

BIG SPORTS UPDATE 5/24/17

MONARCH: DAN BUCK AND BIG SPORTS REFUSE TO MEET WITH MONARCH IN PUBLIC. THEY CONTINUE TO TRY AND EVADE THE MISSOURI SUNSHINE LAW AND ATTACK ME AND THIS NEWSLETTER AS BEING HORRIBLE AND MEAN SPIRITED:

I'm a popular this week. We got the emails from Monarch and they do not paint a pretty picture about how Dan Buck and Big Sports do not want the public to hear what they are up to with their development in Chesterfield Valley.

The documents that we obtained show how Buck and Pat Flynn were going to meet with the Fire Board and suggested a round table meeting. But when the Fire District was going to send out a press release to promote the meeting and try and get public attendance, Buck went through the roof and accused them of lying in the press release. The press release was sent to Buck and Big Sports to review before it was sent out; so nobody was trying to pull a fast one.

Big Sports then pulled out of the public meeting and offered to meet with the directors on a one-to-one basis, which is what they did with the Chesterfield City Council in 2016 which avoided requirements of the Missouri Sunshine law. Monarch refused.

At one point Buck in an email about my lack of understanding the project wrote: "He is not educated on our project (beyond what he read in the lease agreement which is only a SLITHER of the full scope of this project) nor is he interested in learning the real facts...as they might interfere with his obstructionist viewpoint."

In fact I had an hour meeting with City Administrator Mike Geisel, Craig White, the city's director of finance and Tom McCarthy the city's Parks Director to get the full story and came away still being suspect and suspicious of the this deal. Apparently reviewing terms of leases is no longer important according to Mr. Buck.

Here are the emails we obtained. You read them and make up your own mind.

FROM JANE CUNNINGHAM Monarch Director:

4-24-17

Pat Flynn and Dan Buck have agreed to the 5:30pm workshop on May 18. Below is what I sent to them initially. Let me know anything/questions you want me to have them prepare for.

I think we should put out a press release right away inviting the public and letting them know this is a "Transparency Opportunity" for taxpayers to learn about the major project and what's in it for Chesterfield taxpayers. Also highlight on the website.

Jane

Pat- Wonderful. Who will be coming? We will put it in the agenda for the 5:30pm meeting on May 18. I think we will set it up like a workshop so we can sit around a table together which I think would make it more informal/conversational. You all probably ought to start with a presentation on what the project is and the key points of the contract with Chesterfield. We are open to your suggestions too. I will gather some preliminary questions so you all are prepared.

Sent from my iPhone

FROM: FIRE CHIEF CAREY SPIEGEL

4-28-17

Mr. Flynn and Mr. Buck,

The Monarch board members and I are so pleased with your kind offer to address us on May 18 and answer questions on the Sports Dome development. Attached is a press release we will be sending Monday morning. Let me know if it needs any corrections. We just wanted you to have a heads up on our announcement of the meeting.

Thank you again. We look forward to being with you and hearing about the project.

Cary Spiegel,

Chief

FROM DAN BUCK BIG SPORTS:

4-28-17

Cary - The facts in the press release are not accurate. 26 acres of the 74 acre development will be owned by a FOR-PROFIT company (Big Sports Properties, LLC). The city is REQUIRING a land replotting once all the land is acquired that will MANDATE that all for-profit companies, retail and hospitality (hotels and restaurants) be located on BSP's land. This means, that ALL the for-profits will be paying FULL property taxes, retail taxes, park taxes, hotel taxes, utility taxes and CID/TTD/TIF taxes assessed on them by the city, county and state. So the line in the news release ""the land being developed will be property leased from Chesterfield taxpayers, therefore not subject to property taxes." is completely false information.

The agreement is between Big Sports Properties, of which I am the managing partner. The major tenant who will build and own the SPORTS fields, courts and education center is a Non-profit "BASE Foundation" that will be bringing a \$30 million sports complex to baseball, softball, basketball and volleyball clubs AT NO CAPITAL COSTS to the city and NO OPERATIONAL COSTS to the taxpayers (unlike the existing \$14 million sports complex that has an operating expense and costs to tax payers of over \$2 million per year. THIS complex, is being created and operated with NO PUBLIC subsidy and NO PUBLIC Tax money. In fact, the master lease with the city of Chesterfield for their 50 Acres (not 30 which is in the press release) will exceed \$5 million over the 50 year term. By square footage, that lease agreement is more than 3 times the lease price of ALL the combined non-profit tenants currently using the 300 acres of Chesterfield valley Athletic Complex.

Additionally, we will not only have 25 acres of PRIVATE development, we also will operate 363 days per year (not seasonal 7 months) and will bring \$1.25 million visitors to the property, making an economic impact of more than \$60 million per year, including 60,000 hotel room nights and over \$30 million in projected retail support every year for chesterfield valley.

I ask that you not send this inaccurate press statement to the media as the sources of your information are clearly not accurate. The agreement with the city, is ONLY for the ground that sports facilities will be located on. CBSA, Ascension Parish and dozens of sports leagues do exactly the same thing currently with the city. They lease, tax free, ground and fields at below

market rate in order to provide quality sports for children and families. Just as the BASE Foundation will be doing (but at a higher lease rate).

Also, another correction.... Pat Flynn is a member of the BASE Foundation (the Missouri non-profit) and I am the managing partner of Big Sports Properties (the land owner and lease holder on the city ground). We will sublease the city ground to multiple non-profits (volleyball clubs, baseball and softball associations, etc.). The hotels, restaurants, medical offices, urgent care and any retail will be on OUR ground where ALL taxes will apply and NO public subsidies are involved.

Happy to take a call at your earliest convenience. Let's get the facts correct and have open and honest dialog. This is a project that should galvanize our community and rally people to create such a dynamic sports destination that can put Chesterfield at the forefront of youth sports. There are already too many false impressions and half-truths beings shared ths project because people refuse to do the required research to know the truth. Chief, use your position to build bridges and get the TRUTH out and help us create a world-class facility for our region.

Dan

Dan Buck

Managing Partner, Big Sports Properties, LLC

FROM FIRE BOARD DIRECTOR JANE CUNNINGHAM:

4-28-17

Mr. Buck-

That is why we ran it by you before releasing to make sure it is accurate. We will make the needed changes. Thank you for letting us know.

Clearly it is important to have this forum.

Jane Cunningham

FROM FIRE CHIEF CARY SPIEGEL:

S-5-17

Directors,

I have had a lengthy, but cordial conversation with Dan Buck. He has expressed concern that a public meeting with Monarch Fire Protection District would turn into criticism of Big Sport. At this time they are declining an appearance at a public meeting with the Monarch Board of Directors. He would like assurance that any meeting would restrict itself to actual fire and EMS issues.

He respectfully requests a meeting with any of the Directors prior to committing to an open meeting with the entire Board of Directors.

Please advise?

Respectfully submitted,

Cary Spiegel,

Chief

FROM FIRE BOARD DIRECTOR JANE CUNNINGHAM:

S-B-17

Pat and Mr. Buck-

Below and attached is a newsletter that is put out by an online reporter who covers Town and Country and Chesterfield. You may have seen the story about you on Page 28 of the attached from John Hoffmann's coverage of an earlier Monarch Board meeting.

I think the presentation will offer a great venue for you to get your own story out as well as address questions accurately. Bob Nation feels there has been much misinformation and misunderstanding. This will be your opportunity to set the record straight if only about how fire and EMS is impacted by the project. It will also be a good chance to share your enthusiasm and vision for the development as a whole.

We look forward to having you.

Jane Cunningham

FROM FIRE BOARD DIRECTOR JANE CUNNINGHAM:

5-10-17

The "main source" of information I have on the project is Mayor Nation. Sounds like there is much more to it that would be helpful to hear. I don't know where you got the "witch-hunt" idea. The Board has not discussed a format other than a workshop with you all leading off to get your story out any way you choose. We can provide an overhead display if you like.

I would assume that would lead to more informed questions if there are any.

Monarch has been through a lot of scrutiny and battles in the last few years to get where we are today as a pro-taxpayer government entity. Transparency is a primary hallmark and reputation we do not want to jeopardize. We even have open public meetings for collective bargaining with the union and may be the only government in Missouri that does. We publish all salary and benefit information by public employee name, including Board Members,

on our transparency portal. Show-Me Institute has held Monarch up as a government to emulate.

In my opinion, meeting outside of the public domain would threaten our significant achievement.

I can't speak for other board members, but I'm not willing to open myself up to criticism or put the district at risk after the huge sacrifice we all made over an extended period of time to achieve what we have.

I view the meeting as an opportunity for you all to get accurate information out and address questions yourselves where you can control the answers. Although disappointed, we obviously respect your wishes.

Jane Cunningham

FROM DAN BUCK:

5-10-17

Jane - Mayor Nation is correct... there has been a TON of misinformation and misunderstanding surrounding the POWERplex and most of it has been spread by the blogger you mentioned. As a journalist for the first 22 years of my professional life, I'm disappointed in your term of "reporter" when referring to Mr. Hoffman. He is, at best, a highly opinionated blogger who writes half-truths to fit an obvious agenda aimed at attacking politicians and projects he doesn't personally like. We refuse to engage in an ugly online war of words with a man who has written horrible and mean-spirited things about me, my partners and more importantly a project that aims to transform the culture of youth sports in our region for the better! He is not educated on our project (beyond what he read in a city lease agreement, which is only a SLITHER of the full scope of this project) nor is he interested in learning the real facts... as that might interfere with his obstructionist agenda.

Jane, we request again, a meeting face-to-face with you and other members of the Board (one-on-one is preferred) in order to share the REAL facts on this project. Mr. Hoffman has NEVER requested to see or even bothered to inquire about any taxation questions before making grossly inaccurate, half-truth assumptions in his blogs, or as you call it "newsletter". It's a shame that elected officials would give credence and credibility to such propaganda before seeking the other side of the story... I would think you would want to gain ALL the facts from the actual people bringing millions of dollars of private investment to your community, before you'd make public statements or share your views about our project with other community leaders. Many in Chesterfield have shared with me your *dissapproval* of our project, which shocks me considering you and I have yet to have any discussions regarding the POWERplex. How can you make an informed, logic-based opinion before talking to the people involved?

As I've told Chief Spiegel, we will not enter into any public forum where we have no control over the format or environment, especially with a board that is using information propagated by an angry "blogger" as their main source. Once we have an opportunity to share the truth about taxation (local, county and state tax generation), land uses, economic impact numbers, community benefit and how our project ELIMINATES the burden on taxpayers who have traditionally had to fund EVERY park and recreational sports venue in our region... then and only then will we enter into a public meeting with the Monarch Fire District Board.

Jane, you of all people - a strong fiscal hawk - should join Rex Sinquefield (who is making a \$6 million gift to our education center) and other great fiscal conservatives in celebrating a NEW model for building and operating youth sports facilities... Our business model is transferring the risk and fiscal liability off of taxpayers and supporting the project through sports-focused donors, generous companies, hotels, restaurants

and retailers who benefit from the sports campus.... We put a huge part of the operating burden also on the families and teams that will come from 8 different states to stay, play and compete in Chesterfield (not hammering our taxpayers for the costs!). We actually BRING taxable for-profits to a sports venue so we CAN cover community costs associated to a sports complex (fire, EMS, Sewer, Roads, etc.)

This is the first project of it's kind in Missouri that is not relying on the tax payer subsidies, TTDs, CIDs, Public guaranteed bonds, or park funding, to underwrite the capital costs and operations. We are bringing \$50 MILLION in PRIVATE funding and philanthropy and PAYING the city over \$5.6 million over 50 years for land that would otherwise be a full tax burden on the parks department, plus we run the entire complex with no parks department expense - ZERO!

I'd welcome a sit down to share ALL KINDS of other facts, including a breakdown of the \$800,000 a year of NEW taxes generated by this site.... If we can't get an audience with members of the board in advance of the 18th, then we will graciously decline that invitation. An unwillingness to learn the facts before a public meeting, clearly shows a lack of "truth-seeking" and honesty. Such a witch-hunt meeting would be a no-win situation for our partnership group or the BASE Foundation.

Look forward to getting a reply and a time to sit down and share the FULL facts of the POWERplex and let you make an informed decision based on the full scope and details of the project.

Dan Buck

President, Buck Innovation Group

Managing Partner, Big Sports Properties, LLC