

**City of Minneapolis**  
**Request for Committee Action**

**To:** Community Development & Regulatory Services  
**Date:** 11/10/2015  
**From:** Community Planning & Economic Development  
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**Presented by:** Charles T. Lutz  
**File type:** Receive & File  
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**Subject:**

Major League Soccer Stadium Working Group Report

**Description:**

Providing an update of the Working Group's analysis of the potential development of a soccer stadium near the Lyndale Farmers Market area.

**Previous Actions:**

On June 19, 2015 the City Council adopted a resolution to establish a Major League Soccer Stadium Working Group to conduct an analysis and present its findings to the full City Council by the end of 2015.

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**Ward/Neighborhood/Address:**

Ward 5  
North Loop  
501, 415 and 401 Royalston Ave North

**Background/Analysis:**

The City Council resolution that created the City of Minneapolis Major League Soccer Stadium Working Group directs the Working Group to report back to the City Council by the end of 2015. This update serves as that report.

**Proposed Site**

The proposed site is located at 501, 415 and 401 Royalston Ave North in the Lyndale Farmers Market area and is approximately 10 acres. The site has excellent access to existing transportation infrastructure, including 18,000 parking spaces within walking distance. The proposed site is immediately adjacent to the intersection of I-94 and Olson Memorial Hwy. The Southwest LRT will stop at the Royalston station which would be located at the stadium's front door. The site is also within walking distance of the Target Field Station.

**Working Group Meetings**

On July 17, 2015 the Working Group met for the first time to familiarize itself with the project. It invited officials from the Minnesota United to attend the meeting. City staff presented detailed information on the planning and infrastructure context of the Lyndale Farmers Market area. Minnesota United officials presented an overview of the team and their development plans for a soccer stadium, which included building a 18,500-seat stadium, with estimated construction costs of \$150 million, and site acquisition and remediation estimated at an additional \$47 to \$50 million for a total development cost of about \$200 million. In addition Minnesota United will pay Major League Soccer a \$100 million expansion-franchise fee.

On October 14, 2015 the Working Group met for the second time for a general update on the project. Representation from the Downtown Council was in attendance and expressed support for the project. The Working Group was aware of the conversations taking place between Minnesota United officials and the City of Saint Paul to locate the soccer stadium at the former “bus barn” site in the Midway neighborhood. The Working Group directed staff to explore with Hennepin County the potential community benefits, estimated infrastructure improvement costs, and potential financial mechanisms for the project.

At this time, the working group has no further meetings scheduled.

**Financial Review:**

**No financial impact.**