

California Legislature

December 19, 2019

Mayor and Councilmembers
City of Anaheim
200 S. Anaheim Blvd., 7th floor
Anaheim, CA 92805

Re: Questions on the pending Purchase and Sale Agreement between the City of Anaheim and SRB Management Company, LLC

Dear Mayor Sidhu and City Councilmembers:

The recent announcement regarding the sale of the City's major league stadium and surrounding land, totaling 153 acres, has prompted much debate about the agreement details. We have heard from many citizens concerned that the proposed sale price - and rumored credits on the ultimate purchase price - may not be in the best interest of the taxpayers of Anaheim. Without the terms of the development and community benefits agreement made available to the public, we believe the forthcoming city council vote on December 20, 2019 is premature.

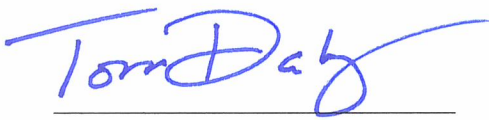
Based on the information available regarding the purchase and sale agreement between the City and SRB Management Company, LLC, we have these questions:

- 1) Understanding that the maximum appraisal for the property was approximately \$500 million, how can the city calculate the final return from the sale without the ultimate details of land development and community benefits? (Many experts believe the \$325 million sale price may shrink by \$150-200 million or more!)
- 2) If escrow closing for the proposed sale may not be scheduled for another five years, how will the City ensure that the purchase price reflects possible inflation and increases in property values over that period?
- 3) What types of projects and community benefits are eligible for the anticipated sale price deduction, and how are those deductions calculated? How much will the final sale price be, after deductions are made?

- 4) Has the City considered potential offers from buyers other than the Los Angeles Angels/SRB Management Company, LLC? Why are the partners in SRB Management Company, LLC not disclosed to the public?
- 5) Without knowing the final terms and conditions of the eventual sale, including the role the City will play in shaping the development of the land, how can the taxpayers of Anaheim know if the proposed sale achieves the maximum financial value for the City?

We encourage you to postpone any decisions regarding this uniquely valuable property until answers to these questions are provided to the public we all serve.

Sincerely,



Tom Daly
Assembly Member, 69th District



Thomas J. Umberg
Senator, 34th District