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Within a reasonable time, say 2 months, the city should proceed to develop a program so comprehensive that all loose ends are tied, that is, engineering, political, financial and legal items should all be in final form. The following outline of a plan should attract a major league franchise.

1. Site - Chavez Ravine, 400/600 acres. Independent of major league possibilities this site of land is now tax free, part was acquired by the City for a nominal consideration. The city has already determined to regrade this acreage, for public recreation, a zoo and parking. Access roads to the Freeways are to be built. If the city were to go ahead then with its present plans with respect to this acreage making only such modification as might be necessary to attract a major league ball club on the site the City at this point would not be making any new financial investment toward attracting a major league ball club. At this point the ML club engineer would meet with LA official engineers. 400 acres minimum should be leased to ML tenant for its purposes.

2. If the grading of the area, the building of the black top parking fields, and the construction of access roads to the Freeway network were to be carried out expeditiously the major league club would build at its own expense a modern athletic and recreational stadium as well as youth recreation facilities such as roller skating, tennis courts, basketball courts, swings, etc. with time limitations applying against the use of such when events in the stadium would have precedence.

The major league ball club before undertaking its final obligation to build at its own expense the stadium would expect a minimum of a 99 year lease on top of a 99 year lease at a \$1.00 per annum rental with no real estate or improvement or admission taxes, or assessments, county or city. The major league club would agree that 60% of the land would be used for recreation, parking and stadium site, 40% however, be free of this restriction as the major league club would want an assurance that it could bail out its financial investment.

3. Should the major league club be the club that now owns the Wrigley Field real estate improvement and franchise the City would buy from the owner this property for high school athletic events or would arrange to have private industry take the property off the hands of the present owners.

CONCLUSIONS

(a) An Analysis of the above would bring on to the conclusion that the city and county are not being required to do

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anything in the way of financial commitments that they are not already obligated to do independent of major league baseball. The acreage is now tax free and does not produce income to the city or county. It would so continue.

(b) Such a major league franchise will give to the city and County of Los Angeles a cost free civic improvement at the expense of the major league club.

(c) Chavez Ravine as an undeveloped problem area will become a recreation center, the cost of maintenance of which will not be borne by the county or city but by the major league club.

(d) By taking the existing Wrigley Field property off the hands of the present owner the city will be adding a stadium suitable for high school purposes but not major league baseball, at about 50¢ on the dollar compared with land acquisition and reproduction costs. This becomes neither a hardship to the city nor a bonanza to the present owner as the present owner will merely be reimbursed for its recent purchase.

TIMING

The city and county officials have been briefed on the procrastination that has taken place in another City and recognize that disagreement and confusion now in LA would delay and perhaps abort this most attractive potential. High level newspaper and political discussions and agreements must be reached promptly as a unanimity of opinion must be reached without the risk of publicity at this time. There should be no petty counter propositions.