

YORK PROFESSIONAL BASEBALL CLUB

HAGERSTOWN PRESENTATION

NOVEMBER 18, 2020

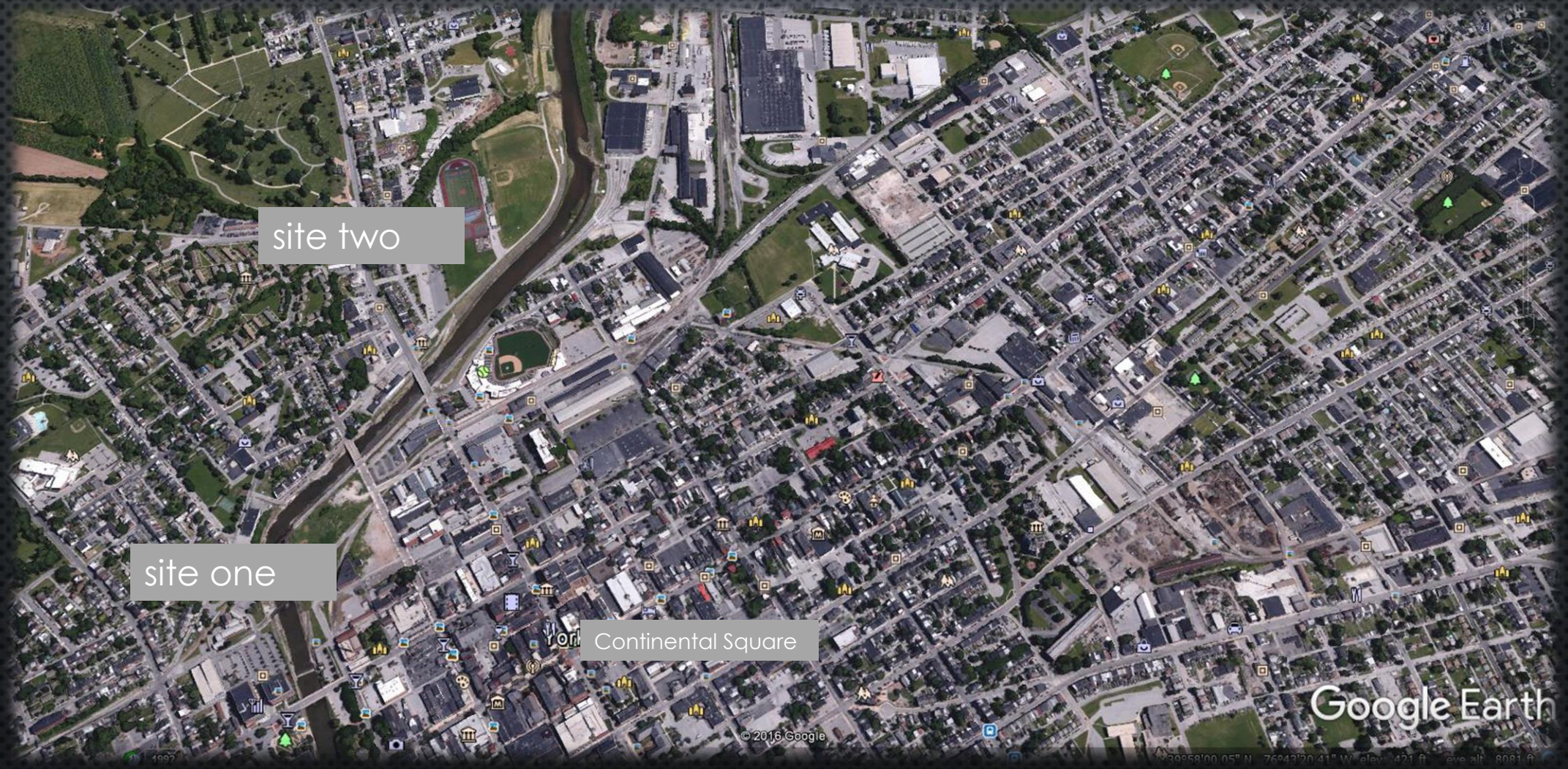
MENZER BACKGROUND AND ROLE

- 1994 – 2002 – DIRECTOR OF ECONOMIC DEVELOPMENT – CITY OF YORK
 - PRIMARY STAFF PURSUING PROJECT
- 2002 – 2010 – SENIOR VICE PRESIDENT, WAGMAN CONSTRUCTION
 - COMMUNITY VOLUNTEER THEN CONSTRUCTION MANAGER
- 2010 – PRESENT – PRESIDENT, YORK PROFESSIONAL BASEBALL CLUB/YORK REVOLUTION

PROJECT TIMELINE

- 1995 – FIRST DISCUSSION
- 1997 – PLANS FOR STADIUM ON “NORTHWEST TRIANGLE” SITE UNVEILED
 - DISCUSSION WITH BALTIMORE ORIOLES
- 2000 – HARRISBURG SENATORS REJECT TERRITORIAL WAIVER
- 2002 – MAYORAL CHANGE, COMMUNITY VOLUNTEERS LEAD ATLANTIC LEAGUE EFFORT
- 2003 – FAILED ATTEMPT AT SMALL FIELD SITE
- 2004 – NEW MAYORAL TASK FORCE VALIDATES PLAN, SELECTS CURRENT SITE
- 2007 - OPENING

ORIGINAL STADIUM SITES



site two

site one

Continental Square

Google Earth

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39°58'00.05" N 76°43'20.41" W elev. 421 ft. eye alt. 8081 ft.

FINAL STADIUM SITE

- 23 PARCELS
- 6 ACRES
- LARGELY DILAPIDATED COMMERCIAL BUILDINGS
- A FEW OCCUPIED COMMERCIAL BUILDINGS AND RESIDENCES

SITE PRIOR TO CONSTRUCTION



SITE PRIOR TO CONSTRUCTION



DEVELOPMENT AND LEASE

- DEVELOPED AND OWNED BY YCIDA
- ORIGINALLY 20-YEAR LEASE TO TEAM, EXTENDED TO 2042
- TENANT AND BUILDING MANAGER
 - ALL REVENUE TO TEAM
- TRIPLE-NET LEASE PLUS



PROJECT FINANCING

- \$14 MILLION COMMONWEALTH OF PA
- \$9 MILLION TEAM OWNERS
 - CHARACTERIZED AS PREPAID RENT
- \$1 MILLION YCIDA
- \$7 MILLION COMMUNITY PHILANTHROPY



STADIUM BUILDING

- 4,400 FIXED BOWL SEATS, 500 FIXED BALCONY SEATS
- 1,600 LAWN CAPACITY
- 3 OUTDOOR PICNIC AREAS UP TO 500 CAPACITY
- ORIGINALLY 20, NOW 13 LEASED SKYBOXES
- 1741 CLUB – MEMBERSHIP CLUB BUILT 2019
- FLEXIBLE NIGHTLY HOSPITALITY
 - UP TO 4 SUITES
- 3 CONCOURSE HOSPITALITY AREAS
 - TOTAL 800 CAPACITY



PARKING

Rented general public parking

Player & skybox parking

Handicapped parking

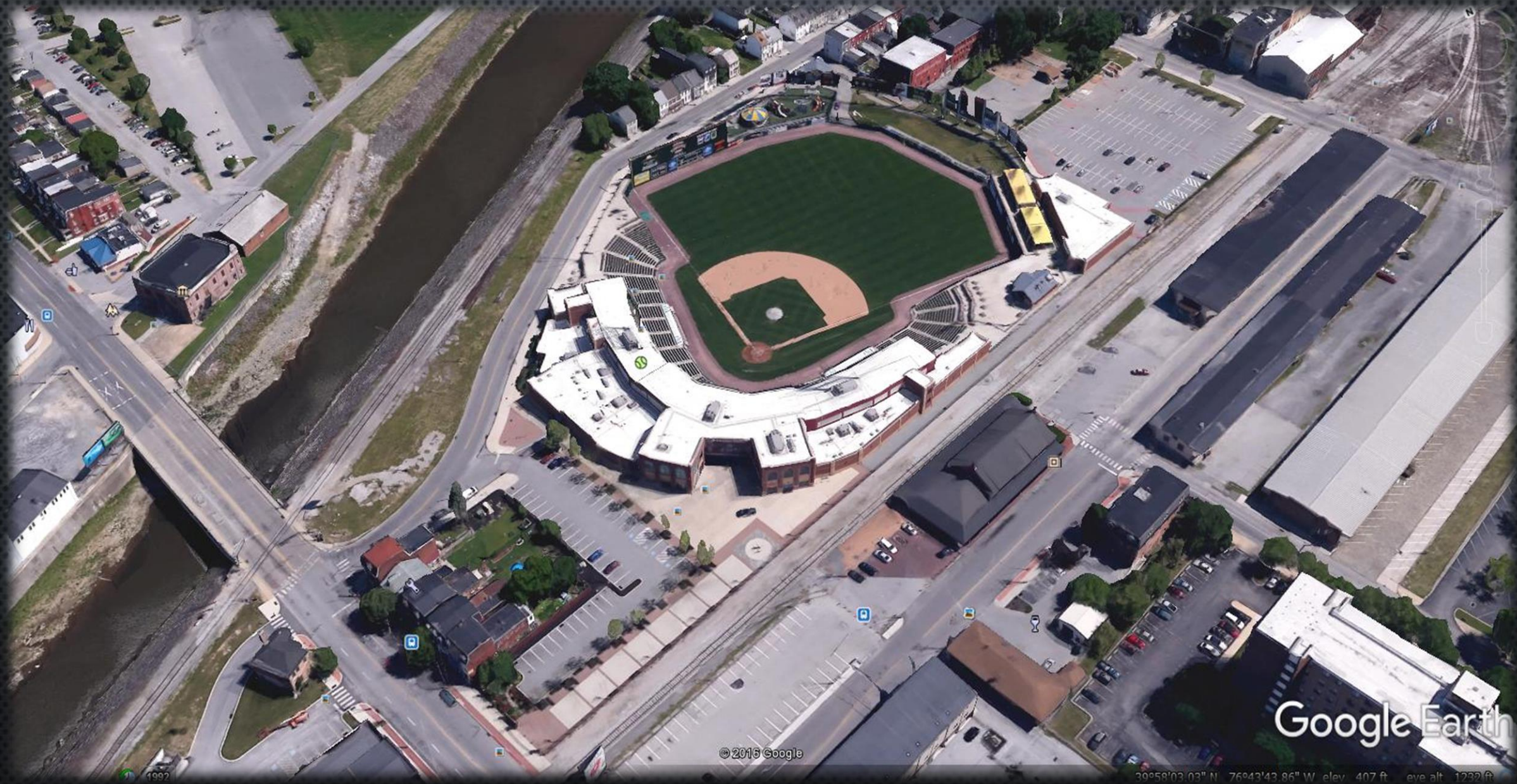
Rented STH parking

Rented STH parking

Google Earth

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39°57'57.63" N 76°43'47.08" W elev. 437 ft. eye alt. 2249 ft.



Google Earth

© 2015 Google

39°58'03.03" N 76°43'43.86" W elev. 407 ft eye alt. 1232 ft

1992

STADIUM SUCCESS KEYS

- VIEW IT AS A STAGE SET
- FAN EXPERIENCE FIRST
 - INCLUDING BACK OF THE HOUSE
- DETAILS, NOT QUIRKS
- FLEXIBLE SPACES
- BUILD FOR EXPANSION



STADIUM IMPACT

- \$120 MILLION IN PRIVATE INVESTMENT IN 13 YEARS
- IMPORTANT QUALITY OF LIFE ATTRACTOR



THANKS!

COME JOIN US IN THE ATLANTIC LEAGUE!

