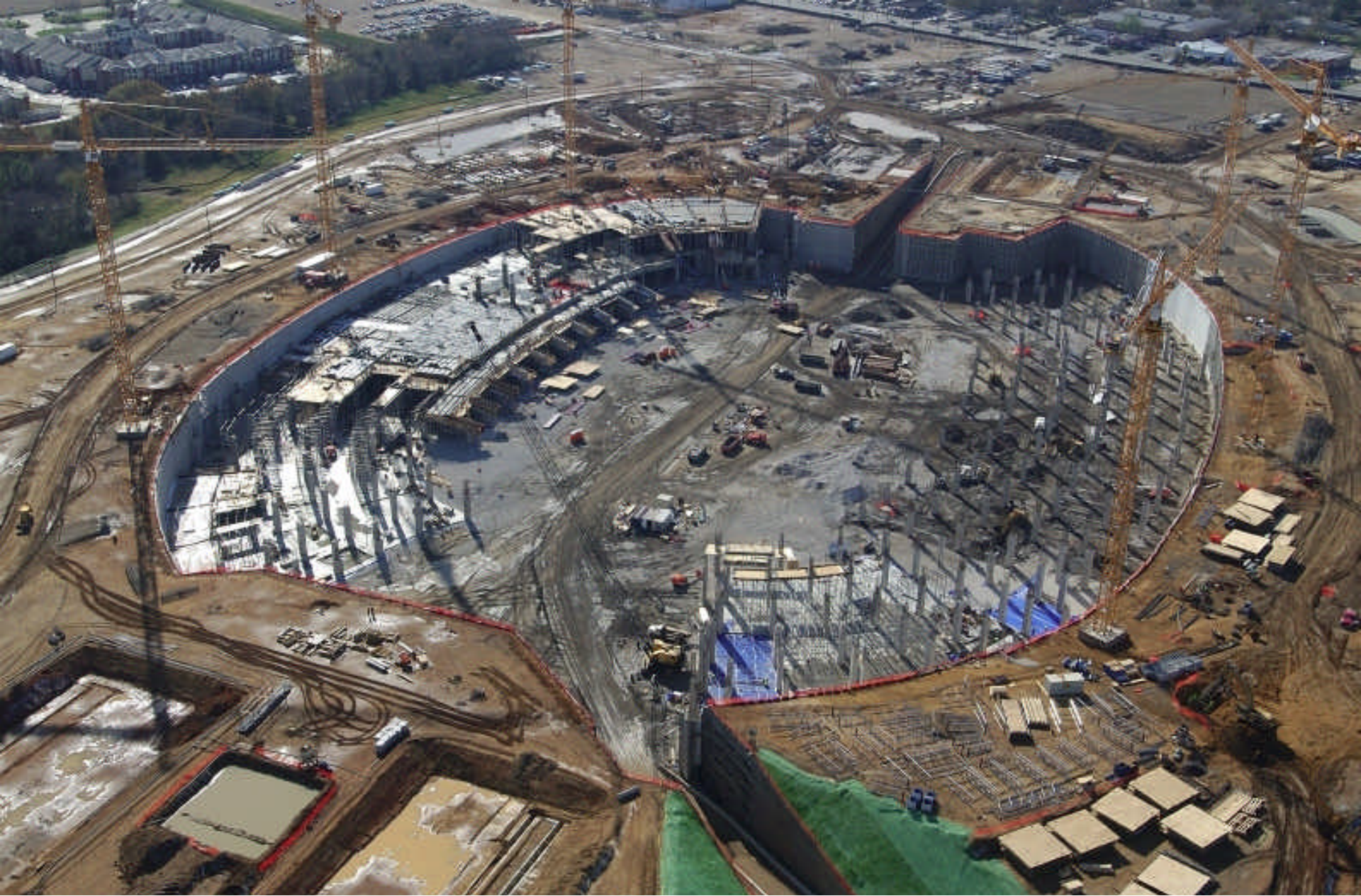
- Adopt Relocation Assistance Guidelines
- Approve Professional Acquisition Services Contract
- Coordinate with Legal Counsel
- Preliminary Title Investigation
- Establish Project Boundaries
- Contact Property Owners & Tenants in the Planned Core Project Area

# Timeline

- **November 2004** – voter approval of the Dallas Cowboys Complex Development Project
- **November 2004** – Professional services contract approved by City Council for property acquisition and relocation
- **February 2005** – Appraisal process begins
- **May 2005** – First property approved for acquisition
- **January 2006** – 155 properties acquired - Apartment Complexes 100% vacant, Single Family 66% vacant.
- **August 2007** – Last property acquired



**Cowboy Stadium Construction - May 4, 2006**



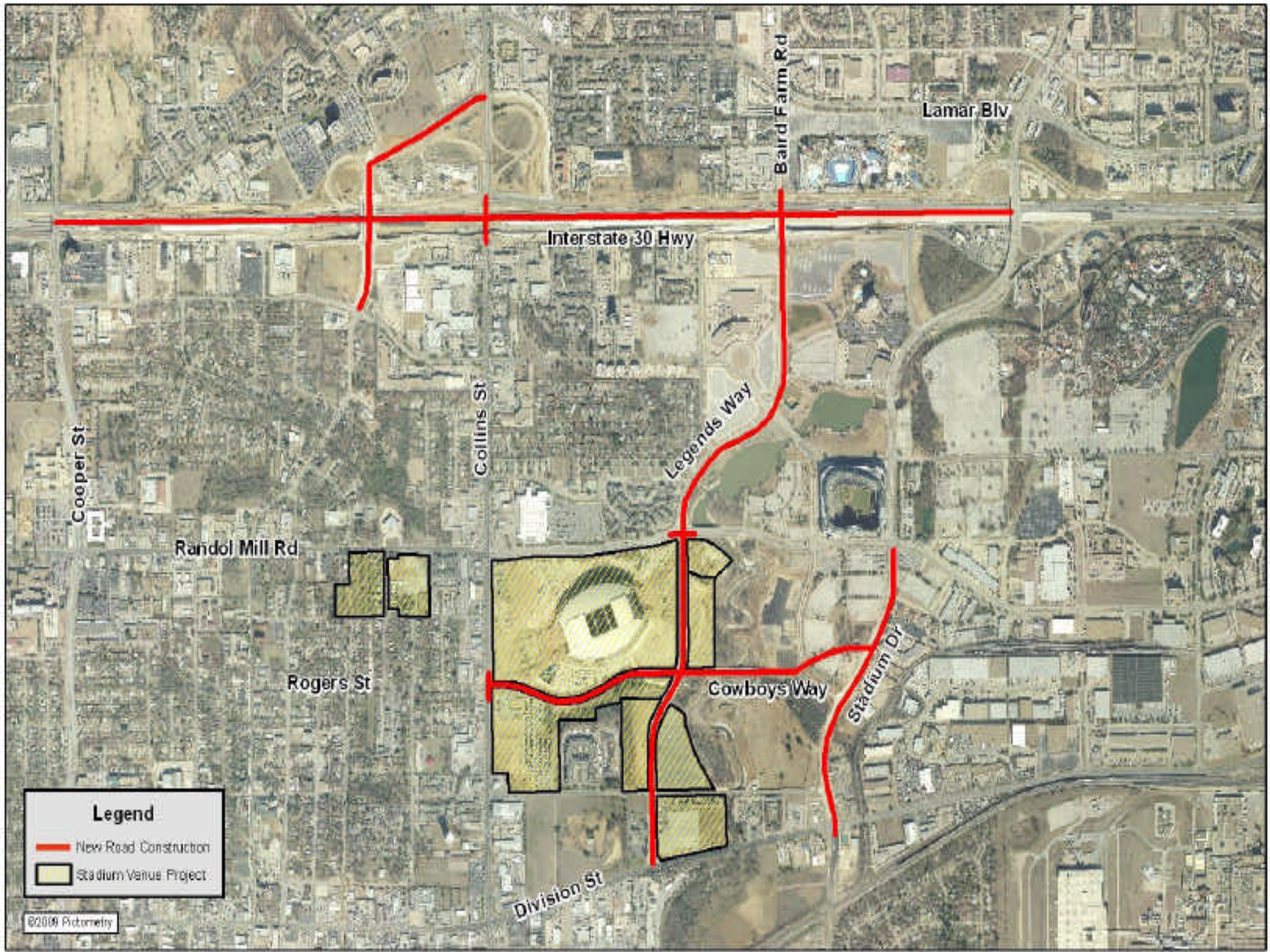
**Cowboy Stadium Construction - December 1, 2006**



**Cowboy Stadium Construction – May 1, 2009**

# Required Road Expansion Projects

- IH-30 Three Bridges Project
  - 13-month acquisition – 2 condemnations
  - 125 Parcels
  - 5 billboard relocations
- Stadium Drive
  - 6 month acquisition – 1 condemnation
  - 28 Parcels
  - 2 building demos and 1 relocation
- Baird Farm Road Extension



Lamar Blv

Baird Farm Rd

Interstate 30 Hwy

Cooper St

Collins St

Legends Way

Randol Mill Rd

Rogers St

Cowboys Way

Stadium Dr

Division St

**Legend**

-  New Road Construction
-  Stadium/Venue Project

# Success Measures

- Timely delivery of property interests
- Minimal condemnation/litigation
- Acquisition aligned with priorities of governing body
- Customer satisfaction ( internal and external )
- Acquired within anticipated budget

# Factors for Success

- Pre-acquisition activities
  - Communication with property owners
  - Title research
  - Legal Review
  - Mitigate potential problems – i.e. engineering design
- Evaluate internal processes and simplify
- Establish pre-authorized settlement amount
- Remain flexible i.e., assist with zoning, platting, etc.
- Minimize Layers between decision makers
- Leverage resources – Outsource, etc.
- Establish credibility with approving body

# Other Projects

- 78 Road, Park and Utility Projects
  - 451 Parcels
- Mineral Leasing
  - 4,853 acres
- Natural gas pipeline licenses
  - 11111 linear feet of pipeline