

MEETING  
BEFORE THE  
STATE LANDS COMMISSION  
STATE OF CALIFORNIA

ORIGINAL

LEGISLATIVE OFFICE BUILDING  
ROOM 102  
1020 N STREET  
SACRAMENTO, CALIFORNIA

TUESDAY, AUGUST 26, 1997

1:30 p.m.

JAMES F. PETERS, CSR, RPR  
Certified Shorthand Reporter  
License No. 10063

MEMBERS PRESENT

Gray Davis, Lieutenant Governor, Chairman

Kathleen Connell, State Controller

Craig L. Brown, Director, Department of Finance

Staff Present

Robert Hight, Esq.  
Executive Officer

Jack Rump, Esq.  
Chief Counsel

Sharon Shaw  
Administrative Assistant II

Representing the Attorney General's Office

Dennis M. Eagan  
Deputy Attorney General

Public Speakers

Doug Wong, Executive Director of the Port

Jack Bair, V.P., General Counsel, San Francisco Giants

I N D E X

	<u>Page</u>
Call to Order	1
Roll Call	1
Consent Calendar approved except for C04, C52 & C41	1
Item 65, China Basin Ballpark Company	1
Adjournment	25
Reporter's Certificate	26



1 very brief overview of this item and then Doug will present  
2 the Port's conceptual plan for development in the area, and  
3 then Jack will give a brief presentation on some of the  
4 specifics for the ballpark as they relate to the Giants.

5 Item 65 is the request by the Port of San Francisco  
6 to affirm certain port approvals and findings concerning the  
7 proposed new Giants' ballpark. And as you'll note from the  
8 maps the proposed ballpark is located in China Basin, which  
9 is just to the south of the Bay Bridge.

10 The ballpark is on sovereign lands, which are  
11 granted to the Port of San Francisco. And it is for that  
12 reason that this item is before you today.

13 There is a special provision in the Public Resources  
14 Code that allows grantees and lessees of grantees to come  
15 before the Commission for a blessing of the lease that the  
16 grantee has let in the unlikely event that the Legislature  
17 were to terminate the grant to the City of San Francisco.

18 So in this procedure, you will be affirming the  
19 lease that the Port of San Francisco has already let to the  
20 Giants.

21 CHAIRMAN DAVIS: That's the guarantee to the  
22 leaseholder that the State would continue the obligations  
23 agreed to under the lease?

24 MR. HIGHT: Correct. The lease is for a 12 and a  
25 half acre site in China Basin. Three and a half acres of

1 that is not presently sovereign lands but is owned by  
2 CalTrans and the Port will buy that from CalTrans. It will  
3 become then subject to the Trust.

4 The Giants will build a 42,000-seat stadium on the  
5 area. It will have about 81 home games a year. There will  
6 be ferry service to the ballpark. There will be access-ways  
7 around the ballpark, public access-ways. There will be  
8 specialty stores.

9 The rent will be a minimum of \$1,200,000 per year  
10 when the Giants take possession of the property, which will  
11 be later this year. We'll have cost of living adjustments  
12 and will be reset in the year 2023. It has a term of 66  
13 years if both parties decide to continue it for that long.

14 An Environmental Impact Report was prepared for this  
15 project. It was approved by the Board of Supervisors and by  
16 the Port. And it has some mitigation measures in it, which  
17 have become acceptable to all of the parties.

18 With that kind of very brief overview, I'd like to  
19 turn to Doug Wong who is the Executive Director of the Port  
20 and he will give us a very brief picture of what the Port is  
21 doing with their overall development and how this is kind of  
22 a cornerstone in that development.

23 MR. WONG: Thank you.

24 Chairman Davis, Honorable Members of the Commission.  
25 I am very pleased to be before you this morning to present

1 the San Francisco Port Commission's request for determination  
2 of ground lease property at China Basin for the development  
3 of the new ballpark for the San Francisco Giants together  
4 with related commercial and public access improvements at the  
5 site which may be lawfully entered into under the Burton Act  
6 and service public trust.

7 Proposition B, which was overwhelmingly approved by  
8 the voters of San Francisco, endorsed this location for the  
9 development of this ballpark. Prop B stated that it is the  
10 policy of the people that the development of the ballpark  
11 meet and satisfy the public trust guidelines and restrictions  
12 applicable to the property of the Port of San Francisco.

13 We believe that the proposed new ballpark project  
14 will be a major contributor to public and trust values. The  
15 ballpark project will assist the Port in achieving the  
16 overall goal of its waterfront plan to re-unite the City with  
17 the waterfront.

18 Over three million people per year of all ages will  
19 come to this place of public assembly and recreation adjacent  
20 to the San Francisco Bay shoreline. This improved public  
21 usage of the waterfront together with the access provided by  
22 the newly constructed waterfront transportation improvements  
23 will promote opportunities for restaurants, entertainment and  
24 bay-oriented recreation and commercial activities on other  
25 port property and in the surrounding areas.

1           In these ways the project will be a catalyst needed  
2 to help the Port enhance and transform public access to the  
3 waterfront under the waterfront plan.

4           The ballpark project will provide new, improved  
5 public access to the waterfront. The project will extend the  
6 pedestrian walkway or port walk from the Embarcadero along  
7 the China Basin channel between the Lefty O'Doul Bridge and  
8 South Beach Marina.

9           This is a project that is not only a sound business  
10 transaction for the Port, but one which will present an  
11 exceptional opportunity to expand public access to and  
12 enjoyment along the waterfront.

13           I would now like to turn you over to Jack Bair of  
14 the San Francisco Giants, who will describe to you the design  
15 and program use of the site. At the end of the presentation,  
16 if there are any questions my staff and I will be here to  
17 answer any of them.

18           Thank you.

19           CHAIRMAN DAVIS: Mr. Bair.

20           MR. BAIR: Thank you for having me here today.

21           My name is Jack Bair and I'm the Vice President,  
22 General Counsel of the San Francisco Giants and also the  
23 China Basin Ballpark Company, the developers of the  
24 ballpark.

25           And before I go in and show you some pictorials of

1 the ballpark, I thought I'd give you a brief introduction to  
2 the context of why we are here today.

3           The Giants moved west in 1957 and in 1960 opened the  
4 new ballpark at Candlestick Point, Candlestick Park, which  
5 was christened by Richard Nixon and proclaimed the 8th Wonder  
6 of the World. Unfortunately, it didn't turn out to be the  
7 8th Wonder of the World. And in 1966, then Mayor Joseph  
8 Alioto, formed a task force to determine whether the ballpark  
9 should be torn down and rebuilt closer to downtown San  
10 Francisco. And that started the saga of the 30 years plus in  
11 San Francisco struggling to build this ballpark.

12           We went through four elections and two potential  
13 moves, one to Toronto and one to Florida, but fortunately  
14 we're here today. We've persevered. And in March of 1996  
15 there was a vote and the voters of San Francisco approved the  
16 ballpark at this location by a two-to-one margin.

17           We have been busy putting all of our plans together  
18 to be in a position to appear before you. It's a privately  
19 financed park. The first privately financed park in modern  
20 times. And in fact, it's more privately financed than Dodger  
21 Stadium because we're paying rent for the land as Doug has  
22 just described to you.

23           But we're very pleased. We've gone through the San  
24 Francisco entitlement process and received unanimous votes,  
25 more than 100 unanimous votes along the way to put us before

1 you today.

2 I want to walk through a little bit on the  
3 ballpark. This is an aerial photograph of San Francisco from  
4 the south. The ballpark will be located, with your approval,  
5 at this location. Pier 46B is the general site. It's called  
6 China Basin. This is the China Basin channel.

7 This map is probably a little bit more useful in  
8 that it explains a little bit better where it fits in the  
9 context. This is the Bay Bridge. It's about a half mile  
10 south of the Bay Bridge, a short walk from downtown where  
11 approximately 500,000 people work, live and visitors come to  
12 visit each day. And so it's in a wonderful environment.  
13 It's very accessible to a mass of people.

14 It's also very well served by public transit. And  
15 that was a very important consideration for the City and the  
16 Giants in selecting this location. The muni-metro, which is  
17 the lightrail system in San Francisco, has a stop right at  
18 the ballpark site. CalTrans, which serves the peninsula and  
19 the South Bay, has a stop one block away.

20 Also, in addition to walking down the port walk to  
21 the site, this waterfront area in San Francisco is  
22 experiencing a wonderful Renaissance. The roadway --  
23 Embarcadero Roadway is being dramatically improved. The  
24 lightrail is in the median of the roadway. And there's the  
25 Herb Caen Way, the walkway, that joins the northern

1 waterfront. And it terminates right at the ballpark site  
2 now, where there is no public access to the water beyond this  
3 location. The ballpark will open up that access way around  
4 the ballpark and continue to Herb Caen Way.

5           But this site is also well designed because it's on  
6 the water so the ferry service can be brought directly to  
7 this site. And we expect people from Marin, from Vallejo and  
8 from Alameda to come by ferry to the ballpark site. We  
9 actually have a pilot program now at Candlestick, where  
10 people are taking ferries to Candlestick and then walking for  
11 up to a half hour to get to the site. Obviously, if the  
12 ferry boat is right at the ballpark, it will be more  
13 attractive.

14           Let me go through some of the renderings for you to  
15 describe the public amenities that are present with the  
16 ballpark proposal.

17           This is a view of the ballpark from the south.  
18 Along this wall of the ballpark is the court walk area. It's  
19 a walkway, a large walkway, that's publicly accessible all  
20 the time, at night, during the day, 365 days a year to the  
21 public. And the special feature of this port walk is that  
22 there is a window, if you will, into the field. And so when  
23 you walk by the port walk without having the price of a  
24 ticket, you can look into the field and see the action. And  
25 we suspect that thousands of people might come to this site

1 even on off-game days just to take a look at the field and  
2 enjoy walking around the ballpark. That's been the  
3 experience in Baltimore and Denver and other locations.

4           There's a large public plaza at this location.  
5 There's also a large public plaza in this center field  
6 location. That's a public space that's accessible all year  
7 round.

8           This rendering does a better job of explaining the  
9 public access along the water and the center field location.  
10 You see how the port walk runs around behind the ballpark.  
11 But here we have a plaza and a terrace that's approximately  
12 35,000 square feet. And this terrace is a publicly  
13 accessible terrace on all times except for game days. And so  
14 we also have food service that we're planning here so the  
15 public can come and lunch and dine right along the waterfront  
16 and enjoy the vistas not only into the ballpark but over the  
17 Bay as well. And this, we think, will be a major public  
18 gathering spot in San Francisco for lunch-time recreation.

19           And you can see the ferry dock alongside the port  
20 walk. The other thing to point out with this picture is  
21 we're going to have 42,000 new views of the Bay. And some of  
22 these views are incredibly spectacular. And when television  
23 games are broadcast around the country, there will be  
24 beautiful vistas of San Francisco that are created not only  
25 of the Bay Bridge but the city skyline on the water. They

1 are created not only for the people sitting in the ballpark  
2 but the people watching on television as well.

3           And I should point out that the -- our fan base is  
4 regional. This is a regional team. In fact, up to 30  
5 percent of our fans come from outside of the Bay Area with a  
6 large following in Sacramento and in Fresno. And we have  
7 season ticket holders believe it or not in Nevada, in  
8 southern Oregon and Arizona. So we do serve a large part of  
9 northern California. And in fact we have reaches into  
10 southern California, where we have a substantial fan base as  
11 well. But this park will be a focus where they will all come  
12 and enjoy themselves.

13           Finally, this is a rendering that shows you the  
14 character of the ballpark along King Street. As the  
15 Embarcadero turns about a half mile south of the Bay Bridge,  
16 it turns into King Street. And so our address will be on  
17 King Street.

18           The ballpark is designed in traditional brick  
19 architecture, reminiscent of old time ballparks and the new  
20 ones in Baltimore and Cleveland to fit within the character  
21 of the south market neighborhood and also the tradition of  
22 old time baseball.

23           And this rendering also gives you an idea that  
24 there's another large public plaza in this location and  
25 there's an annex building that's attached to the ballpark

1 where there will be retail and other uses, in addition to the  
2 ballpark uses as well.

3           This again shows you the proximity to the water.  
4 And in fact one of the trademarks of our marketing effort to  
5 sell the seats in the ballpark, which have gone quite well,  
6 by the way, is the ball splashing into the Bay. Our fence  
7 line here down the line is only 308 feet. And as those of  
8 you who are big baseball fans know that the traditional right  
9 field line is about 330 feet, 325 feet. Our fence will be a  
10 little bit higher, but if you hit a 335 foot home run that  
11 will actually carry over the port walk and land in the Bay.

12           So we think this is something that will happen on a  
13 pretty regular basis and will be known throughout the country  
14 as the signature for our ballpark.

15           We're very proud of the work that we've done and  
16 also very proud of the work that we've done with the City,  
17 because they have worked very carefully with us to bring it  
18 to this point.

19           I'd be happy to answer questions that you have or  
20 Doug or other people that have come up to Sacramento today.

21           CHAIRMAN DAVIS: How many additional people are  
22 likely to get a chance to view the waterfront and the  
23 non-baseball amenities because of the extended pedestrian  
24 walkways and because of the plazas that you've constructed in  
25 association with the development of the ballpark?

1           MR. BAIR: Well, we expect an attendance level of  
2 approximately three million fans a year for ballpark events  
3 only. We anticipate having some other events here at this  
4 location, a limited number of concerts and other types of  
5 events in coordination with the neighborhood.

6           But we also expect that there will be thousands of  
7 people that come every day just to look at the ballpark. In  
8 Baltimore they have approximately 500 people who go on tours  
9 each day at the ballpark and a couple thousand people visit  
10 the ballpark to eat lunch. There's a lunch place at Camden  
11 Yards similar to the terrace in the center field area, in  
12 that it's in the warehouse building, if you're familiar with  
13 Camden Yards.

14           So we expect that a couple thousand people will come  
15 each day to this location just to look at the ballpark when  
16 there's no event. And of course three million for baseball  
17 and perhaps another couple hundred thousand for other events  
18 at the ballpark. So it's a substantial amount. And a lot of  
19 those visitors will be coming from not San Francisco itself  
20 but the region.

21           And so cities throughout the country have been  
22 attempting to build their ballparks in urban areas to capture  
23 the economics of the facility instead of building them in a  
24 suburban area with a large parking lot where people tend to  
25 drive to the venue, go to the sporting event and then drive

1 away. Here the City and the Port in particular are in a  
2 position to capture a lot of potential revenue that goes  
3 along with people visiting this location.

4 CHAIRMAN DAVIS: I thought you said that the plazas  
5 will serve lunch whether or not the Giants are in town and  
6 playing baseball?

7 MR. BAIR: Right.

8 CHAIRMAN DAVIS: So that's an amenity that allows  
9 people to enjoy the environment on a 365-day basis?

10 MR. BAIR: That's right. And we think that it will  
11 be a very, very popular location for people to come and have  
12 lunch here and brunch on the weekends and an evening stroll  
13 around the ballpark would be great.

14 CHAIRMAN DAVIS: Now is this -- this is not a Lands  
15 Commission question.

16 (Laughter.)

17 CHAIRMAN DAVIS: This is just a baseball fan. Was  
18 this right field fence built for Barry Bonds?

19 (Laughter.)

20 CHAIRMAN DAVIS: 308 feet is --

21 MR. BAIR: It was actually built --

22 CHAIRMAN DAVIS: He fouls balls that far.

23 (Laughter.)

24 MR. BAIR: The site is constrained in that it has --  
25 we only have so much space here. And so that's what created

1 the 308 foot fence. Although, Barry is quite excited about  
2 the possibilities.

3 (Laughter.)

4 MR. BAIR: Matt Williams when he played for the  
5 Giants was not very excited because we have a 340 foot fence  
6 down the left field line.

7 (Laughter.)

8 CHAIRMAN DAVIS: Let me ask you one other non-Lands  
9 Commission question. What are -- I remember going to a  
10 couple of games in Candlestick Park and I can remember going  
11 to a Dodger/Giant game in the years where Koufax would pitch  
12 and Marichal would pitch and we had these wagers of we would  
13 drink a beer a strike out that would take us into about the  
14 third inning and we couldn't go any farther. But I remember  
15 not -- we were shielded from our apparent inebriation because  
16 it was so cold.

17 (Laughter.)

18 CHAIRMAN DAVIS: We weren't aware of what damage we  
19 were doing to ourselves. So the question is, are the weather  
20 conditions improved? Is it just as cold? Are the winds  
21 blowing just as strong or have there been any improvements in  
22 the weather given the way the stadium has been designed and  
23 positioned?

24 MR. BAIR: Yes, there has. And in fact since we  
25 were privately financing the ballpark, we wanted to make sure

1 that all those questions were answered before we proposed it.  
2 And so we actually went to U.C. Davis and did a wind tunnel  
3 test there, extensive wind tunnel tests, and it's been  
4 replicated as part of the Environmental Impact Report  
5 process.

6 And the ballpark, in fact, has been oriented  
7 specifically with that in mind. Instead of opening up more  
8 and facing directly downtown with views of the Bay also, it  
9 has been turned a little bit with views more of the water  
10 than of downtown, although, from parts there will be great  
11 views of downtown as well, because the wind comes in this  
12 direction and it hits the -- actually, the front door of the  
13 ballpark, if you will. And the seating will be very  
14 comfortable. The winds here are less than Candlestick. And  
15 they are very much more predictable. So we can design a  
16 building to handle that.

17 And also in San Francisco it's, as you know, not the  
18 warmest place in California, but in San Francisco this is  
19 considered to be the warmest and sunniest spot in the city.  
20 So I think we've done our best to address those problems. At  
21 least, I think the wind will not be a significant factor  
22 here. And I think that's the most significant factor in  
23 terms of discomfort at Candlestick.

24 CHAIRMAN DAVIS: Well, I think you've done a  
25 remarkable job in serving public and private purposes. And I

1 gather this is entirely privately financed?

2 MR. BAIR: The ballpark itself is entire privately  
3 financed. The infrastructure around the ballpark is financed  
4 through tax increment.

5 And so 60 percent of the new increment of property  
6 taxes that we pay ourselves for the ballpark will pay for the  
7 financing of that. So there's no obligation for the city to  
8 finance the ballpark or the improvements from the general  
9 fund.

10 CHAIRMAN DAVIS: Any questions?

11 COMMISSIONER CONNELL: Mr. Chair, I'd like to  
12 follow-up on some of the numbers.

13 One of the major issues that I think is important in  
14 California now is the fact that the sports stadiums, whether  
15 they're baseball or -- please, sit down.

16 MR. BAIR: Okay.

17 COMMISSIONER CONNELL: -- baseball or football or  
18 even basketball forums that are now being developed are  
19 sufficient into their own revenues and are not going to be a  
20 demand upon the people of the cities in which they are  
21 located or on the limited bond capacity of those cities. So  
22 I'm pleased to hear that the revenues will be -- enable this  
23 facility to be self-supporting.

24 I had a question, though, that intrigued me about  
25 your rent. How was the rent negotiated and was it -- and

1 maybe that's more a question for you, you know, from the  
2 viewpoint of the Port.

3 MR. WONG: What we did was we basically had -- the  
4 land was appraised. And we took -- after we were able to get  
5 all the appraisal amounts put together, we basically  
6 presented that specific number to the Giants. So we knew  
7 that we had a market-value rent on the specific site.

8 COMMISSIONER CONNELL: And that is going to be --  
9 there's a cost of living factor built into that, so it goes  
10 up an --

11 MR. WONG: Correct.

12 COMMISSIONER CONNELL: -- increment each year, as I  
13 understand it, right?

14 MR. WONG: Right. There's a cost of living increase  
15 on it. And the cost of living increase begins starting --

16 MR. BAIR: I think it starts the third year and then  
17 increases every three years after that.

18 COMMISSIONER CONNELL: How is the revenue base split  
19 between the Port itself and the City/County of San Francisco?

20 MR. WONG: There are no funds that go into the  
21 general fund. All the money that is brought in through  
22 revenues is left with the Port of San Francisco. We do not  
23 tap into the general funds of the City and County of San  
24 Francisco nor do they tap into our funds.

25 COMMISSIONER CONNELL: As part of -- I know there

1 was an Economic Impact Statement that was done as part of  
2 this project as I recall reading it, which was referenced, I  
3 think, in the tax-exempt bond financing or tax-increment bond  
4 financing documents, that referred to the revenue increase to  
5 the County of San Francisco -- City and County of San  
6 Francisco because of sales tax -- retail tax increases. Am I  
7 correct, I thought I read that somewhere?

8 MR. BAIR: Yeah. There is a study that was done  
9 that indicates that the presence of the ballpark at this  
10 location would generate approximately \$125 million per year  
11 to San Francisco. Now, that's not only direct revenues but  
12 indirect revenues as well from spending in other retail  
13 establishments and so forth.

14 But in direct tax revenues to the City, the  
15 estimate, I think, is roughly \$7 million a year to the City.  
16 The Port gets the rent, but the City gets the tax revenue.

17 COMMISSIONER CONNELL: So I think, Mr. Chairman,  
18 that it is illustrative of the kind of model we may want to  
19 have in the other cities throughout California, so that the  
20 voters do not end up paying extensive amounts of dollars  
21 while our private operators, no offense, of these sports  
22 franchises have -- that operate in California we love you  
23 dearly -- but so that the voters do not end up paying the  
24 bill.

25 I mean here it seems to be a win for everyone. It's

1 a win for the City and County. It's certainly a win for the  
2 Port in the use of the land and certainly for those of us who  
3 enjoy sports. But I think it's important to put in the  
4 public record that there is this substantial increment of  
5 revenue growth for the economy of San Francisco, which is  
6 very important.

7 As I recall, there wasn't really an attractive  
8 economic alternative for the development of this piece of  
9 land in China basin. I think that was part of the  
10 negotiation strategy as well.

11 If not the Giants, what would you have used the land  
12 for that would have gotten this kind of multiplier return to  
13 all the parties?

14 MR. WONG: We would then would have taken the  
15 property and put it up for Request For Proposal and seen from  
16 the development community around the country what potential  
17 development would have brought to the site. But we are very,  
18 very excited about this specific opportunity that we have  
19 here, because we think it will be really a catalyst that will  
20 help our entire development along the southern part of the  
21 waterfront.

22 COMMISSIONER CONNELL: You may actually serve as an  
23 example for Long Beach in Los Angeles. They may want to go  
24 after the Lakers, since the Lakers are looking for a new  
25 facility. They may choose to located in one of our ports

1 down there.

2 MR. BAIR: There's been a lot of national comment on  
3 our project and the model that it has created to do it in a  
4 private manner. And I think we'll see these projects being  
5 replicated in the future.

6 COMMISSIONER CONNELL: Thank you.

7 CHAIRMAN DAVIS: Let me pursue a point that the  
8 Controller raised as in regards to revenues to the City of  
9 San Francisco. I assume those are generated by shopping at  
10 the facilities that will be co-located at the ballpark or in  
11 the surrounding area that people would visit on their way to  
12 and from the ballpark?

13 MR. BAIR: Right. I mean there's lots of different  
14 tax revenues that come into play here. In Denver at Coors  
15 Field they saw an increase of sales tax revenue of \$35  
16 million in the first year that Coors Field was developed.  
17 And the primary reason for that --

18 COMMISSIONER CONNELL: And that doesn't have a  
19 central location, I might add, as this does.

20 MR. BAIR: This is well situated to capture perhaps  
21 more than Coors Field did. But the reason why there's such a  
22 great opportunity here, is this location is -- when people  
23 take public transit or walk to the ballpark or walk from  
24 downtown to the ballpark and pass restaurants and other  
25 establishments, they're more likely to stop in and have

1 dinner or spend money and so forth.

2           And so the sales tax revenues from this and the  
3 business development that is created there by this is pretty  
4 amazing. In Denver there is approximately 40 restaurants  
5 that started in the proximity of the ballpark. They have  
6 museums. They have lots where I think approximately 3000  
7 housing units have gone up directly within a block or two or  
8 more, a short distance from the ballpark, of housing that's  
9 been generated for people who want to live nearby.

10           And I might add that Catellus Development  
11 Corporation in this map -- there's a lot of land that's  
12 undeveloped nearby -- are looking at the ballpark as a  
13 catalyst for their projects. And also for the Port in  
14 development along the waterfront in developing resources for  
15 the Port are looking at this as a catalyst for that as well  
16 because we're bringing to the table 3 million plus persons a  
17 year with money, not only games but --

18           CHAIRMAN DAVIS: The figure as I recall is 175  
19 million?

20           MR. BAIR: 125 million.

21           CHAIRMAN DAVIS: 125 million. Is that annually?

22           MR. BAIR: Yes.

23           CHAIRMAN DAVIS: And what portion of the 125 million  
24 is generated from merchandise sold within the confines of the  
25 stadium versus -- and ancillary restaurants, versus other

1 neighboring facilities of which purchases may be made nearby.

2 MR. BAIR: I don't have the direct breakdown of  
3 exactly what that is. I can tell you that the ballpark  
4 itself has some limited opportunities there, not only going  
5 to the games and buying food and beverage at the ballpark,  
6 but there's some retail establishments here as well, but the  
7 site is fairly constrained. And so the majority of those  
8 revenues will be generated in the vicinity of the ballpark  
9 and not in the ballpark itself.

10 CHAIRMAN DAVIS: Well, pardon my pun, but this is  
11 definitely a home run for Barry Bonds and presumably for the  
12 Giants.

13 Craig?

14 COMMISSIONER BROWN: I'm fine with the project.

15 CHAIRMAN DAVIS: Now, are there -- is there anyone  
16 in the audience that would like to be heard either yea or nay  
17 on this? Would anyone like to comment, offer support or  
18 criticism?

19 Hearing none --

20 COMMISSIONER CONNELL: I have one trivia question.  
21 I'm from Los Angeles. And we have just finished a series of  
22 visits to Dodger Stadium. I have two young sons 6 and 7 who  
23 play in little league, and their favorite part of going to  
24 the game is the Dodger Dog. What do the Giants have as  
25 their --

1 (Laughter.)

2 MR. BAIR: We have the Giants Dog.

3 (Laughter.)

4 MR. BAIR: I must confess I like the Dodger Dog  
5 better than the Giants Dog.

6 (Laughter.)

7 MR. BAIR: Yeah, but we have a variety of other food  
8 offerings at the park.

9 COMMISSIONER CONNELL: You don't have anything that  
10 starts with a G, I take it?

11 CHAIRMAN DAVIS: Do you have sushi?

12 (Laughter.)

13 MR. BAIR: We do.

14 CHAIRMAN DAVIS: You have sushi, but no Dodger Dog.

15 MR. BAIR: We do. And most ballpark facilities now  
16 offer just a wide array of food so that you -- if you don't  
17 like hot dogs, you don't have to eat them anymore. You can  
18 pretty much choose whatever you'd like.

19 COMMISSIONER CONNELL: All right. I move the  
20 approval.

21 CHAIRMAN DAVIS: All right.

22 COMMISSIONER BROWN: Second.

23 CHAIRMAN DAVIS: I support it as well. So the vote  
24 is unanimous.

25 And I thank you very much Mr. Wong and Mr. Bair for

1 coming up and making a presentation.

2 Do we have any other -- I know we have to do Closed  
3 Session. Do we have any other items?

4 MR. HIGHT: No other items on the open agenda, Mr.  
5 Chairman.

6 I would just like to personally thank Doug and his  
7 staff Jesse Smith with the City Attorney's Office, Julie Van  
8 Nostern from the City Attorney's office and Mark Mihaly from  
9 Shute, Mihaly and Weinberger for all of the work and effort  
10 that they did, and Blake Stevenson, Dave Plummer and Dennis  
11 Eagan with the Attorney General's Office.

12 This was a real team effort and it took a lot of  
13 work to get here. And I want to thank them all for all their  
14 work.

15 CHAIRMAN DAVIS: Just make one closing comment. I  
16 was struck by, Mr. Wong, your earlier comment about -- maybe  
17 it was Mr. Bair -- about how many unanimous votes this  
18 project has received. And it just reminded me anew that  
19 developers, if they do their homework can build productive  
20 projects and win widespread community support.

21 Obviously, this project offers benefits to the  
22 community that didn't exist before, opportunities that  
23 weren't there before and one large support not only at the  
24 ballot box but at the various forums through which this  
25 project had to pass before it gained legal acceptance.

1           So it's, you know, people still complain about the  
2 business climate in this state, and occasionally with good  
3 reason, but it does show that good things can happen if  
4 people are thoughtful when they plan the project at the  
5 outset and follow through and reach out to the community.  
6 And if you listen to the community occasionally some of their  
7 suggestions are well founded and you incorporate them into  
8 your project and they not only improve the project but you  
9 win some converts.

10           So again I commend you for a job well done.

11           How many unanimous votes do you have now?

12           MR. BAIR: It's up over a hundred.

13           CHAIRMAN DAVIS: Over a hundred.

14           COMMISSIONER CONNELL: Over a hundred. You get your  
15 own batting record.

16           CHAIRMAN DAVIS: So if there's no more public  
17 business, we'll conclude the public meeting and we'll ask  
18 everyone who's not permitted to stay in the closed session  
19 meetings to depart so we can commence the closed session,  
20 which will be in about two minutes.

21           (Thereupon the State Lands Commission meeting  
22 adjourned at 2:15 p.m.)

23

24

25

CERTIFICATE OF REPORTER

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I, JAMES F. PETERS, a Certified Shorthand Reporter of the State of California, and Registered Professional Reporter, do hereby certify:

That I am a disinterested person herein; that the foregoing State Lands Commission meeting was reported in shorthand by me, James F. Peters, a Certified Shorthand Reporter of the State of California, and thereafter transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said State Lands Commission meeting nor in any way interested in the outcome of said hearing.

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of September, 1997.

✠



JAMES F. PETERS, CSR, RPR  
Certified Shorthand Reporter  
License No. 10063