

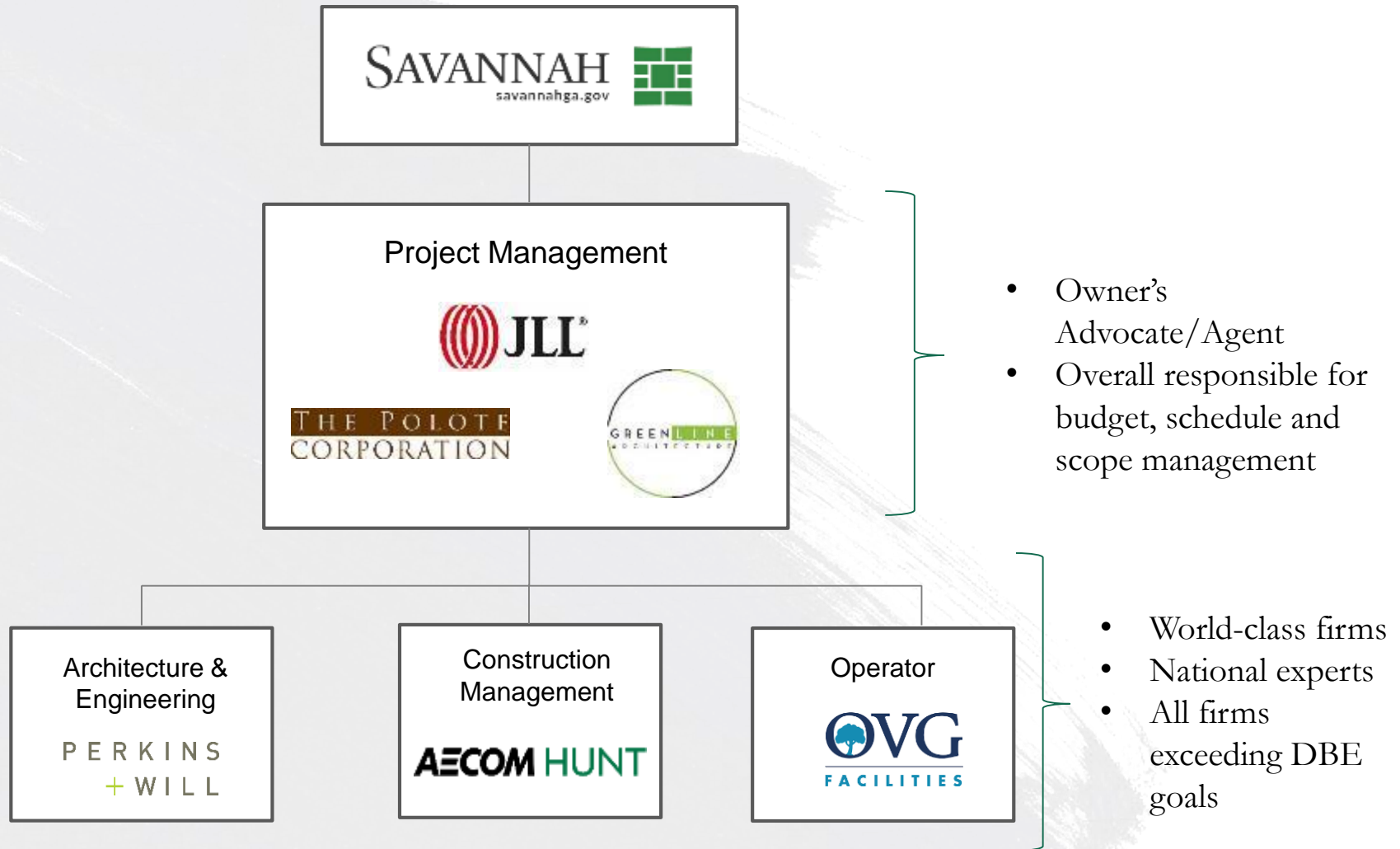
Savannah Arena

1st Quarter Project Update

May 9, 2019

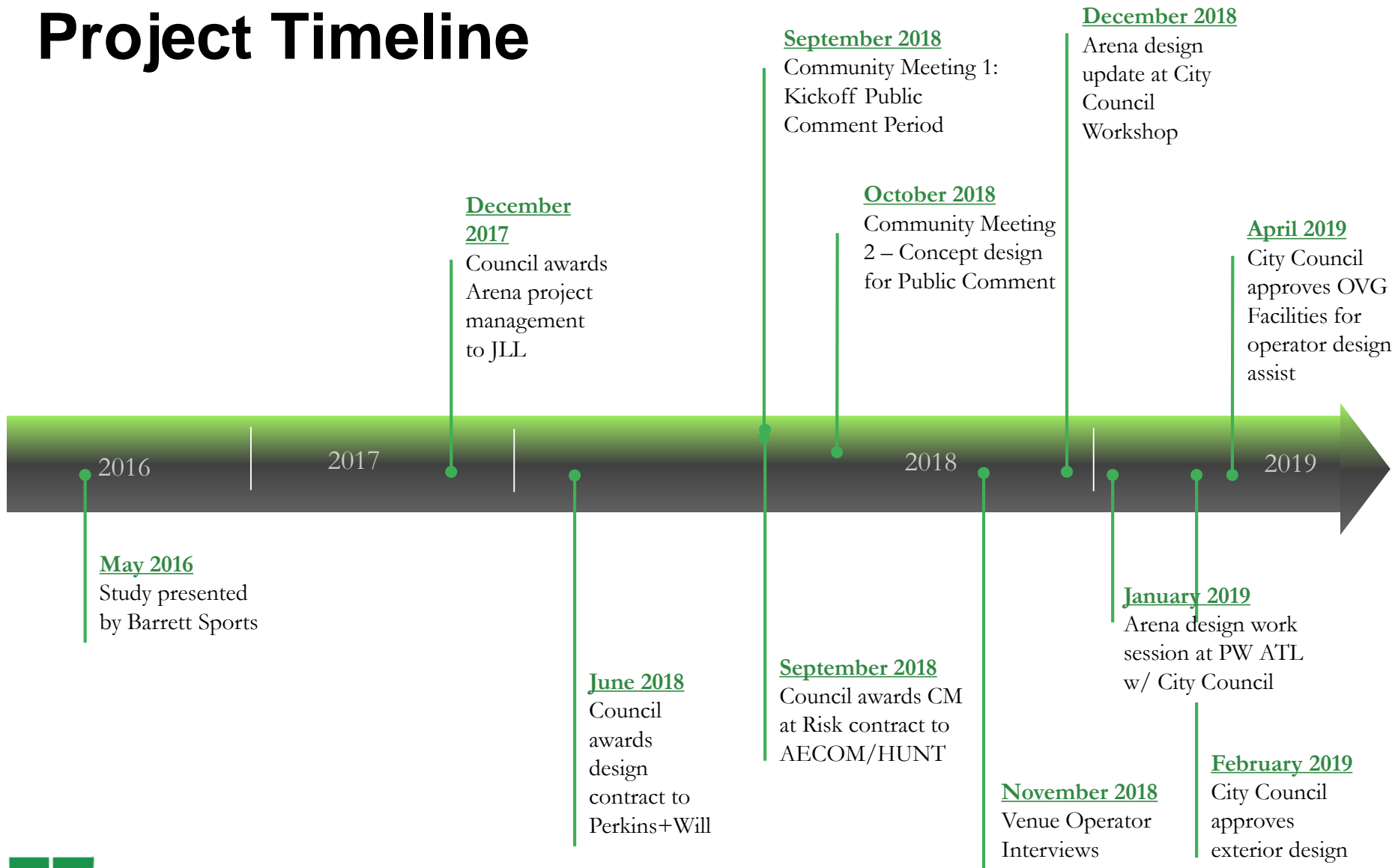


Project Team





Project Timeline



Barrett Sports Group Study

Finish Date: May 2016

Market Analysis:

Preliminary Facility Characteristics

Site Considerations

Preliminary Construction Cost
Estimates

Financial Analysis

Economic Impact Analysis

Arena Program Results:

360 degree – 8,500-9,500 seats

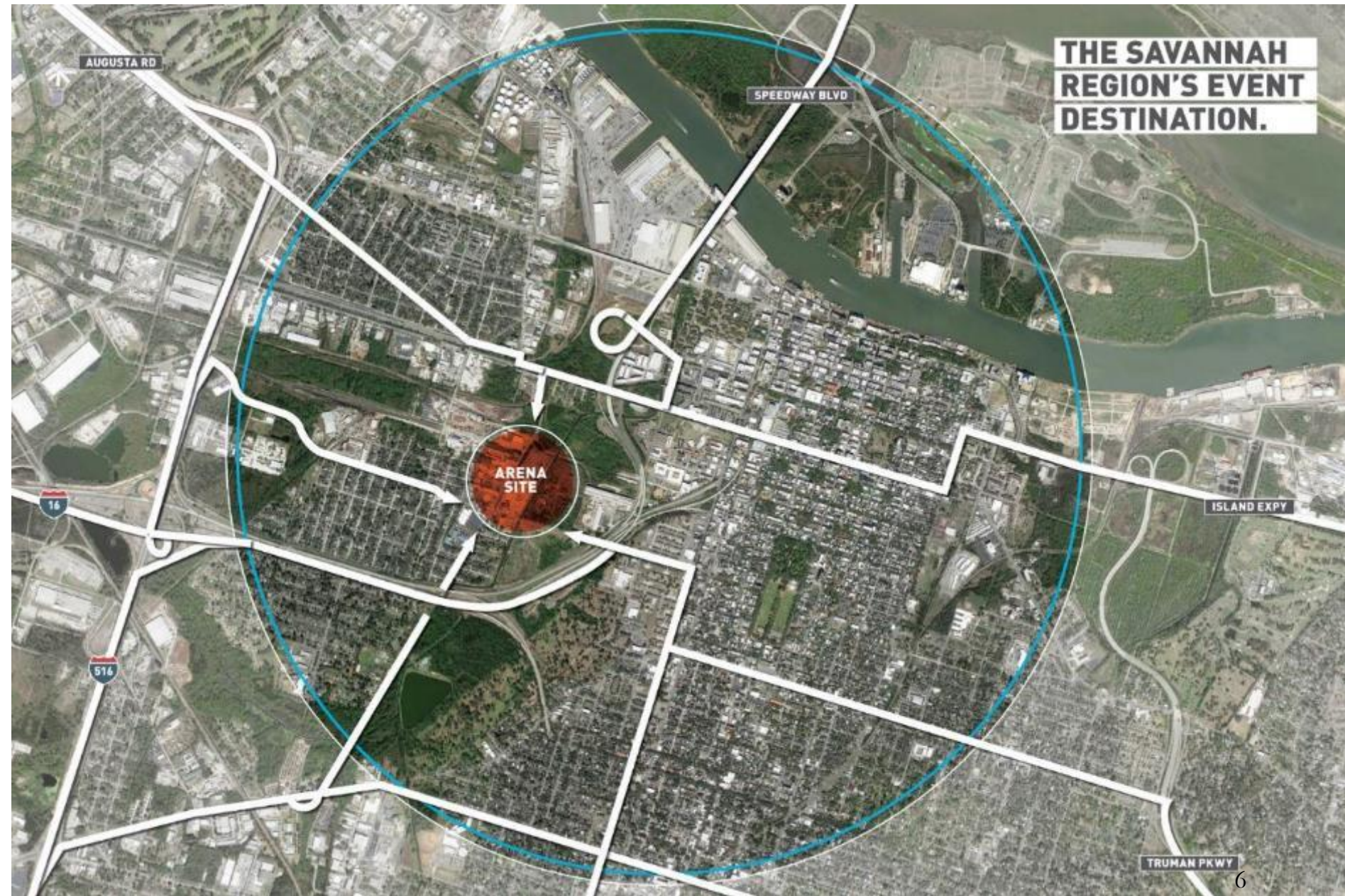
270 degree (end-stage) – 7,500-
8,000 seats

Suites – 12-15

Club Seats – 350-450



**THE SAVANNAH
REGION'S EVENT
DESTINATION.**



**A NEW AND
CONNECTED
PLACE.**

CANAL DISTRICT

**CANAL DISTRICT
MASTER PLAN**

PROPOSED PATHS
ALONG OGEECHEE
CANAL

LOUISVILLE ROAD

PROPOSED
LOCATION OF
"CANAL PARK"

TRICENTENNIAL PARK

JONES STREET

PROPOSED PATHS
ALONG SPRINGFIELD
CANAL

ARENA
SITE

PROPOSED
REDEVELOPMENT
SITE

CHATHAM
STEEL

GWINNETT STREET

**SAVANNAH
WATERWORKS
& PUMP HOUSE**

Arena Project Scope

- State-of-the-Art multipurpose arena building and associated site utilities.
- Springfield Canal widening
- Stiles Avenue improvements
- New Force Main (off-site)



Arena Levels



4 – Overlook Level

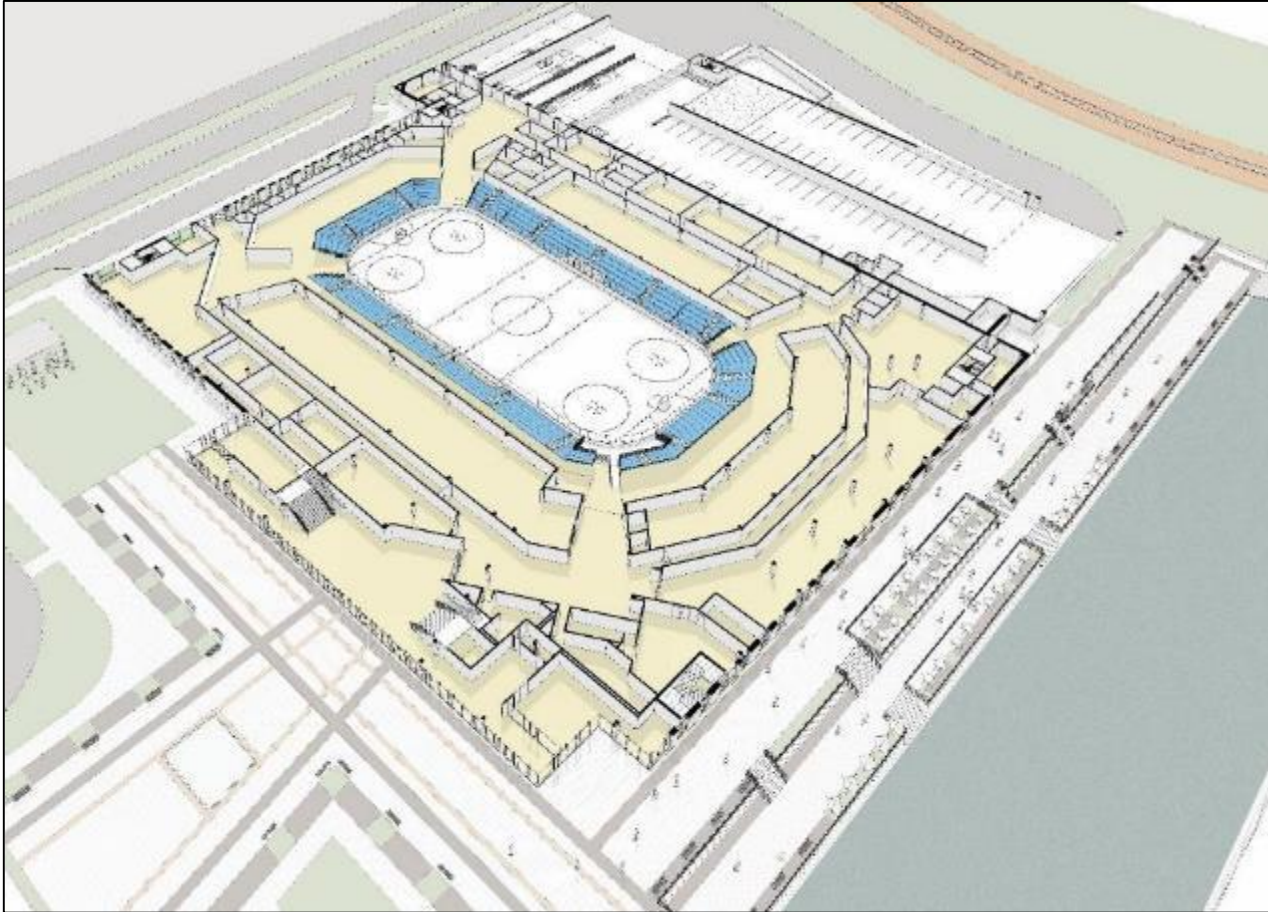
3 – Suites Level

2 – Concourse Level

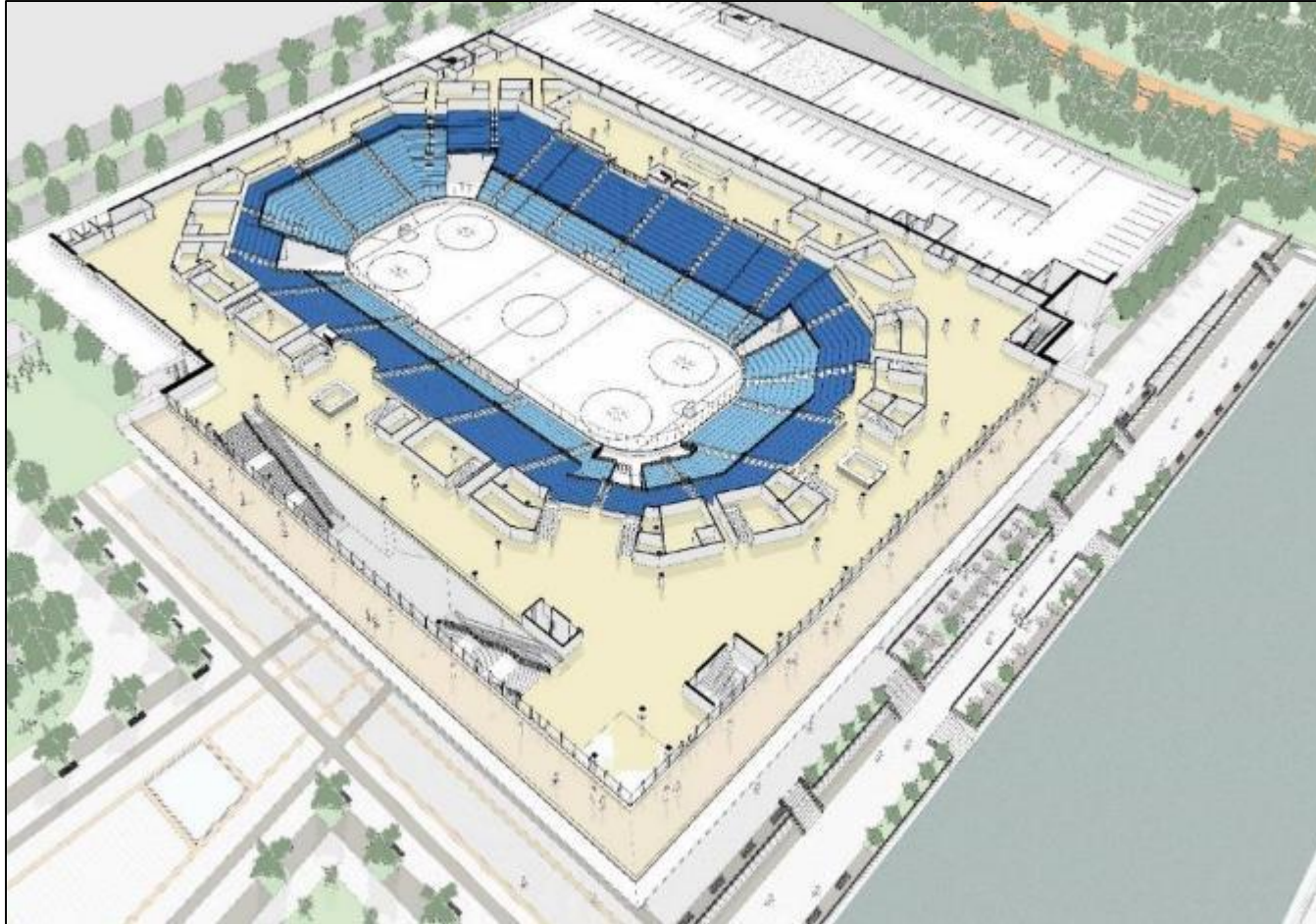
1 – Event Level



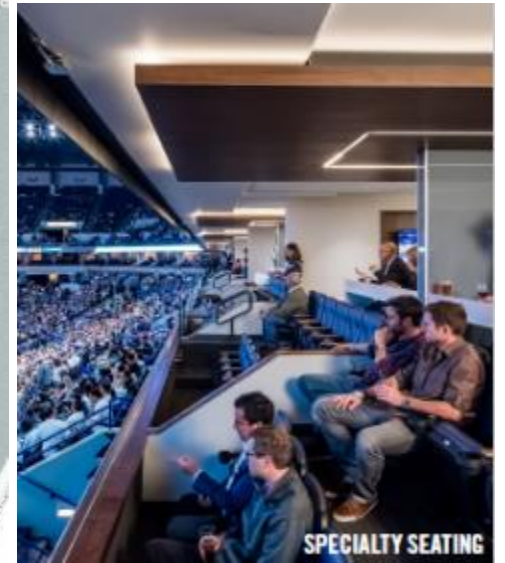
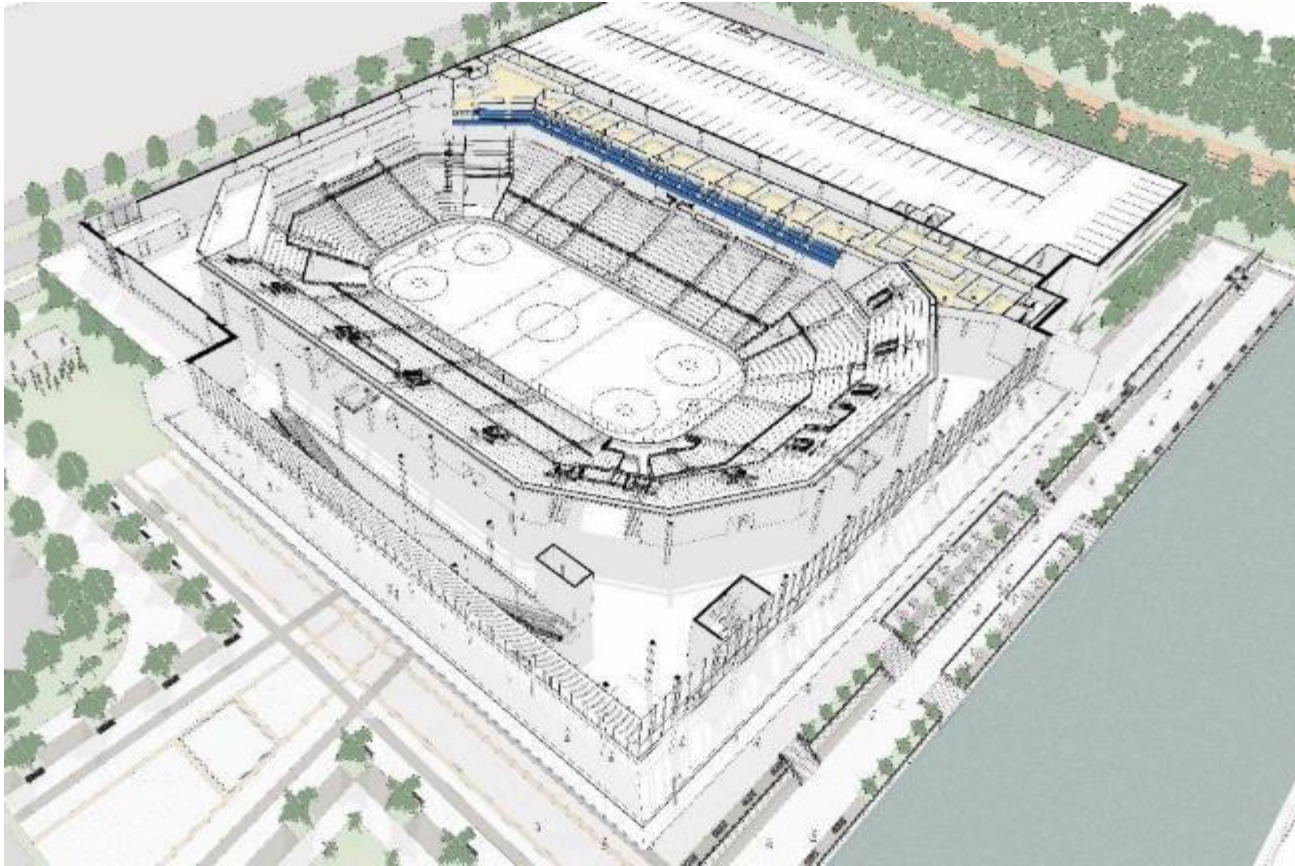
Event Level



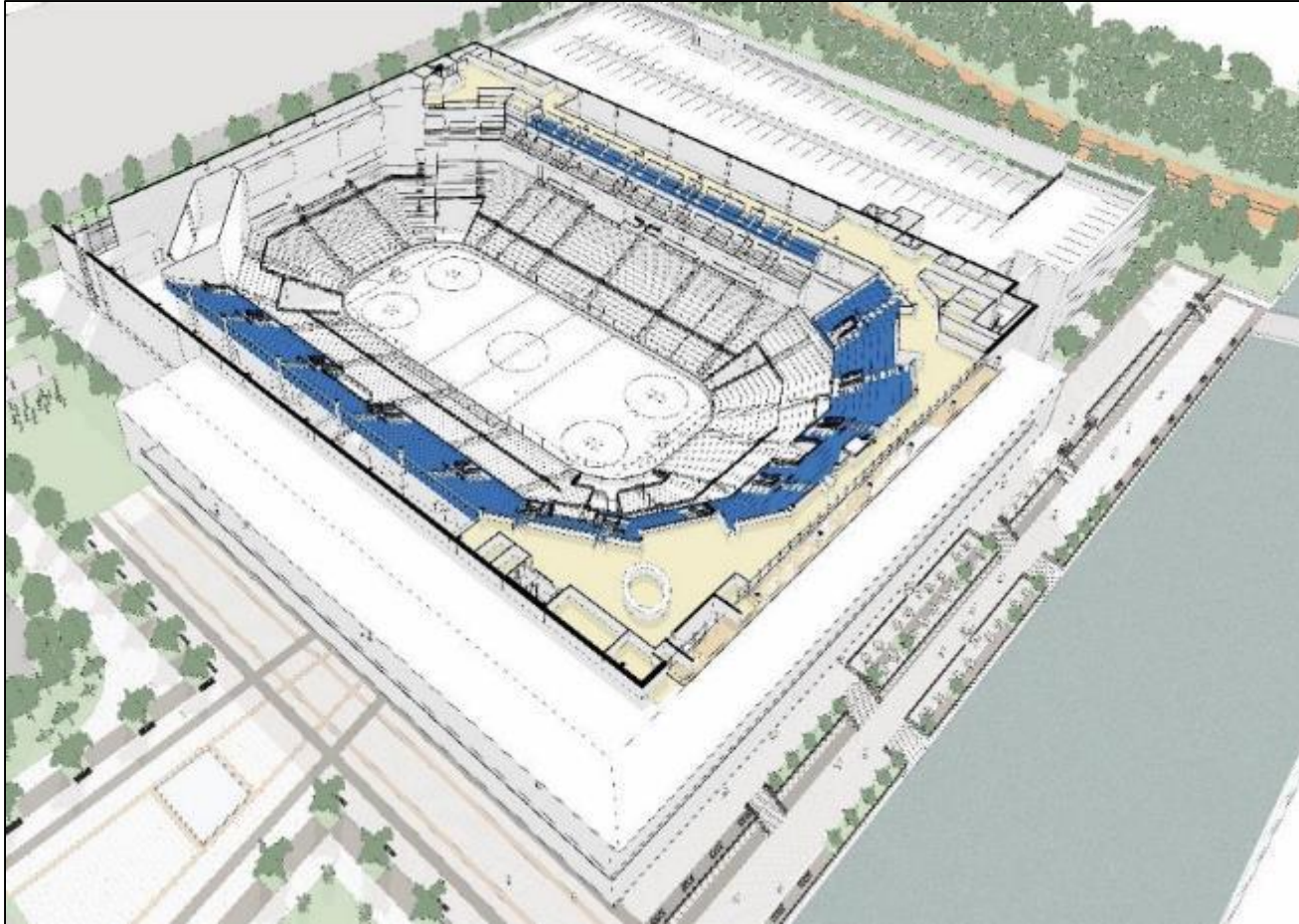
Concourse Level



Suites Level



Suites Level



Multi-Purpose Arena Attributes

BOWL FLEXIBILITY



END STAGE LAYOUT



BASKETBALL LAYOUT



HOCKEY LAYOUT



RODEO / EQUESTRIAN LAYOUT



CIRCUS LAYOUT



View from Canal



View from Stiles



View from Overlook to City

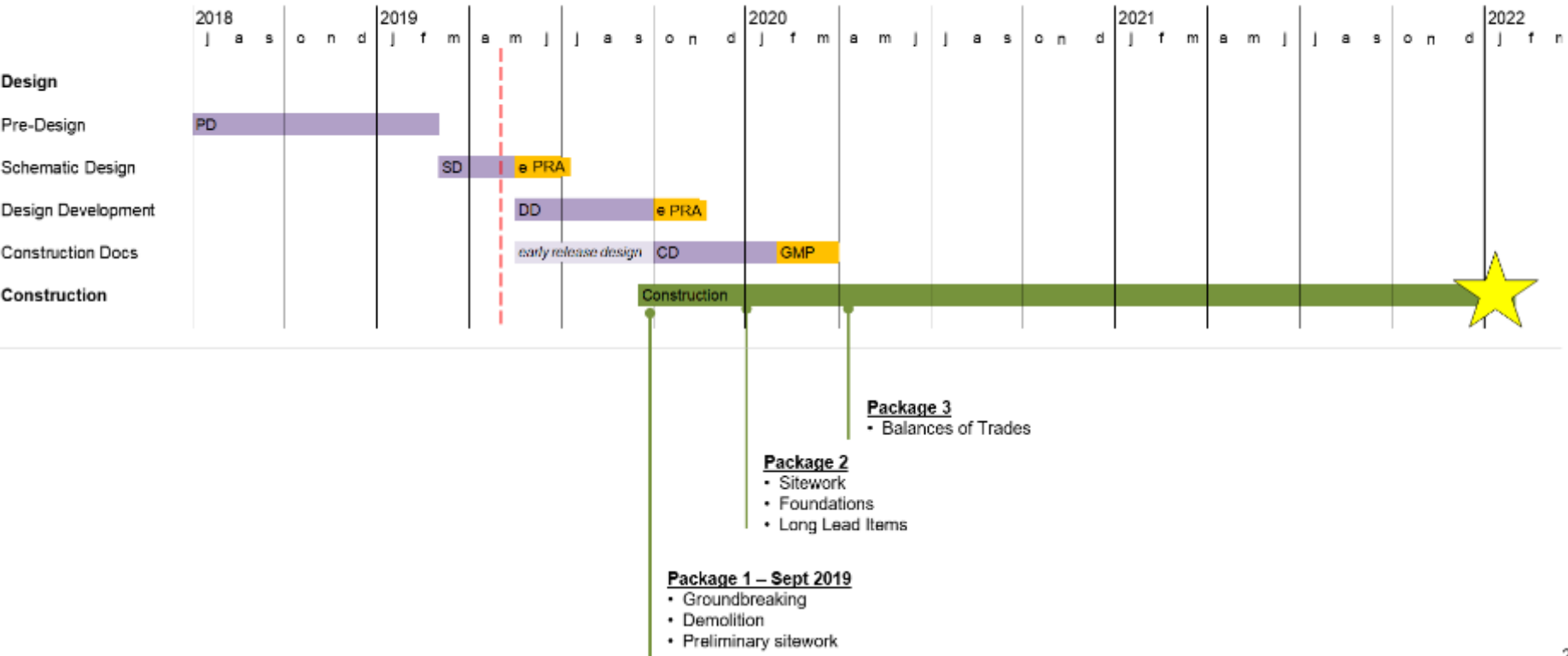


View from I-16

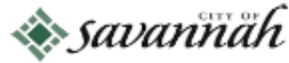


Project Schedule

Savannah Arena Project Schedule

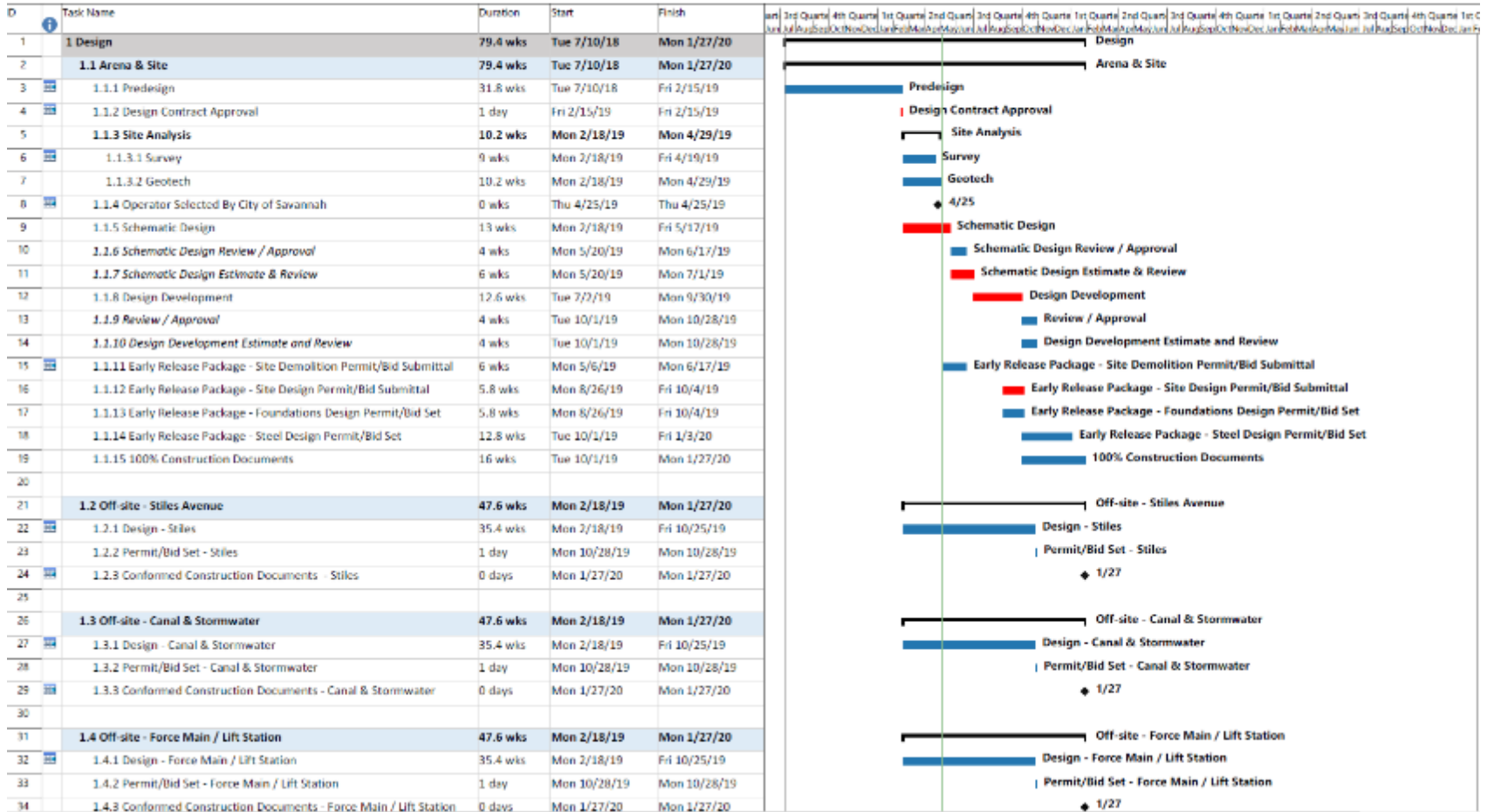


Schedules within Schedules



SavArena + Canal District Project Schedule

Current Version Date: Fri 5/3/19



City of Savannah / First Quarter 2019 Arena Update

Arena Funding Strategy

SPLOST 6

- Initial projection of county-wide collections was \$370 million, of which, the City of Savannah gets 51.3514% or \$190 million
- Of the City's \$190 million, a budget of \$105 million was allocated to the new arena project
- If collections exceed \$370 million on a county-wide basis, then:
 - SEDA gets the next \$15 million -- \$385 million
 - Savannah gets the next \$15 million for the arena - \$400 million

$$\text{\$105,000,000} + \text{\$15,000,000} = \text{\$120,000,000}$$



Arena Funding Strategy

Current Arena Budget	\$ 165,000,000
Initial SPLOST 6 estimate	(105,000,000)
Additional SPLOST 6 collections projected	(15,000,000)
Gap in Arena Funding	<u>\$ 45,000,000</u>

What funding sources could be leveraged to close this gap?

Auto rental taxes



Arena Funding Strategy

Auto rental taxes:

- Authorized by O.C.G.A. 48-13-93
- Collected at a rate of 3% of the rental charges
- Remitted to the City monthly
- State law limits how these funds can be expended:
 - Currently expended for two purposes:
 - 25% to the General Fund for repair, restoration and maintenance of monuments, streets and structures in the historic district, currently about \$500,000 annually
 - 75% to the Civic Center Fund to provide funds for operating and capital needs, currently about \$1,500,000 annually

Other eligible uses include:

- Capital outlay projects consisting of the construction of convention, trade, sports, and recreational facilities, or public safety facilities, including the acquiring, constructing, renovating, improving, and equipping of parking facilities, pedestrian walkways, plazas, connections, and other public improvements associated with such convention, trade, sports, and recreational facilities or public safety facilities or the retirement of debt issued with respect to such capital outlay projects
- Used by the City of Atlanta to renovate Philips Arena



Actual and Projected Growth of Auto Rental Taxes for City of Savannah

Year	Collections	Growth Rate
2011 Actual	\$ 1,251,775	
2012 Actual	1,366,525	9.2%
2013 Actual	1,379,212	0.9%
2014 Actual	1,622,244	17.6%
2015 Actual	1,689,684	4.2%
2016 Actual	1,755,235	3.9%
2017 Actual	1,818,388	3.6%
2018 Actual	2,125,656	16.9%
2019 Projected	2,168,169	2.0%
2020 Projected	2,211,533	2.0%
2021 Projected	2,255,763	2.0%
2022 Projected	2,300,878	2.0%
2023 Projected	2,346,896	2.0%
2024 Projected	2,393,834	2.0%
2025 Projected	2,441,711	2.0%
2026 Projected	2,490,545	2.0%
2027 Projected	2,540,356	2.0%



Debt Service That Could Be Supported by Auto Rental Tax Revenue

Annual Debt Service Payment	\$ 2,500,000
Assumed Interest Rate	3.50%
Amortization Period	30
Bonded Amount	\$ (45,980,114)



On today's Agenda:
**Arena Sustainability Master
Planning**



Sustainability Master Planning

Integrate *sustainability & efficiency* throughout
entire project

- Utility efficiencies
- Mechanical system operations
- Arena operations
- LEED certification



Sustainability Master Planning

Upfront project savings in excess of \$200,000

- HVAC system design & equipment selection
- Enhanced integration of mechanical systems
- Improved coordination of design, construction and LEED process



Sustainability Master Planning

Benefits & Strategic Alignment

- Ongoing savings through reduced operations and maintenance costs
- Sustainable building guidance for future City projects
- Savannah Forward Goals:
 - ✓ 5.4 Efficient Government Operations
 - ✓ 2.5 City Facilities Standards

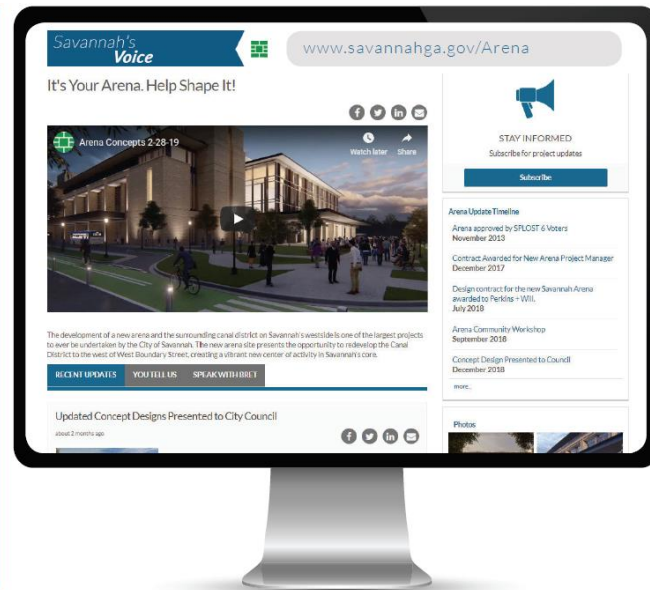


Updates

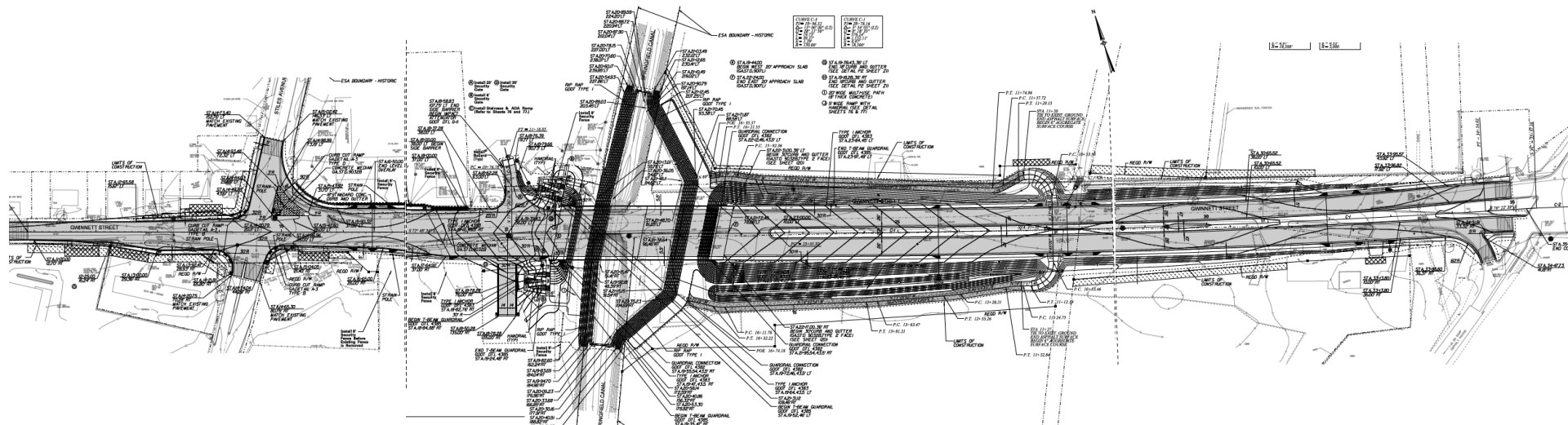


Arena Communications

- Arena Community Task Force
- Bi-Monthly Newsletter
- Savannah's Voice



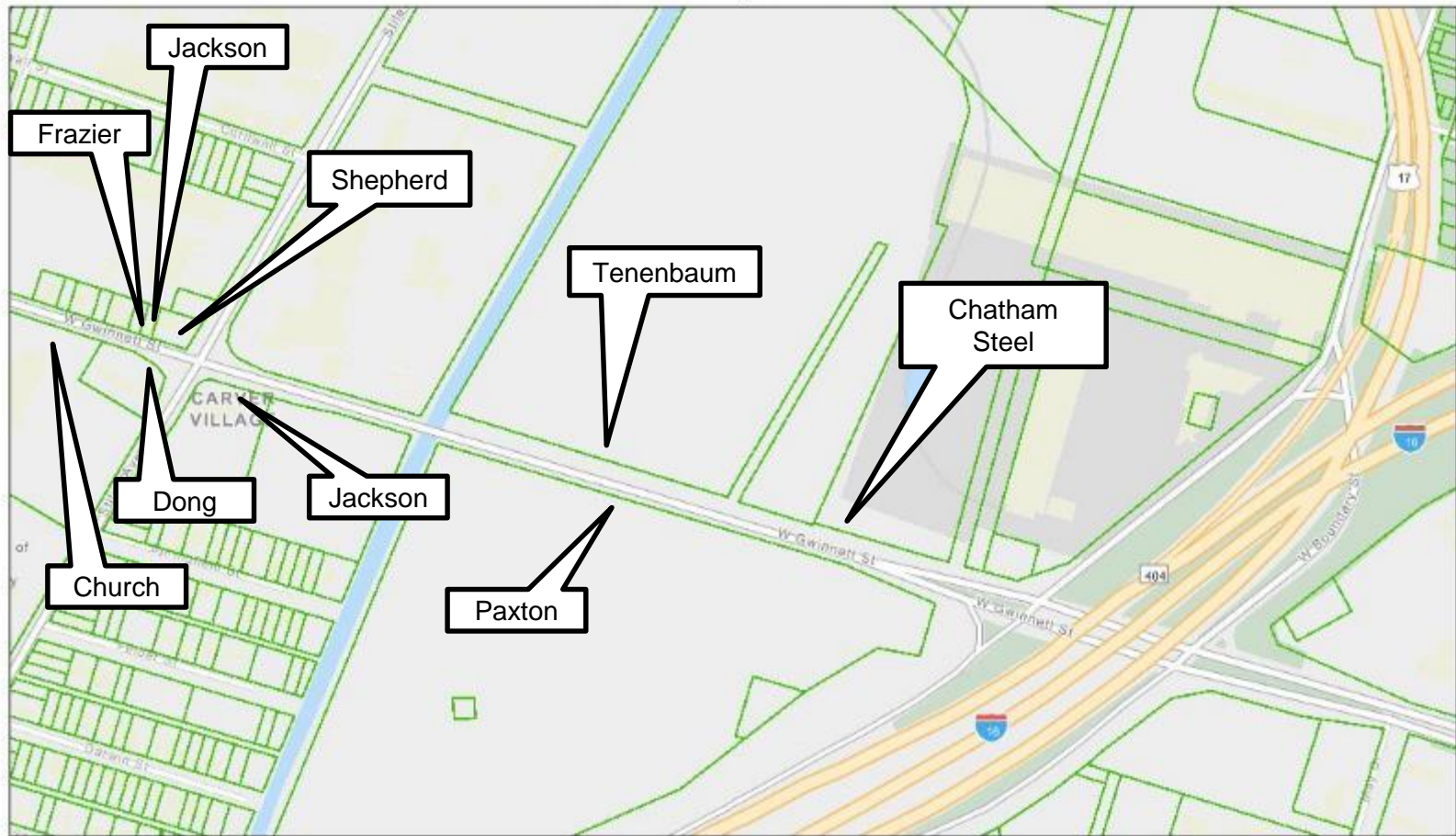
Gwinnett Street Widening Project



Widening to 4 lanes and adding a bridge over the canal
From I-16 to just west of Stiles Avenue



Land Acquisition Needed Across Nine Parcels



Canal District Overview

- **Canal District Context**
 - People and Place (Existing conditions)
 - Opportunity Zone and Market Potential
- **Canal District Vision and Concept**
 - Vision
 - Conceptual Master Plan
 - District Concept
 - Goals and Objectives
- **Proposed Plan**
 - Urban Development Program
 - Public Streets
 - Public Parks and Open Spaces
- **Land Use and Development Standards**

Process will include:

- Arena Subcommittee Reports
- Previous plans
- Ongoing public engagement

