

## RESOLUTION NO. 05-R-

A RESOLUTION OF THE PASADENA CITY COUNCIL  
APPROVING A RENOVATION AND MODERNIZATION OF  
THE ROSE BOWL STADIUM

The City Council of the City of Pasadena hereby resolves as follows:

Section 1. The Rose Bowl Stadium (the “Stadium”) was first constructed over eighty years ago with a capacity of 57,000 patrons. Over time, the Stadium has been renovated to enclose the south end of the stadium, expand seating capacity, and to add press boxes and luxury suites, among other changes. However, the Stadium has not been renovated to include amenities currently being offered at state-of the-art football stadiums. Due to its age, the Stadium is also in need of significant capital maintenance and improvements.

Section 2. The situation facing the Stadium is also being faced by other older stadiums throughout the country. For example, the stadium at Ohio State University, which was built in 1922, underwent a \$194 million renovation in 1999. The stadium at the University of Texas, which was built in 1924, underwent a \$95 million renovation also in 1999. The stadium at the University of Wisconsin, which was built in 1917, underwent a \$99 million renovation in 2004 and the stadium at the University of Michigan, which was built in 1928, recently announced plans for a \$200 million renovation.

Section 3. The City has been presented with the opportunity to have a renovation and modernization of the Stadium funded by the National Football League (the “NFL”) in conjunction with a lease of the Stadium to an NFL team.

Section 4. The City Council supports the renovation and modernization of the Stadium as well as a lease with the NFL to fund the renovation and to transfer Stadium operational costs to the NFL.

Section 5. The City Council hereby approves the submission of a proposal to the NFL to renovate and modernize the Stadium in general accordance with the conceptual design attached as Exhibit A and the principal term sheet attached as Exhibit B (together, “the Project”).

Section 6. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Section 2100 *et seq.* (“CEQA”), and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*). An Environmental Impact Report was prepared and the City Council has certified the Final Environmental Impact Report (“FEIR”) and made environmental findings in connection with the approval of the Project in Resolution No. \_\_, including adopting a Statement of Overriding Considerations and a Mitigation Monitoring Program. That resolution is attached hereto as Exhibit C and incorporated herein by this reference.

Section 7. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and her certification to be entered in the Book of Resolutions of the Council of this City.

Adopted at the meeting of the City Council on the 9<sup>th</sup> day of May 2005, by the

following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Jane L. Rodriguez  
City Clerk

APPROVED AS TO FORM:

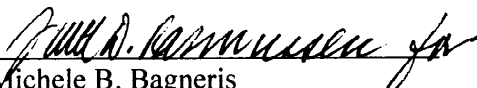
  
Michele B. Bagneris  
City Attorney

EXHIBIT A

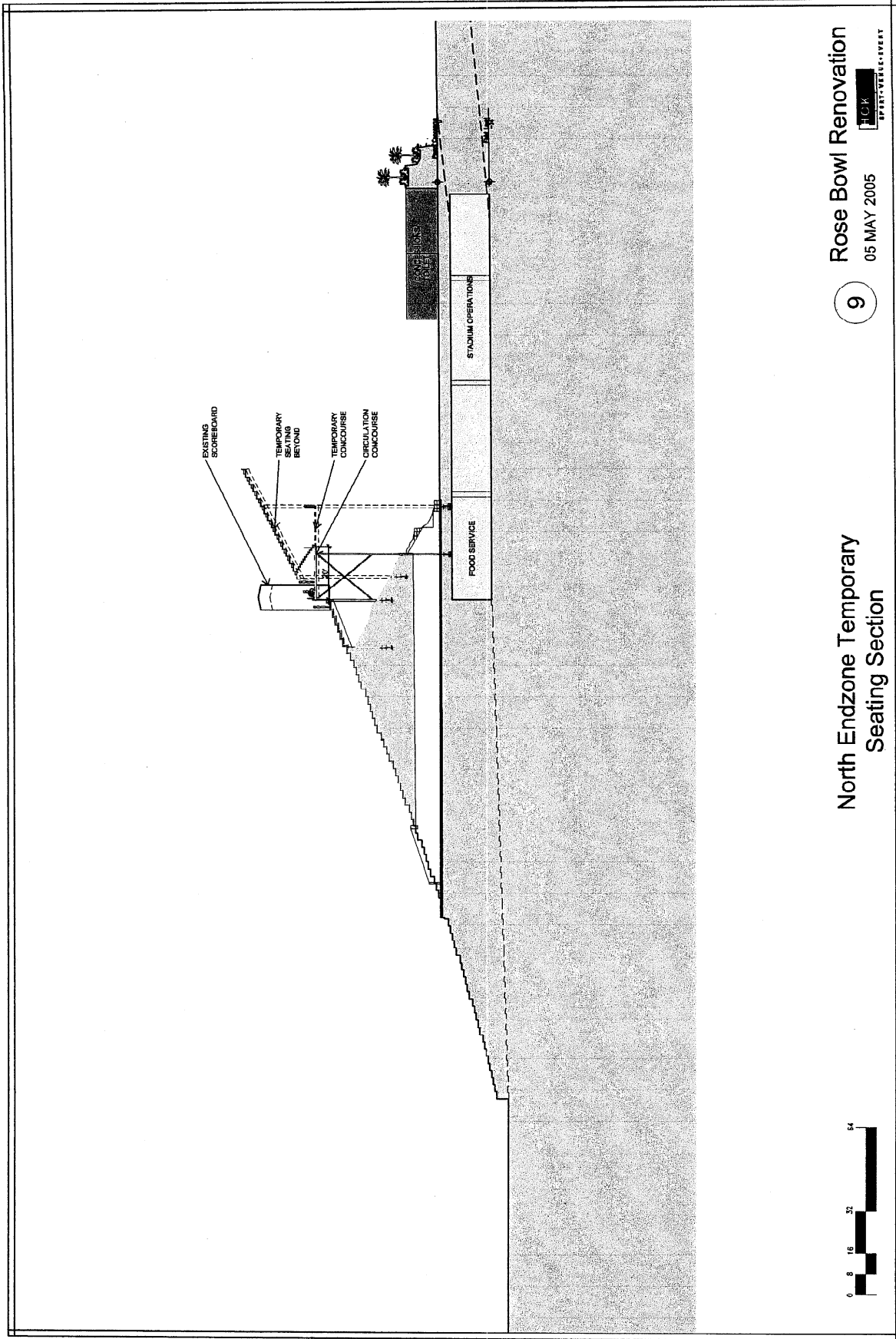
[Conceptual Design]

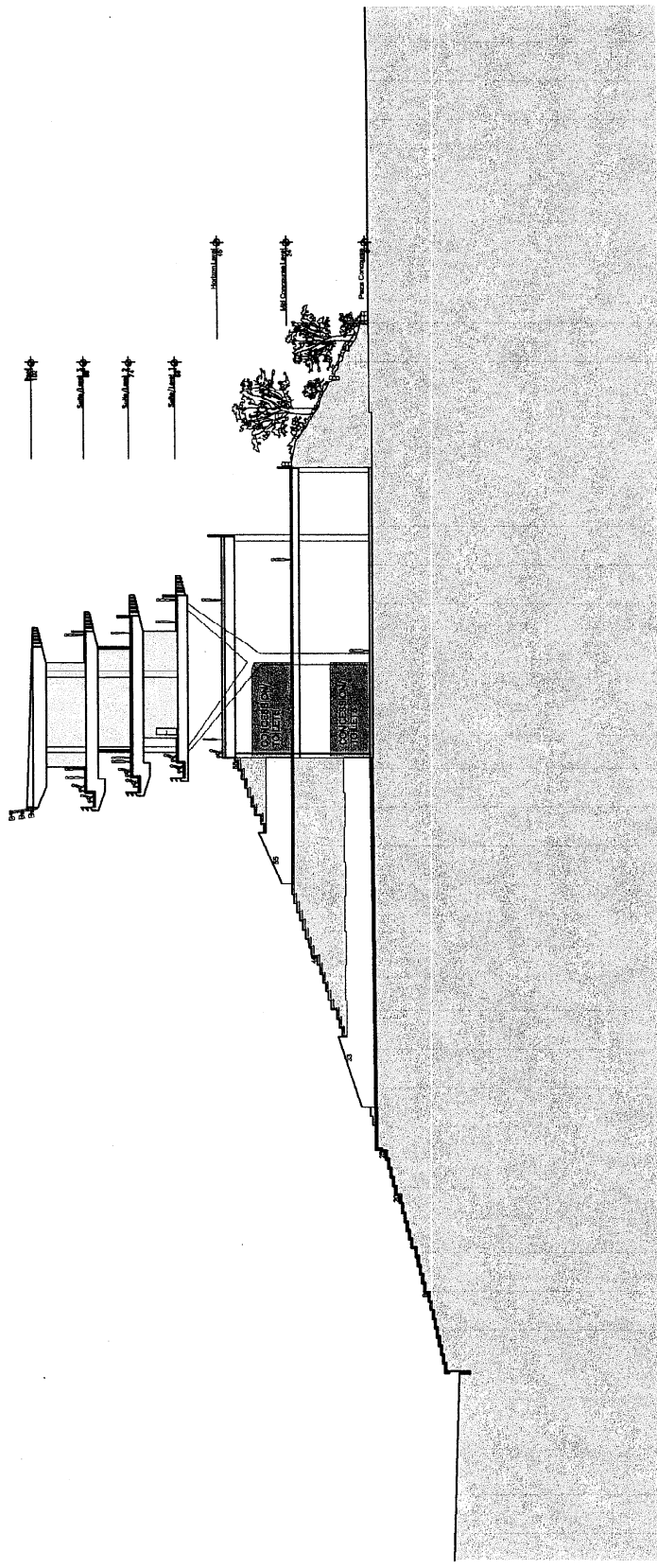
EXISTING SCOREBOARD  
 TEMPORARY SEATING BEYOND  
 TEMPORARY CONCOURSE  
 REGULON CONCOURSE

STADIUM OPERATIONS  
 FOOD SERVICE



North Endzone Temporary Seating Section





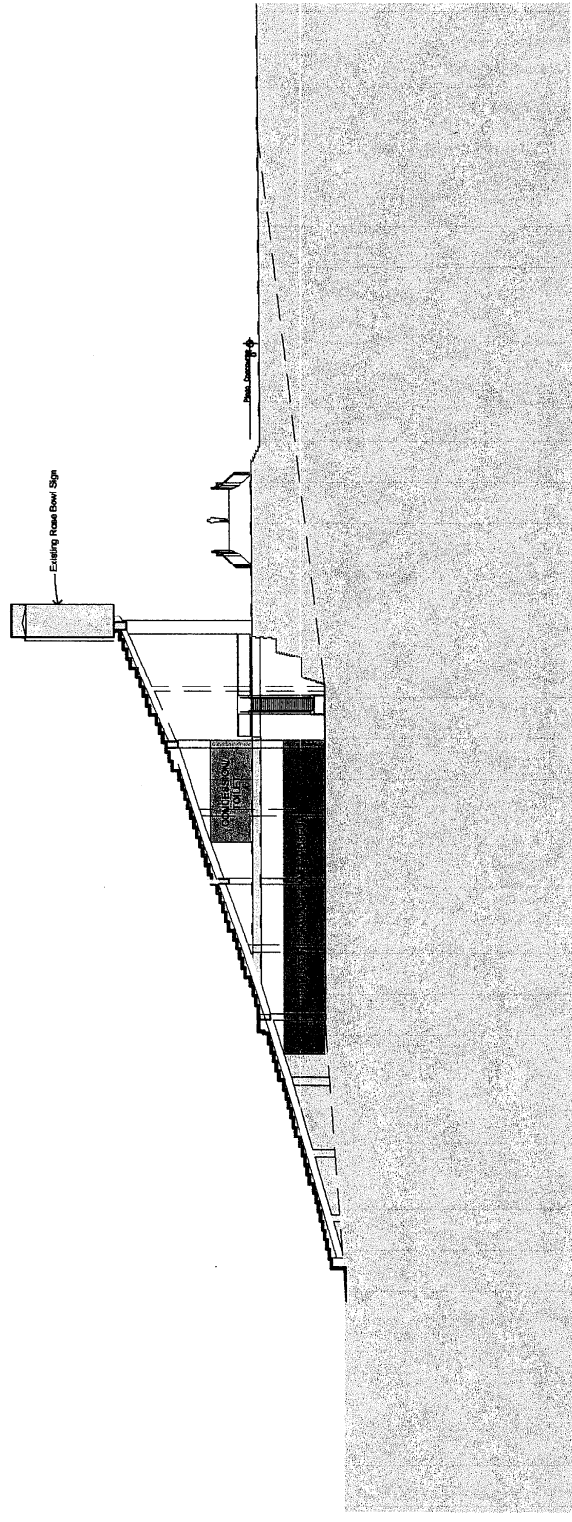
Rose Bowl Renovation  
 05 MAY 2005



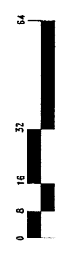
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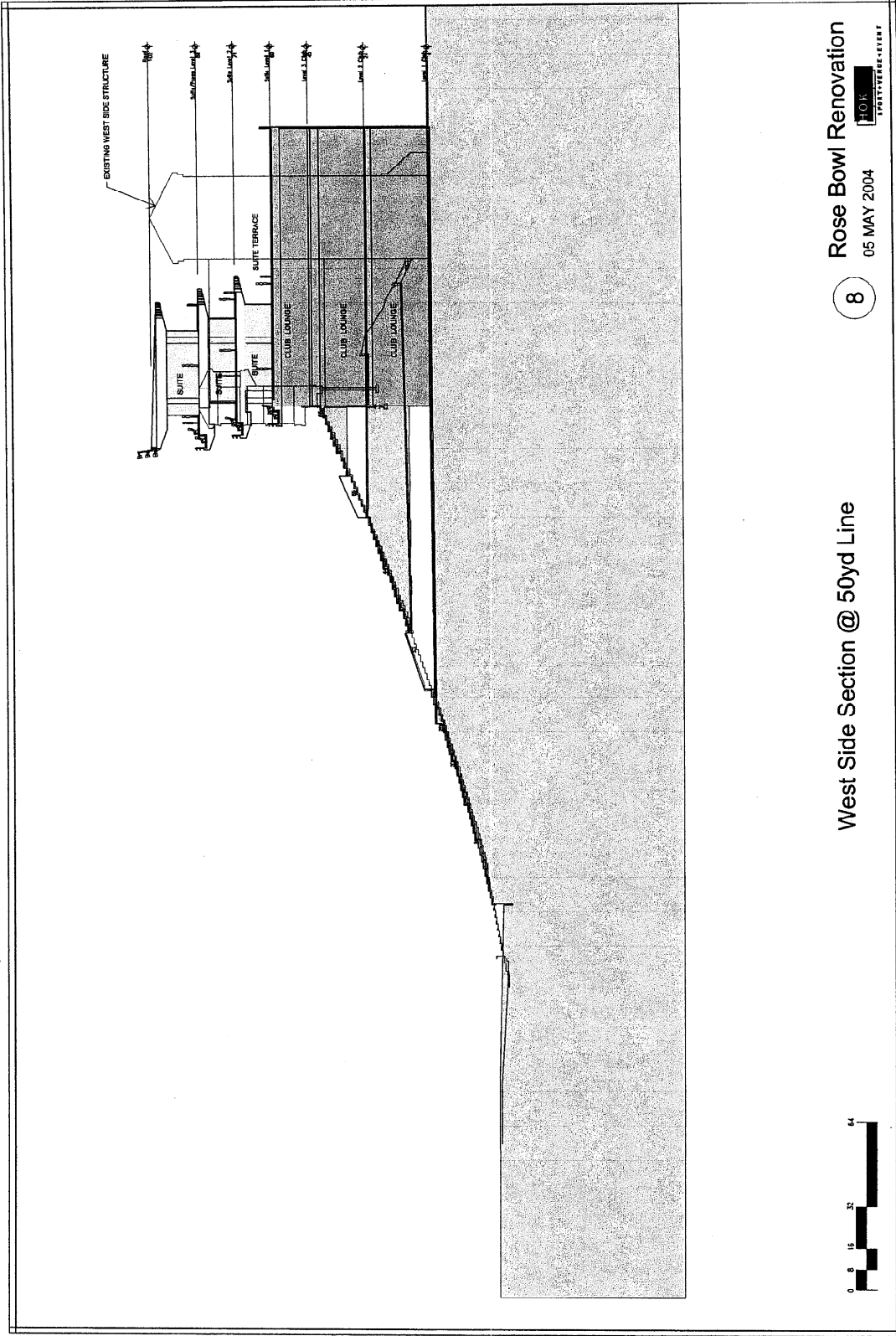
East Side Section @ 50yd Line



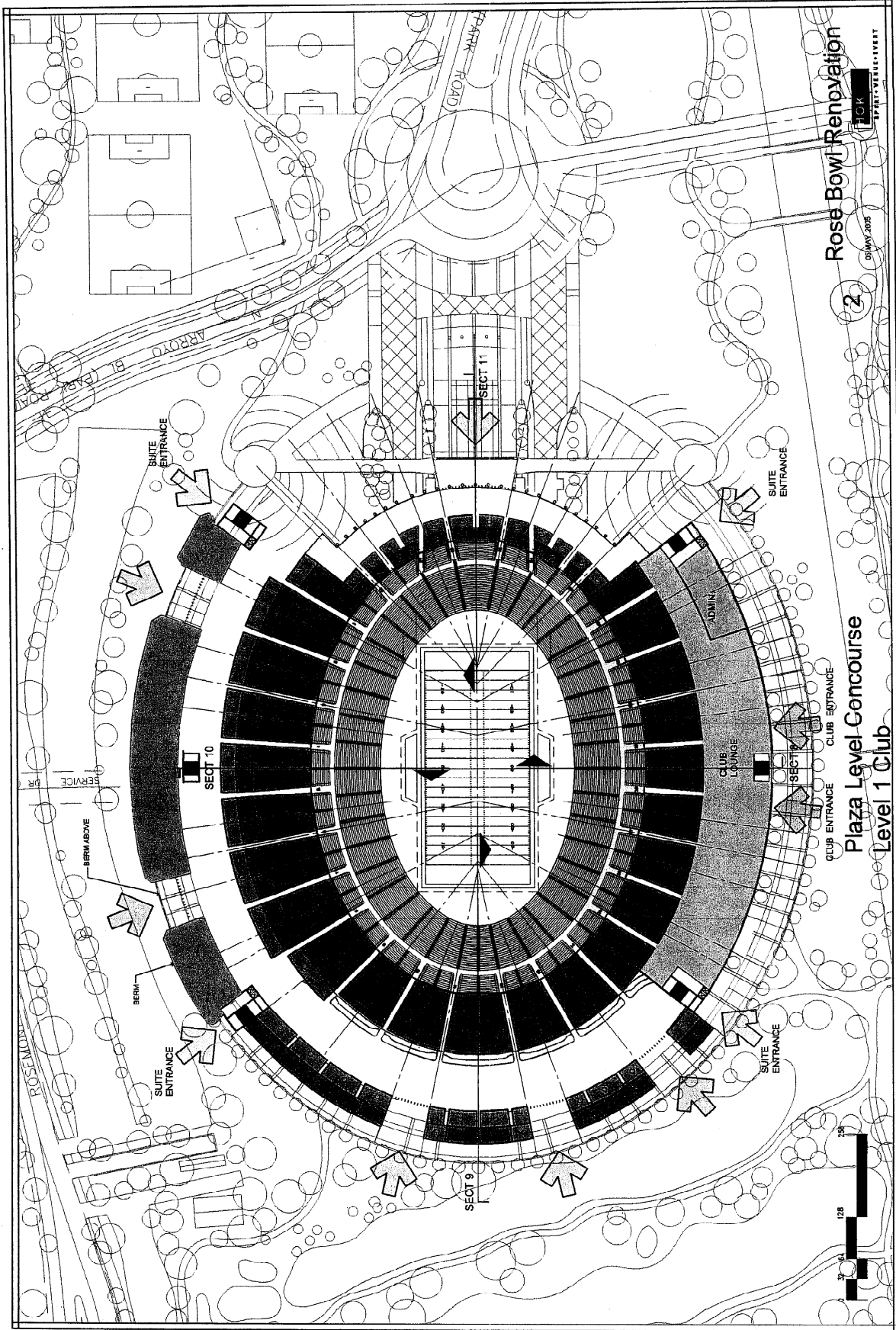


South Endzone Section









Rose Bowl Renovation

FIG. 2

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PERKINS+WILL

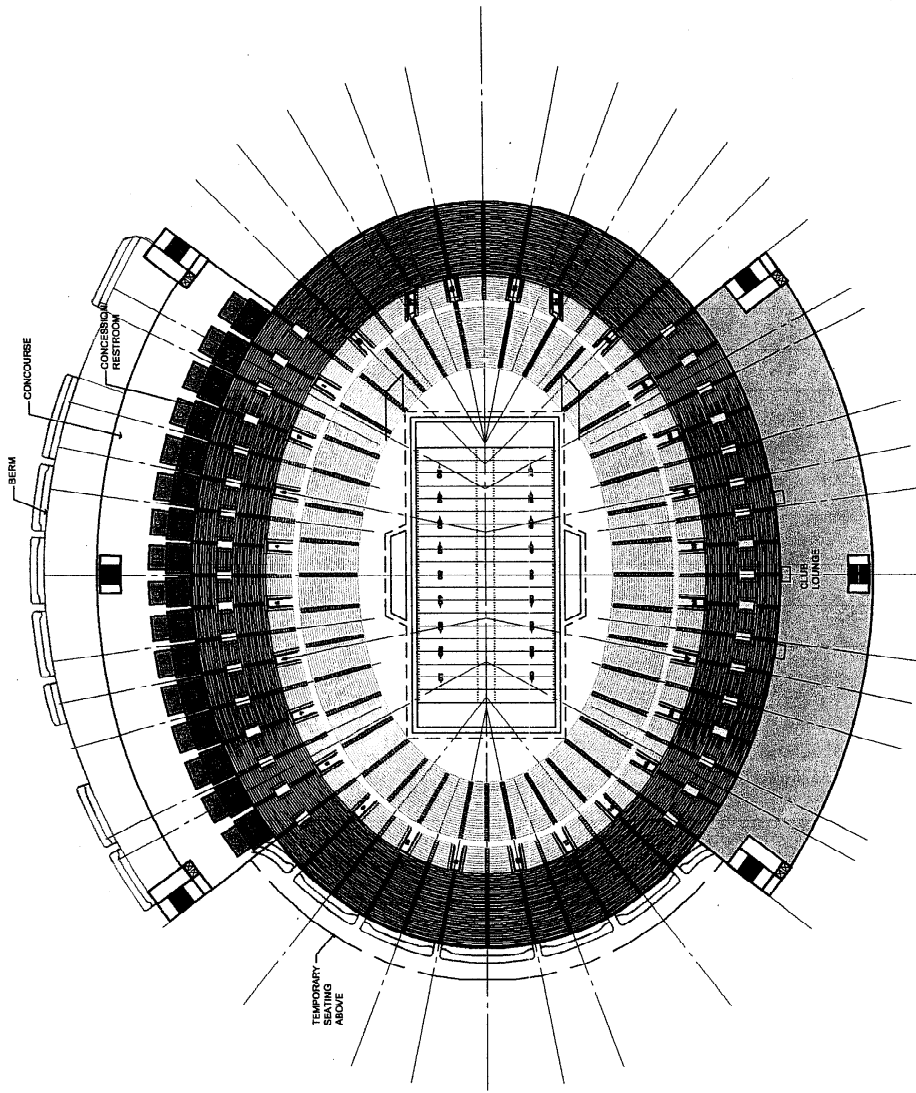
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Plaza Level Concourse

Level 1 Club

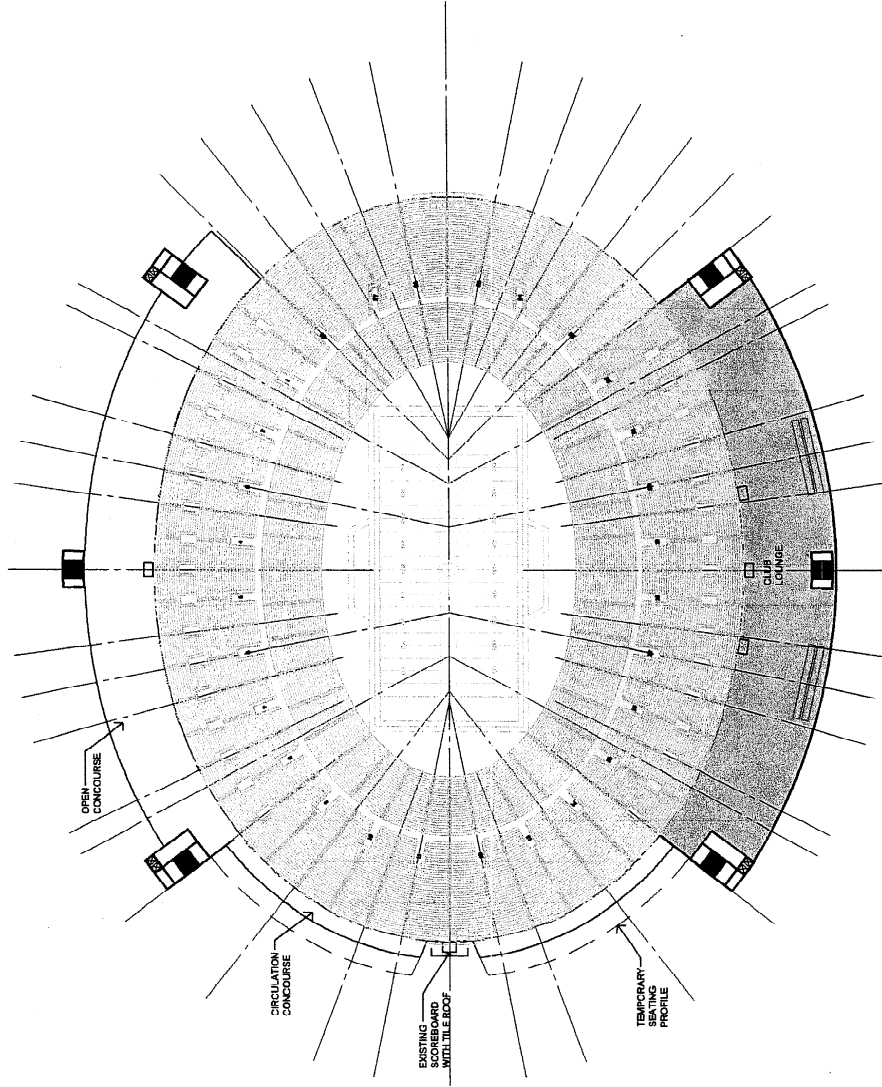


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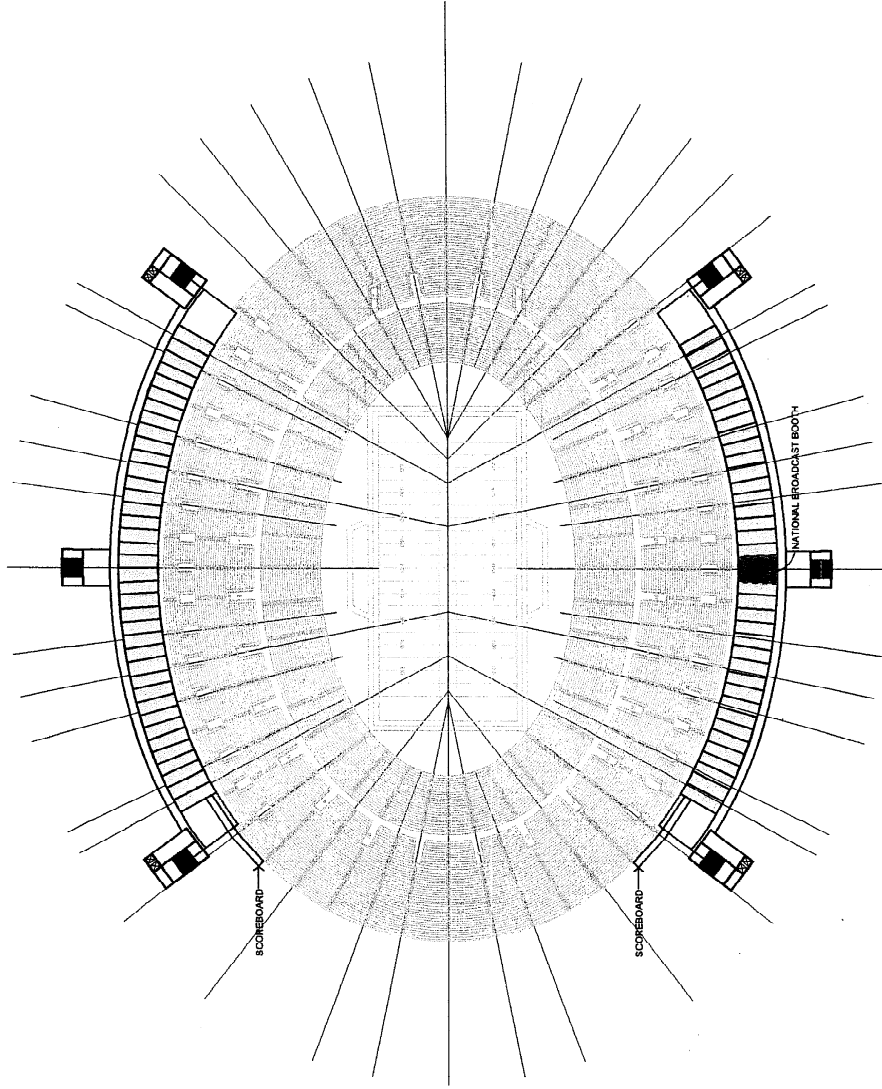
Mid Concourse  
 Level





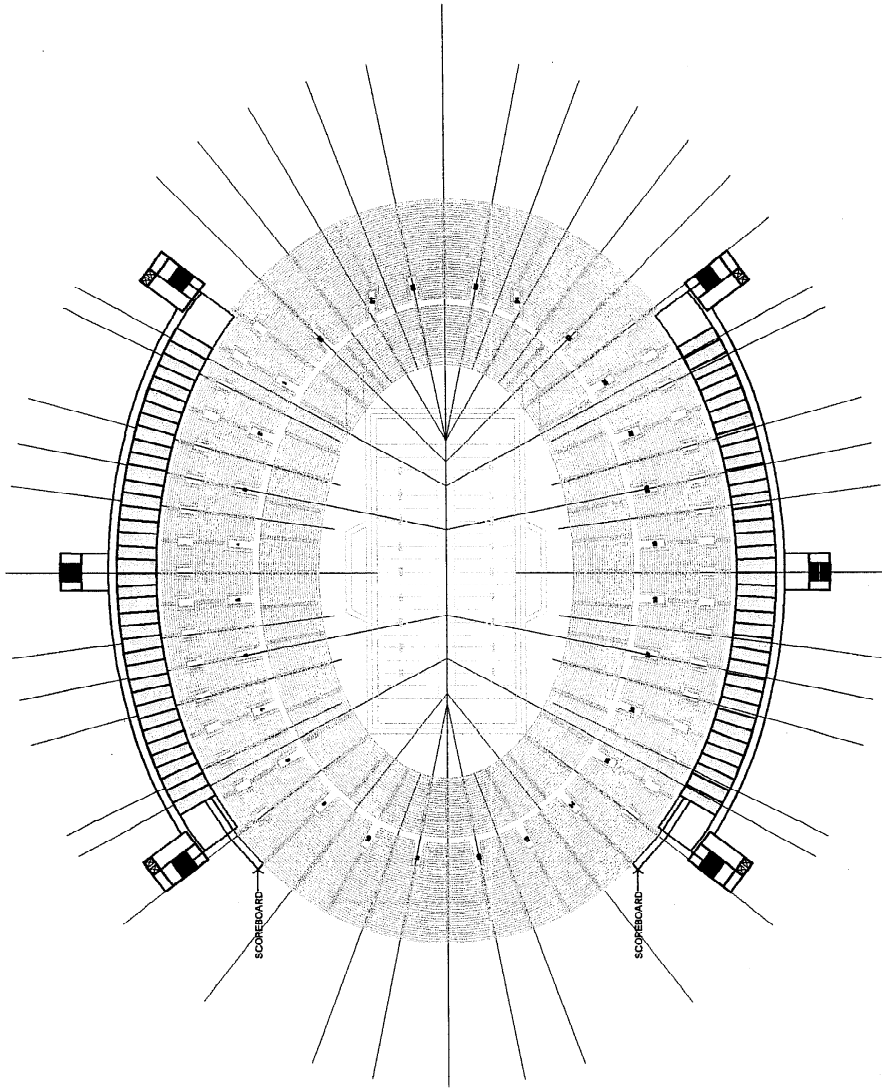
Horizon Level  
 3 Club

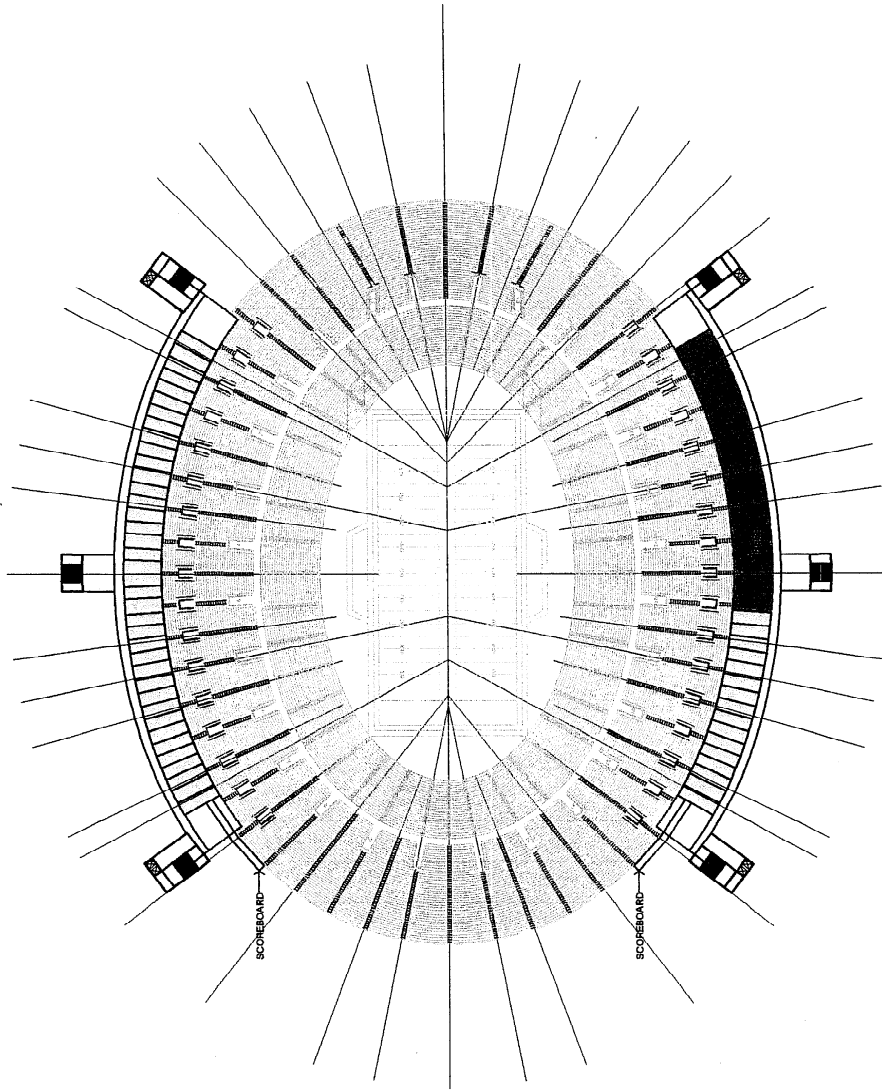




**Suite Level 1**  
**74 Suites**

5





Suite/Press Level 3  
54 Suites



**EXHIBIT B**

[Principal Term Sheet]

**PRINCIPAL TERMS FOR**  
**LEASE WITH THE NATIONAL FOOTBALL LEAGUE FOR USE OF**  
**THE ROSE BOWL STADIUM**

1. The NFL would enter into a 25-year lease of the Rose Bowl with up to six extension terms of five years each. The NFL would rehabilitate the Rose Bowl according to a City Council approved design, which is intended to maintain the building's designation as a National Historic Landmark. The rehabilitation would be paid for by the NFL and the Rose Bowl would be home Stadium for an NFL team;
2. The City would continue to own the Rose Bowl and the RBOC would continue its oversight role related to the tenants using the Rose Bowl. The RBOC will enter into a Management Agreement with the NFL for the day-to-day operations, management, maintenance and repair of the Rose Bowl based upon agreed upon standards;
3. If the NFL deal is consummated and implemented, the NFL will invest an estimated \$500 million to \$600 million in Stadium improvements. The RBOC will no longer be obligated to expend an estimated \$12 million towards Stadium improvements required under the City/UCLA 20 year agreement and will save nearly \$18.7 million in debt service costs over a 16-year period. In addition, RBOC will not have to expend nearly \$550,000 per year for ongoing capital maintenance improvements to the Stadium, thus saving an accumulative approximately \$8.8 million over a 16 year period. Thirdly, under a proposed management agreement with the NFL for the Rose Bowl Stadium, the RBOC will be able to reduce approximately \$3 million in Stadium operational costs per year. After assigning its interest in UCLA and Tournament of Roses revenues, the RBOC will save approximately \$1.8 million over a 16-year period;
4. The NFL would pay rent for use of the Rose Bowl Stadium;
5. The NFL would pay for all operations, maintenance, capital, repairs and improvements for the Rose Bowl during the lease term, subject to agreed upon standards;
6. There would be no more than 25 events annually at the Stadium with attendance of greater than 20,000 people. Up to eight of these events would be for the use of UCLA, up to two for the Tournament of Roses, and the remaining events for use by the NFL. There would be no more than 20 events annually at the Stadium with attendance of between 2,000 people and 20,000 people;
7. The City has the right to impose a parking surcharge on parking in the Arroyo on event days. The proceeds from the surcharge will be utilized to finance improvements related to the areas surrounding the Stadium within the Arroyo;
8. The NFL would protect the Tournament of Roses and UCLA from adverse financial impacts caused by alterations to the Stadium;



9. The NFL would bring Super Bowl games to the Rose Bowl during the term of the lease;
10. The NFL would provide public benefits to Pasadena, including participation in local non-profits and youth programs, and local employment during construction and for Stadium operations;
11. The NFL may name the Rose Bowl field, gates and plazas (i.e. XYZ Field at the Rose Bowl). They may not name the Stadium without prior City approval;
12. The City/RBOC would control all of the areas outside of the Stadium secured perimeter, but the NFL would have priority use of 18,000 parking spaces for their major events; use of 5,000 spaces for their medium events; and use of 500 spaces for small events and miscellaneous use.

EXHIBIT C

[Environmental Findings Resolution]

SEE ATTACHMENT A

**Design Mitigation  
Breakdown of Project by Level**

Field/Service Level

*This level contains the playing field and, at the north end of the stadium, a new loading dock, stadium operations, administration, football team facilities (locker rooms, training facilities, and related spaces), and food service operations. A team store and/or Hall of Fame, field level media space, and other spaces may be located within existing space at the south end of the stadium.*

Stadium Plaza/Plaza Concourse Level/Level One Club

*This level would be at grade and would replace the existing exterior concourse, toilets, and concession stands. Ticketed entrances would be located at the perimeter. Typical amenities found at this level would include toilets, concessions, novelty stands, first-aid stations, team retail store, sponsor displays, ATMs, public phones, drinking fountains, and similar conveniences. Club lounge and support areas (i.e. kitchens, pantries, storage) may be located on the west side of the stadium within the new Club structure.*

Mid Concourse/Level Two Club

*This level would be located approximately 20 feet above grade on the east and west sides of the stadium and would include amenities similar to the Plaza Concourse Level. New vomitories (tunnels) would provide access to the seating bowl also on the east and west sides. Club lounge and amenities would be provided along the west side of the stadium within the new Club structure, as well as some stadium administration areas.*

Horizon/Level Three Club

*The Horizon Level would be located at the top of the seating bowl on the north and east sides and provide a platform for temporary expansion seating and general spectator circulation. The new scoreboard and video system would be located on this level to the east and west of the north end zone. The Level Three Club would be located on the west side of the stadium in the Club structure.*

Suite Levels 1, 2, and 3

*These structures would be located directly above the Horizon Level and Level Three Club along the east and west sides of the stadium, respectively. The first two levels would be comprised of suites and associated circulation and support areas. Approximately one-half of Suite Level 3 on the west sideline would be dedicated to the press box. Approximately 3,000 seats would be distributed in approximately 200 suites.*