Meeting Date: 12/18/07

AGENDA REPORT

City of Santa Clara, California

Agenda Item # 4A-2

Santa Clara All-America City 2001

DATE: December 4, 2007

TO: City Manager/Executive Director for Council/Redevelopment Agency Information

FROM: Senior Staff Aide

SUBJECT: Correspondence Received Regarding the Proposed Football Stadium as of November 30, 2007

For the period of November 1 through November 30, 2007, the Mayor and Council Offices, City Manager's Office and other City departments and municipal addresses have received 123 additional emails, phone messages, and letters from residents or others regarding the proposal for a 49ers football stadium. The correspondence has been placed in Council Offices for review. The letters were in support, expressing concerns or opposition, provided suggestions or did not articulate a position. Some of the individuals forwarded copies of newspaper articles or reports. In some cases, multiple items of correspondence have been received from a single individual; for this reason, staff will continue to tabulate the total amount of correspondence received, but will not count the numbers of items in support, expressing concerns or opposition.

For public clarification, correspondence is provided to the Mayor and Council, and City Manager, shortly after receipt. Correspondence is being ac knowledged by staff as time permits. Correspondence is placed into the public record through these periodic Agenda Reports.

	CORRESPONDENCE RECEIVED
07/01/07 – 07/30/07	43
08/01/07 – 08/24/07	186
08/25/07 – 08/31/07	85
09/01/07 – 09/30/07	244
10/01/07 – 10/30/07	480
11/01/07 – 11/30/07	123

Jashma Kadam
Senior Staff Aide

Approved:

Jennifer Sparacino
City Manager

Documents related to this Report: Letters/Email/Messages

I:\CTYMNGRS\AGENDA REPORTS\2007\49er Stadium Input from Public as of November 30, 2007.doc

From: Bryan Wing <wingdom@mac.com>
To: Carol McCarthy <Cmccarthy@ci.santa-clara.ca.us>
Date: 11/28/2007 10:15 PM
Subject: Re: Team Considers Buying Theme Park

CC: City Manager <Manager@ci.santa-clara.ca.us>, MayorandCouncil <MayorandCo...

Carol,

Who told the 49ers that Santa Clara had money to spare? The 49ers want Santa Clara to cough up $160 million and the City Council is trying to find a legal way of giving it to them. If that ain't negotiations, what is it? (I know, poor negotiations (you never show all your cards first)). If it isn't against the law, the City Council will do their darndest to give up the $160 million despite the results of findings of the high priced studies. It's the nature of committees in power. The City Council is so enamored that they have been invited to the party over SF, they don't care how much that glass slipper will cost. The City Council needs to drive a harder bargain.

If the SF Giants could build PacBell Park on their own dime and financing (w/o taxpayer sacrifices), why can't the 49ers build this stadium on their own. This is the DeBartolos. They are the ultra rich (from upper Richistan... nine trailing zeros land). If they're not willing to back this fully with their own money, then there's something very smelly about the deal. Perhaps it's because the 49ers are 3-8 vs soft opponents this year. Perhaps it's because they figured Mike Nolan is no Bill Walsh. Perhaps there's something even scarier (like trying to sell an $8 beer after half time to an empty stadium).

./bryan

On Nov 28, 2007, at 12:29 PM, Carol McCarthy wrote:

> Dear Mr. Wing,
>
> Your earlier emails that were cc'd to the Mayor and Council were
> provided to them, and to the City Manager, on the days that they
> were received. I was asked to respond to you on the City's behalf,
> to acknowledge your most recent email.
>
> Your email will be included in the public record as the City
> continues its feasibility study of the issue. At this time, the
> feasibility study and its conclusions are expected to be presented
> to the Council and public on Dec. 18, 2007.
>
> For clarification, the City is not currently negotiating with the
> 49ers organization. The feasibility study is on the 49ers proposal
> as originally submitted to the City earlier this year. Depending
> on the outcome of the study, Council may choose to go no further
> with this issue, or they may direct the City Manager to enter into
> negotiations with the 49ers, or they may provide other direction.
>
> Thank you for writing to the City to provide your comments on the

> study of the 49ers' proposal for a football stadium on City-owned
> land.
>
> Sincerely,
> Carol McCarthy
> Deputy City Manager
>
>
>>>> Bryan Wing <wingdom@mac.com> 11/13/2007 10:59 PM >>>
>
> Now that the 49ers have put up an embarrassing bagel on Monday Night
> Football and are a straight 0 for 7, you'd think the City of Santa
> Clara would be negotiating a better deal... like rescinding their
> $222M offer. The 49ers are worth much less now that it's clear Mike
> Nolan is no Bill Walsh. There are no playoff hopes this season and
> there's certainly no dynasty this decade. I mean, look at the empty
> home game seats after half time. Try to sell beer and nachos to the
> non-existent. If the city council doesn't re-negotiate, look for
> the developer money that's paying them to continue to push for this
> lousy deal.
>
> ./bryan
>
> Bryan Wing
> 3809 Phoenix Court
> San Jose, CA 95130
>
> Begin forwarded message:
>
>> From: Bryan Wing <wingdom@mac.com>
>> Date: October 10, 2007 7:45:29 PM PDT
>> To: jpatel@mercurynews.com
>> Cc: letters@mercurynews.com, mpurdy@mercurynews.com,
>> MayorandCouncil@ci.Santa-clara.ca.us
>> Subject: Team Considers Buying Theme Park
>>
>>
>> Ok, what high finance minister can explain to me how the 49ers can
>> all of a sudden afford to plunk down about $114M on Great America
>> when they were begging the City of Santa Clara for $222M? Is this
>> the biggest sucker punch in sports finance history? Now I really
>> can't believe Santa Clara residents would vote for a stadium deal
>> as it now stands. Also, with the looming lower middle class
>> recession, Santa Clara won't even be able to afford $100M let alone
>> $222M. City services will cease to exist except for those 10 games
>> a year. The joint will start looking like... Hunters Point.
>>
>> ./bryan
>>
>> Bryan Wing
>> 3809 Phoenix Court
>> San Jose, CA 95130
>
>
>

From: <jshaw@casa.sjsu.edu>
To: <mayorandcouncil@ci.santa-clara.ca.us>
Date: 11/27/2007 6:05 PM
Subject: Email Inquiry From santaclaraca.gov

The following has sent a message:
Name: Jan C. Shaw
Email: jshaw@casa.sjsu.edu
Comments: Hello,

I'm Jan Shaw and I live in Santa Clara.

I'm writing to ask the mayor and the councilmembers to stop the 49er plan now. I believe it's too expensive and I object to the city running the stadium and expending all that energy to try to fill the seats off season.

I believe that if the 49ers want a new stadium, they should build it and run it. I could see donating land for that, but that's all -- no moving of power stations or anything else.

Thank you for reading my message.

Sincerely,

Jan Shaw
jshaw@casa.sjsu.edu
jclaytonshaw@aol.com
408-241-4816

From: Stadium Facts <stadiumfacts@yahoo.com>
To: <manager@ci.santa-clara.ca.us>, <Cmccarthy@ci.santa-clara.ca.us>
Date: 11/27/2007 12:13 AM
Subject: Question about December 11 City Council meeting

CC: <mswift@mercurynews.com>

Dear Ms. Sparacino and Ms, McCarthy,

I noticed in the agenda items for this week that both Mayor Mahan and Councilmember Kolstad are planning on attending a conference in Bali in December and, therefore, will be unable to attend the City Council meeting on December 11.

While I am sure Mayor Mahan and Councilmember Kolstad will be able to review the information presented at this important meeting as soon as they return, it would be better to reschedule these important presentations for a meeting when all Councilmembers are planning to be in attendance.

I hope the Council will reconsider the scheduling that was proposed last week in light of Mayor Mahan and Councilmember Kolstad's planned absence.

Sincerely,

Michele Ryan

From: Stadium Facts <stadiumfacts@yahoo.com>
To: <Manager@ci.santa-clara.ca.us>, <Cmccarthy@ci.santa-clara.ca.us>
Date: 11/26/2007 11:58 PM
Subject: Questions regarding RDA and Stadium Authority presentations

CC: <mswift@mercurynews.com>

Dear Ms. Sparacino and Ms, McCarthy,

Thank you so much for your efforts to provide information and analysis of the stadium subsidy issue.

I had several questions regarding information presented in the recent RDA and Stadium Authority presentations at City Council. I called your office with one of the questions last week, but I have not yet heard back. If you could provide any answers to these questions, I would be very grateful.

1) The RDA consultant said that certain pass-through payments (including payments to the school district) would begin immediately if the City passes an SB 211 amendment in order to issue new bonds in the North of Bayshore RDA district.

If so, how would these pass-through payments impact the current RDA budget and the proposed new budget with new bond payments? Are these pass-through payments high enough to limit the RDA's bonding capacity because of budgetary restraints?

2) The RDA consultant said that if the City issues the maximum possible in new bonds, the RDA district would hit its $1.2B lifetime spending limit [I'm not sure if that's the right term] in 2025 -- one year before the bonds are repaid.

If so, what entity will make the payments in that final year? I followed up with the consultant on this issue after the meeting, but he had only a very general answer.

3) The RDA consultant said that his firm was asked to revise the projections using a "planning scenario" which envisioned a 5% annual increase. Is this an increase in taxes collected?

If so, how realistic is this level of growth in the proposed area? What are the historical trends? Does the limit on available land impact the potential for increased revenue growth? How was this "planning scenario" developed?

4) If the "planning scenario" is overly optimistic and tax revenues do not increase at the anticipated rates, what happens if the RDA is unable to make its bond payments? Do bond holders have rights to collect the

money they are owed?

5) Regarding the Stadium Authority, what happens if the SA loses money? I understand that the 49ers have suggested that they might be willing to cover stadium operational shortfalls in connection with NFL game day operations, but what if these contributions fail to cover the Stadium Authority's annual shortfall?

For example, if the Stadium Authority can't pay the bill for utilities or police service, how will these city agencies cover the costs?

6) In last week's presentation, the estimate was that the Stadium Authority bonds would be just one step up from junk bonds, so they would probably have a fairly high interest cost. If the Stadium Authority defaults on these bonds, do these bond holders have any rights to collect the money they are owed?

7) While we've seen what total subsidy request is [$222M], what is the total the City and City agencies would spend in cash PLUS interest on the borrowed amounts?

Thank you in advance for your time and consideration. I look forward to your reply.

Sincerely,

Michele Ryan

Carol McCarthy - Fwd: NO Niners...no RDA funds

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/26/2007 8:36 AM
Subject: Fwd: NO Niners...no RDA funds
Attachments: NO Niners...no RDA funds

Madam Mayor & Council,

It is ***OUTRAGEOUS*** that the city of Santa Clara is even considering raiding the RDA coffers for this ridiculous plan benefiting the billionaire empire of the Yorks and the 49ers. STOP THE MADNESS!!!!!
Santa Clarans do not want the 49ers.
Spend our time and money on more worthy causes, not this frivolity!

E. Broderick
Concerned Resident

Check out AOL Money & Finance's list of the hottest products and top money wasters of 2007.

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/26/2007 8:31 AM
Subject: Re: Fwd: I support the feasibility study
Attachments: Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study ; Fwd: I support the feasibility study; Fwd: I support the feasibility stud y; Fwd: I support the feasibility study; Fwd: I support the feasibility stu dy; Fwd: I support the feasibility study

CC: Kim Fettahlioglu

Attached are emails received in the Mayor and Council Offices from 3:00pm Friday, November 16, 2007 through 5:00pm Friday, November 23, 2007 there are 9 messages herein. These are direct responses from the web site, www.supportourniners.com.

These message will be made available to the full council. Some of the messages attached may have been sent twice by the same party, possibly including them in this message to you, however, I am not including them in copies to Council or my final count.

...Kim

From: <sheikh6786@msn.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/22/2007 7:01 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

Hundreds of new jobs;
Millions of dollars in annual economic impact;
Hundreds of thousands of dollars in new annual tax revenue for the city's general fund.

The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Hassan Sheikh

From: <rswahn52@aol.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/21/2007 1:23 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

Hundreds of new jobs;
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Hundreds of thousands of dollars in new annual tax revenue for the city's general fund.

The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Roger swahn

From: <ubquittin247@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/21/2007 11:04 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

Hundreds of new jobs;
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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Louis M.

From: <anthonyg_@hotmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/21/2007 10:38 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
anthony gomez

From: <cougie@csufresno.edu>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/20/2007 2:04 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Matthew Bridges

From: <sashi_nand@hotmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/19/2007 7:16 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

Hundreds of new jobs;
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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Sashi Lata Nand

From: <sashi_nand@hotmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/19/2007 7:16 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Sashi Lata Nand

Sent twice

From: <lorenzomunoz@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/18/2007 3:23 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
lorenzo

From: <sf49ersgirl81@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/17/2007 6:21 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

Hundreds of new jobs;
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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Linda Mitchell

Carol McCarthy - Fwd: No! This whole Stadium issue "Smells".

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/26/2007 8:29 AM
Subject: Fwd: No! This whole Stadium issue "Smells".
Attachments: No! This whole Stadium issue "Smells".

The "smell" in 49ers headquarters - Nolan's infamous metaphor for 49ers togetherness and franchise functionality - just turned rancid, thanks to Denise DeBartolo York's surprise declaration that she is strongly considering stripping away Nolan's all-encompassing football powers after this season.

No! This whole Stadium issue "Smells".
No! To the Stadium in Santa Clara.

P.S. So the 49ers are a team who's only interest has been:
1. Will the coach wear a suit or not?
2. Will the offensive coordinator be on the field or in the booth?
3. Is the quarterback really hurt or really that bad?

Yikes, for this you ask us the taxpayers to pay millions?

Never miss a thing. Make Yahoo your homepage.

From: Mary Emerson <mary@ducky-d.net>
To: <Manager@ci.santa-clara.ca.us>, <Cmccarthy@ci.santa-clara.ca.us>
Date: 11/24/2007 10:03 AM
Subject: Follow up question on the 11/20 RDA presentation

CC: "Swift, Mike" <mswift@mercurynews.com>, "MayorandCouncil" <MayorandCounc...

Hi Ms. Parrot, Ms. McCarthy, Mr. Garratt & Ms. Sparacino,

Thanks again for all of your efforts and the efforts of all of City Staff to try to provide meaningful and useful analysis on the extraordinarily complex issues around the proposed stadium subsidy.

Regarding the Nov. 20th meeting on RDA bonds. I understand that the bond consultants were unable to complete their presentation in time to post it prior to the meeting, and am glad to see it posted now. I really like the organization and ease of use of the new repository for these presentations at:
http://santaclaraca.gov/city_gov/49er_stadium_proposal.html

I have a follow-up question on the RDA presentation, that will be key in assessing the overall feasibility of this proposal.

My understanding from Tuesday was that the analysis was revised upward based on a more optimistic view of the business real estate market. However, as we all know, you can not predict the economy's behavior with 100% accuracy. The premise of a tax increment bond is that you are borrowing against a presumed increase in property taxes.

My question is:

What happens if that increase in property values (and subsequent increase in property taxes) do not materialize?

Is the city ultimately responsible for these bonds? If so, what priority does repaying those bonds take above other city expenses and responsibilities?

As you know, the revision was based on an assumption of strong growth in the real estate market. However, some analysts see signs of a poor economy -- according to an article in today's SJ Mercury News, the economy could approach zero growth due to the real estate crisis brought on by overly optimistic borrowing in the housing market.

Understanding the actual risk ultimately held by the city will help Santa Clarans in assessing the overall feasibility of the subsidy proposal.

Kind regards,

Mary Emerson

http://www.mercurynews.com/ci_7547448

Symptoms of a slowdown: Foreclosures rise as adjustable-rate mortgages reset
FORECLOSURES RISE AS ADJUSTABLE-RATE MORTGAGES RESET

By Joe Bel Bruno
Associated Press

NEW YORK - In the months ahead, millions of adjustable-rate mortgages will reset, giving them a higher interest rate as required by the loan agreements and leaving many homeowners unable to make their payments. Soaring mortgage default rates this year already have shaken major financial institutions, and the fallout from more of them, some experts say, could spread from those already battered banks into the general economy.

"We haven't faced a downturn like this since the Depression," said Bill Gross, chief investment officer of PIMCO, the world's biggest bond fund. He's not suggesting anything like those terrible times - but, as an expert on the global credit crisis, he speaks with authority.

"Its effect on consumption, its effect on future lending attitudes, could bring us close to the zero line in terms of economic growth," he said. "It does keep me up at night," he said.

Some 2 million homeowners hold $600 billion of subprime adjustable-rate mortgage loans, known as ARMs, that are due to reset at higher amounts during the next eight months. Subprime loans are those made to people with poor credit. Not all these mortgages are in trouble, but homeowners who default or fall behind on payments could cause an economic shock of a type never seen before.

The already severe housing slump would be exacerbated by even more empty homes on the market, causing prices to plunge by as much as 40 percent in once-hot real estate spots such as California, Nevada and Florida. Builders like Chicago's Neumann Homes, which filed for bankruptcy protection this month, could go under. The top 10 global banks could suffer far greater write-offs than the $75 billion already taken this year.

Massive job losses would curtail consumer spending that makes up two-thirds of the economy. The Labor Department estimates almost 100,000 financial services jobs related to credit and lending in the United States have already been lost, from local bank loan officers to traders dealing in mortgage-backed securities. Thousands of Americans who work in the housing industry could find themselves on the dole. And there's no telling how that would affect car dealers, retailers and others dependent on consumer paychecks.

Based on historical models, zero growth in the U.S. gross domestic product would take the current unemployment rate to 6.4 percent. That would wipe out about 3 million jobs from the economy, according to the Washington-based Economic Policy Institute.

By comparison, in the last big downturn from 2001 to 2003, about 2 million jobs were lost, according to the Labor Department.

Borrowers who took out loans in the first six months of this year are already falling behind on their payments faster than those who took out loans in 2006, according to a report from Arlington, Va.-based investment bank Friedman, Billings, Ramsey. That's making it even

harder for would-be buyers to get new mortgages - a frightening prospect for home builders with projects going begging on the market, and for homeowners desperate to unload property to avoid defaulting on their loans.

Meanwhile, the number of U.S. homes in foreclosure is expected to keep soaring after more than doubling during the third quarter from a year earlier, to 446,726 homes nationwide, according to Irvine-based RealtyTrac.

That's one foreclosure filing for every 196 households in the nation, a 34 percent jump from just three months earlier.

Such data suggests more Americans could lose their homes than ever before.

Some home buyers gambled on interest-only loans. The mortgages, which allowed buyers to pay just interest at a low rate for two years, were too good to pass up. But with that initial term now expiring, many homeowners find they can't make the payments. The hopes that went along with those mortgages - that they'd be able to refinance because the equity in their homes would appreciate - have been dashed as home prices skidded across the country.

"It's been said that a lot of people have been using their homes as ATM machines," said Thomas Lawler, a former official at mortgage lender Fannie Mae who is now a private housing and finance consultant.

This example illustrates the distress many homeowners are in or will find themselves in: A subprime adjustable-rate mortgage on a $400,000 home could have payments of about $2,200 a month, with borrowers paying 6.5 percent, interest only. When the teaser period expires, that payment becomes $4,000, with the homeowner paying 12 percent and now having to come up with principal as well as interest.

Minneapolis resident Chad Raskovich found himself in such a situation. He hoped - it turned out, in vain - to gain more equity in his home and that a strong record of payments would enable him to secure a better loan later on.

"It's not just me, it's a lot of people I know. Now we're just looking for a solution," he said.

Carol McCarthy - Fwd: Risky Business in Santa Clara

From: ~~Kim Fettahlioglu~~ mary@duck-d.net
To: Carol McCarthy
Date: 11/21/2007 9:18 AM
Subject: Fwd: Risky Business in Santa Clara
Attachments: Fwd: Risky Business in Santa Clara

Date: Tue, 20 Nov 2007 21:59:47 -0800
To: jpatel@mercurynews.com, mswift@mercurynews.com, letters@mercurynews.com
From: Mary Emerson <mary@ducky-d.net>
Subject: Risky Business in Santa Clara
Cc: mary@ducky-d.net

The valley is full of people who bought over-valued houses because they could. They bought houses they could ill afford with the help of exuberant brokers pushing risky sub-prime loans. They are now discovering they were sold a bill of goods.

It would appear that the City of Santa Clara is about to embark on an even more insane spending binge -- committing $222 million in public resources to subsidize a professional football stadium because they think they can.

They can put a 99 year lease on the last unencumbered land in the city, sacrificing future general fund revenues. They can issue low quality bonds (practically junk bonds) and get $65 million for redevelopment.

As my mother always said, "Just because you can do something, doesn't mean you should." And in this case it is not even clear that the city can, considering they're still over $100 million shy of the up-front subsidy demanded by the 49ers Corp.

The fact of the matter is that the City Council needs to be reminded that they represent a small city, populated by people of moderate means. Rather than focusing on playpens and subsidies for the rich, they need to focus on how to build our basic services, and enhance the sense of community in our fair town.

Mary Emerson
Santa Clara

Carol McCarthy - Fwd: Santa Clara/Stadium/49ers

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/21/2007 9:16 AM
Subject: Fwd: Santa Clara/Stadium/49ers
Attachments: Fwd: Santa Clara/Stadium/49ers

The attached was sent to the over 600 Santa Clara resident members of notwithmymoney.org earlier today.

Byron Fleck & Karen Hardy
Founding Members
www.notwithmymoney.org

SANTA CLARA CITY COUNCIL TO RESIDENTS:

"WE DON'T CARE IF YOUR FAMILY CAN'T AFFORD TO LIVE HERE, WE'D RATHER GIVE YOUR MONEY TO BILLIONAIRES."

by, Byron Fleck & Karen Hardy[1]
Founding Members, Notwithmymoney.org

News Flash I: **"RDA funding has become the largest steady source of affordable housing financing in the community."[2]**

News Flash II: **884 City of Santa Clara Families are in default, at auction or have lost their homes in foreclosure.[3]**

News Flash III: **Santa Clara proposes to cut 13% from RDA affordable housing to subsidize billionaire professional football owners.[4]**

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[1] Both authors are former Chairpersons and Commissioners , City of Santa Clara Planning Commission.

[2] See, http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf 3.6.2 para. 14.

[3] See, http://www.realtytrac.com/MapSearch/MapSearch/MapSearch.aspx?txtZip=95051

[4] See,http://cityclerkdatabase.ci.santa-clara.ca.us/pdfCreator/Export.aspx?did=AAAAP07111700 2025343.DID&db=SCAGENDA

The Santa Clara City Council's capacity for irony is limitless. After all, if anyone, let alone out of town billionaires, approached any rational City Council asking for a $222[5] million hand-out ($8,000 per resident household[6]), for a project which could, under a best case scenario, return but $650,000[7] annually (in other words, it would take 342 years to recoup the subsidy), the applicant would, correctly, be laughed out of town.

Not in Santa Clara.

Now, just short of a year since the owners of the San Francisco 49ers brought such a proposal before our City, and after $500,000[8] of our money wasted on Consultants and millions of hours in City staff time blown, the Santa Clara City Council continues in its unrestrained march to disprove, what any third grader knew from day one, was infeasible. "Fools Gold," if you will.

Good argument can be made as to which has been the more destructive to our community. The City Council's capacity for irony or its failure to appreciate the irony it (apparently, having not a clue) creates.

The latest installment of the absurd takes place, fittingly, on Thanksgiving eve.

What a duzy it is.

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[5] See, P. 17 http://cityclerkdatabase.ci.santa-clara.ca.us/pdfCreator/Export.aspx?did=AAAAP070713225349593.DID&db=SCAGENDA

[6] Total subsidy / 115,000 residents x 4 = per household cost. This figure is calculated consistent with computations of the City of Santa Clara General Plan.

[7] City Consultant, KMA. See, http://santaclaraplaysfair.org/Images/650K.jpg

[8] http://www.ci.santa-clara.ca.us/pdf/collateral/49ers-20071009-Amendments-Completion-of-Feasibility-Study.pdf

In its drive to wring out any potential source of funding for the $222 million subsidy, not even the most essential of our monies is off limits.

On Tuesday, November 20,2007, at the behest of the Santa Clara City Council, Consultants will report on how much of the City's bonding capacity, dedicated to providing affordable housing in our city, can be re-directed to the billionaires subsidy request.[9] This is no April Fools day joke. Money which would otherwise support the affordability of rentals and home ownership in our City are targeted.

How much of your money for this essential program would be so diverted? According to the City Staff's report, $65 million assuming our affordable housing goal is reduced 13%.[10]

To appreciate the crushing blow the proposed reduction in our City's commitment to affordable housing represents, we need to know a little about Santa Clara and the people who live here.

According to the 2000 census, there were 39,630 housing units in Santa Clara. Of those, 53.9% were renters, 46.1% were owners.[11] [12]

Between July 1997 and May 2001, the median housing price rose from $319,950 to $561,350, a 75% increase. During the same period, rents increased 64%. Incomes, of course, did not increase at anywhere near the same rate.[13]

The current City of Santa Clara General Plan concludes, "As a result, low and moderate income families were priced out of housing ownership."[14]

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9 http://cityclerkdatabase.ci.santa-clara.ca.us/pdfCreator/Export.aspx?did=AAAAP071117002025343.DID&db=SCAGENDA

10 Id.

11 Unless otherwise indicated, all following footnotes are to City of Santa Clara General Plan 2000-2010. http://www.ci.santa-clara.ca.us/community/au_gen_plan_index.html

12 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.7

13 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.8

14 Id.

The General Plan's conclusion, while technically correct, overlooks a more important companion conclusion. Santa Clarans were not merely priced out of home ownership, they were forced out of their own community.

So, when we speak of "moderate" and "low" income families, who are we talking about?

According to the City's General Plan, "moderate" income families had an income of between $69,051 - $104,760 in 2001. "Low"income families made between $43,651 and $69,050 in the same year.[15]

These are the families that the City's affordable housing programs are intended to protect. Again, according to the City's General Plan, "RDA funding [yes, the same source the 49ers would like to raid] has become the largest steady source of affordable funding in the community."[16]

So, how does the crisis in affordable housing come about and how does it directly affect me and my family, friends and neighbors?

Housing is considered "affordable" when a household pays less than 30% of its gross monthly income for housing, including taxes and insurance (and utilities, for rental housing).[17] Why do people overpay? A few, certainly by choice. The overwhelming most because they have to, that is, there is not a sufficient number of affordable units, so they have to stretch it, resulting in living on the edge at best, and too often, cruel hardship.

The City of Santa Clara's most recent General Plan (2001) reports that 23% of Santa Clara owner households are overpaying, that is spending more than 30% of their income on housing.[18]

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15 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.9

16 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf 3.6.2 para. 14.

17 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.8

18 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.10

37% of renters[19] are overpaying.[20]

60% of elderly (65 and older) renters are overpaying.[21] Of all elders, population of 10,900 in our City, 7.9% were below the poverty line. The elderly account for 17% of all Santa Clara heads of households.[22]

30% of the 4,162 households with a disabled family member are overpaying. Households with a disabled family member account for 10.5% of all Santa Clara households.[23]

9.5% of Santa Clara households (3,659) are headed by a female householder. 45% of those households have children at home.[24]

30% of all Santa Clara households earn less than $50,000 per year.[25]

These facts, and the people who live them, are the reason affordable housing is so essential for all of us. Look again at the numbers. The people. They are many of us. For the rest, it is a reminder that we are all one divorce, one death of a bread winner, one illness, one accident, one "job restructuring" or one occurrence of random bad luck, away from being booted from our own community.

Maintaining a strong commitment to affordable housing, and the city redevelopment monies that fund it, are the only tools we have, to, as best we can, take care of our own and keep some feint hope that our children, might have some chance to live in their own hometown.

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19 The City of Santa Clara currently rents to the 49er's, 11 acres of prime real estate for their practice facility. The value of that property is close to $2 million per acre. The City charges the 49ers rent of about $2,400 per year. Less than what a Santa Clara family pays annually for a modest two-bedroom apartment in our city.

20 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.10

21 Id.

22 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.13

23 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.15

24 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.15

25 **http://www.examiner.com/a-1058980~Santa_Clara_housing_could_be_nixed_to_attract_Niners.html**

The final point which must be addressed, is to identify how Santa Clara is performing on its commitment to us and our children, to provide affordable housing. Here is the answer, direct from the City's General Plan.[26]

Housing Needs Projections

Income Level/ Relation to County Median	7 1/2Year Projected Need	Constructed 1/99-12/01	Need 1/02-6/06
Very Low(0-50%)	1,294	79	1,215
Low (50-80%)	590	12	578
Moderate(80-120%)	1,786	18	1,770
Abv. Mod.(120%+)	2,669	686	1,981
TOTAL	6,339	795	5,544

In terms of meeting our City's affordable housing goal (Very Low, Low and Moderate incomes) for the period above, we needed to build 3,670 new units. Built were but 109. We missed target by 2,970%.

In relation to the $65 million in RDA monies, sought to be raided by the 49ers, perhaps it is enough to say "no." We have much more important needs for those monies.

Then again, with a City Council devoid of a sense of irony, and apparent disdain for community needs, (that is, what part of "Residents come first!" don't they understand?) you just never know.

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26 Id. at http://www.ci.santa-clara.ca.us/pdf/collateral/3081-GeneralPlan-Chapter3.pdf p.23

From: Bryan Patterson <iloveorange@earthlink.net>
To: <MayorandCouncil@ci.Santa-clara.ca.us>
Date: 11/20/2007 9:18 PM
Subject: Why,why, why friends & Leaders

Hello,

I just want to say I feel very sad when I hear this stadium issue. Anyone with common sense knows this will never be good for Santa Clara. I would like to praise you for running the city very well before the stadium issue. There is something very telling about a person that is for the stadium being built. Not that it matters, but I would never vote for anyone for the stadium. Why don't people trust government/ This is a shining example.

Bryan patterson

Just one poor Santa Clara resident who could'nt afford a ticket even if the stadium was built.

Carol McCarthy - Fwd: 49er stadium

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/21/2007 9:08 AM
Subject: Fwd: 49er stadium
Attachments: Fwd: 49er stadium

My name is Greg Lingao. I am a residence of Santa Clara for 25 year. And I don't see any reason why we should invest fro traffic congestion, bad element that goes with a stadium and above all a team that in so many years haven't made the play off. Please spend our tax dollars on something that will improve the life of the resident of Santa Clara.

thank you much

Carol McCarthy - Fwd: Stadium Issue

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/21/2007 9:07 AM
Subject: Fwd: Stadium Issue
Attachments: Fwd:

Dear Mayor and Council members,

It seems that the Stadium issue is really heating up along with the price tag. With so much money at stake has the date to put this on a ballot been set? If this goes into my taxes I would like to VOTE on it directly.

I appreciate the work you do in the city. I also enjoy living in a city where it's affordable. Let's keep it that way.

Thank you.
Emma Brunner
Santa Clara resident

From: jack & jane lueder <jjlueder@comcast.net>
To: <MayorandCouncil@ci.Santa-clara.ca.us>
Date: 11/20/2007 12:10 PM
Subject: Citizen Information

All I see about the possible CSC stadium program are individual items in the newspapers or in sound bite opinions from opponents or proponents.

How about the City setting up a website which integrates, into a coherent picture, the real factual information as it develops?? The current CSC website has what appears to be a historical file but no integration.

Thanks, Jack Lueder

Carol McCarthy - Fwd: Football stadium

From: ~~Kim Fettahlioglu~~ mark@markberger.net
To: Carol McCarthy
Date: 11/20/2007 1:10 PM
Subject: Fwd: Football stadium
Attachments: Football stadium

I do not want you to build a football stadium with my money.

If a football stadium is built, it should be with 100% private funds.

Mark Berger

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/19/2007 8:42 AM
Subject: Re: Fwd: I support the feasibility study
Attachments: Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study ; Fwd: I support the feasibility study; Fwd: I support the feasibility stud y; Fwd: I support the feasibility study; Fwd: I support the feasibility stu dy; Fwd: I support the feasibility study; Fwd: I support the feasibility st udy; Fwd: I support the feasibility study; Fwd: I support the feasibility s tudy; Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibilit y study; Fwd: I support the feasibility study; Fwd: I support the feasibili ty study; Fwd: I support the feasibility study; Fwd: I support the feasibil ity study; Fwd: I support the feasibility study; Fwd: I support the feasibi lity study; Fwd: I support the feasibility study; Fwd: I support the feasib ility study; Fwd: I support the feasibility study

CC: Kim Fettahlioglu

Attached are emails received in the Mayor and Council Offices from 3:00pm Friday, November 9, 2007 through 3:00pm Friday, November 16, 2007 there are 27 messages herein. These are direct responses from the web site, www.supportourniners.com.

These message will be made available to the full council. Some of the messages attached may have been sent twice by the same party, possibly including them in this message to you, however, I am not including them in copies to Council or my final count.

...Kim

From: <StarRatzlaff@msn.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/13/2007 6:56 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

Hundreds of new jobs;
Millions of dollars in annual economic impact;
Hundreds of thousands of dollars in new annual tax revenue for the city's general fund.

The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Star Ratzlaff

From: <my36dog@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/13/2007 6:15 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

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Respectfully,
darlene addington

From: <my36dog@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/13/2007 6:15 AM
Subject: I support the feasibility study

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Respectfully,
darlene addington

sent twice

From: <my36dogyahoo.com@host1.fusiontools.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/13/2007 6:06 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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Respectfully,
darlene

Sent on
third time

From: <vernon@pcumail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 3:04 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

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Respectfully,
Al Vernon

From: <modesittus@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 2:03 PM
Subject: I support the feasibility study

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Respectfully,
Doria Modesitt

From: <edmund.muth@stryker.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 1:17 PM
Subject: I support the feasibility study

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Respectfully,
edmund muth

From: <arbrinks@aol.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 1:17 PM
Subject: I support the feasibility study

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Respectfully,
aimee muth

From: <dbustamante@electronicrecyclers.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 1:06 PM
Subject: I support the feasibility study

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Respectfully,
Dario Bustamante

From: <nnunes@sbcglobal.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 12:56 PM
Subject: I support the feasibility study

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Respectfully,
Tony Nunes

From: <larry.bush@movingsolutionsinc.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 12:37 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

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Respectfully,
Larry Bush

From: <genny@arcot.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 10:57 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

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Respectfully,
Genevieve Laurie

From: <dennisbleisner@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/12/2007 10:54 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

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Respectfully,
Dennis Bleisner

From: <PERRYSR245@MSN.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/11/2007 6:49 PM
Subject: I support the feasibility study

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Respectfully,
Edward Perry Sr

From: <mrmrsenglehart@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/11/2007 8:48 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

Hundreds of new jobs;
Millions of dollars in annual economic impact;
Hundreds of thousands of dollars in new annual tax revenue for the city's general fund.

The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Rob Englehart

From: <livgrapes@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/10/2007 10:46 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Chris Davis

From: <pinedofelo@netzero.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/13/2007 3:03 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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Respectfully,
andrew pinedo

From: <bossmar@aol.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/14/2007 3:00 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Marlene O'Donnell

From: <think@trib.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/14/2007 12:42 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
tony hink

From: <CHERRIED@JPDFINANCIAL.COMCOM>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/14/2007 9:57 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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Respectfully,
CHERRIE DIANAND

From: <josearambula@cox.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/13/2007 8:49 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
Jose Arambula

From: <keoughh@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/15/2007 12:59 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
hector Keough

From: <joelonon@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/15/2007 10:53 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
JOE LONON

From: <joerealtor@sbcglobal.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/15/2007 10:47 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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The 49ers' proposal calls for no new taxes for local residents, no negative impact on Santa Clara's general fund, and no increase in utility rates. This project is good for the city and good for the region. I urge you to continue your work and move forward with the stadium.

Respectfully,
joe french

From: <jwilmarth@bankofamador.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/15/2007 10:16 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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Respectfully,
Jim Wilmarth

From: <goofyg@att.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/15/2007 8:18 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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Respectfully,
GOOFY

From: <anthony.marcin@nvbell.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/16/2007 10:59 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,

I am writing to support Santa Clara's efforts to build a new world-class stadium for the 49ers. A new stadium would be a great fit for the city's entertainment district and would deliver a significant boost to the Santa Clara economy. Independent economic impact studies confirm that a new stadium would generate:

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Respectfully,
Anthony Marcin

Carol McCarthy - Fwd: Team Considers Buying Theme Park

From: ~~Kim Fettahlioglu~~ wingdom@mac.com
To: Carol McCarthy
Date: 11/14/2007 6:38 PM
Subject: Fwd: Team Considers Buying Theme Park
Attachments: Fwd: Team Considers Buying Theme Park

Now that the 49ers have put up an embarrassing bagel on Monday Night Football and are a straight 0 for 7, you'd think the City of Santa Clara would be negotiating a better deal... like rescinding their $222M offer. The 49ers are worth much less now that it's clear Mike Nolan is no Bill Walsh. There are no playoff hopes this season and there's certainly no dynasty this decade. I mean, look at the empty home game seats after half time. Try to sell beer and nachos to the non-existent. If the city council doesn't re-negotiate, look for the developer money that's paying them to continue to push for this lousy deal.

./bryan

Bryan Wing
3809 Phoenix Court
San Jose, CA 95130

Begin forwarded message:

> **From:** Bryan Wing <wingdom@mac.com>
> **Date:** October 10, 2007 7:45:29 PM PDT
> **To:** jpatel@mercurynews.com
> **Cc:** letters@mercurynews.com, mpurdy@mercurynews.com, MayorandCouncil@ci.Santa-clara.ca.us
> **Subject: Team Considers Buying Theme Park**
>
> Ok, what high finance minister can explain to me how the 49ers can all of a sudden afford to plunk down about $114M on Great America when they were begging the City of Santa Clara for $222M? Is this the biggest sucker punch in sports finance history? Now I really can't believe Santa Clara residents would vote for a stadium deal as it now stands. Also, with the looming lower middle class recession, Santa Clara won't even be able to afford $100M let alone $222M. City services will cease to exist except for those 10 games a year. The joint will start looking like... Hunters Point.
>
> ./bryan
>
> Bryan Wing
> 3809 Phoenix Court
> San Jose, CA 95130

Carol McCarthy - Fwd: Dear mayor Mahan and City Council,

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/13/2007 9:56 AM
Subject: Fwd: Dear mayor Mahan and City Council,
Attachments: Dear mayor Mahan and City Council,

Dear mayor Mahan and City Council,

We support the 49er staduim 100%. It is a perfect location for them.

Sincerely,
Robert and Doris Modesitt

Carol McCarthy - Fwd: New Stadium

From: ~~Kim Fettahlioglu~~ Larry.Bush@movingsolutionsinc.com
To: Carol McCarthy
Date: 11/13/2007 9:54 AM
Subject: Fwd: New Stadium
Attachments: New Stadium

Dear Mayor & Council people,
I have been a resident of Santa Clara for 43 years and a season ticket holder for 32 years.
I feel that the stadium would be good for the city.
Provide jobs, revenue & many new events. I feel the positives outweigh the negatives. The city would run the stadium thru a committee, which keep it in good shape.
I have spoken in front of the council & will continue to feel this would be a positive step for the city. We will only get one chance.
Thank you for your time.

Larry Bush

Moving Solutions, Inc., Operations
Main- 408-920-0110 x 227
Office- 408-240-8622
Cell- 408-690-4975
Fax- 408-920-0404
Larry.Bush@movingsolutionsinc.com

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/13/2007 9:43 AM
Subject: Re: Fwd: I support the feasibility study
Attachments: Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study ; Fwd: I support the feasibility study; Fwd: I support the feasibility stud y; Fwd: I support the feasibility study; Fwd: I support the feasibility stu dy; Fwd: I support the feasibility study; Fwd: I support the feasibility st udy

CC: Kim Fettahlioglu

Attached are emails received in the Mayor and Council Offices from 3:00pm Friday, November 2, 2007 through 3:00pm Friday, November 9, 2007, there are 10 messages herein. These are direct responses from the web site, www.supportourniners.com.

These message will be made available to the full council. Some of the messages attached may have been sent twice by the same party, possibly including them in this message to you, however, I am not including them in copies to Council or my final count.

...Kim

From: <roy-longoria@contractor.amat.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/6/2007 6:58 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
The stadium would be located in the heart of the city's entertainment district, close to many highways, public transit options and family entertainment destinations.
A new stadium would provide a significant boost to the local economy.
The proposed financing plan puts the burden of cost overruns and operations shortfalls on the 49ers, not the city of Santa Clara.
I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Roy Longoria

From: <nbitt@host1.fusiontools.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/5/2007 1:45 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Norm Bittles

From: <loneshark408@comcast.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/4/2007 6:36 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Jose Martinez-Q.

From: <latinamerica1@hotmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/4/2007 11:03 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Cecilia Diaz

From: <terry588@hotmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/4/2007 10:09 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
terry l glenn

From: <mcgrawr04@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/3/2007 2:30 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Rudy McGraw

From: <Claytoomey7997@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/7/2007 10:44 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Russ Toomey

From: <Claytoomey7997@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/7/2007 10:45 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Russ Toomey

sent twice

From: <eptchucotonw@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/9/2007 12:52 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
miguel

From: <piercejune3@sbcglobal.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/9/2007 9:05 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
June Pierce

Carol McCarthy - Petco Park transit plan

From: JC Rowen <jcrowensanjosestate@yahoo.com>
To: <mayor&council@ci.santa-clara.ca.us>, <jsparacino@ci.santa-clara.ca.us>, Carol McCarthy <cmccarthy@ci.santa-clara.ca.us>, Ron Garratt <rgarratt@ci.santa-clara.ca.us>, <kriley@ci.santa-clara.ca.us>, <patkolstad@aol.com>, <jamie@jamiemcleod.org>, <lisamgill@aol.com>
Date: 11/28/2007 10:04 AM
Subject: Petco Park transit plan

http://www.sandiego.gov/petcopark/pdf/petcoetmp.pdf

I would suggest you all look at this transit plan

Never miss a thing. Make Yahoo your homepage.

From: <SF49erfanatic@gmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/26/2007 11:00 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Judy Pitman

From: <denisekperalez@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/25/2007 9:59 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Raul Peralez

From: <jfainsf49@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/25/2007 2:29 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Jeremy Fain

From: <albert.garcia@hughessupply.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/25/2007 12:19 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
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Respectfully,
albert

From: <marrayos1@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/25/2007 11:20 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
The stadium would be located in the heart of the city's entertainment district, close to many highways, public transit options and family entertainment destinations.
A new stadium would provide a significant boost to the local economy.
The proposed financing plan puts the burden of cost overruns and operations shortfalls on the 49ers, not the city of Santa Clara.
I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Mariano Rayos

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 10/23/2007 3:24 PM
Subject: Re: Fwd: I support the feasibility study
Attachments: Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study ; Fwd: I support the feasibility study; Fwd: I support the feasibility stud y; Fwd: I support the feasibility study; Fwd: I support the feasibility stu dy

CC: Kim Fettahlioglu

Attached are emails received in the Mayor and Council Offices from Friday, October 19, 2007 through 3:00pm Tuesday, October 23, 2007, there are 8 messages herein. These are direct responses from the web site, www.supportourniners.com.

These message will be made available to the full council. Some of the messages attached may have been sent twice by the same party, possibly including them in this message to you, however, I am not including them in copies to Council or my final count.

...Kim

From: <JIMBO2249@SBCGLOBAL.NET>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/22/2007 9:52 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
The stadium would be located in the heart of the city's entertainment district, close to many highways, public transit options and family entertainment destinations.
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
JIM POLLAK

From: <joshua.isabell@gmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/22/2007 8:09 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Joshua Isabell

From: <sjgersch@gmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/20/2007 5:06 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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The proposed financing plan puts the burden of cost overruns and operations shortfalls on the 49ers, not the city of Santa Clara.
I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Seth Gersch

From: <mark_eberle@sbcglobal.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/19/2007 10:21 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
The stadium would be located in the heart of the city's entertainment district, close to many highways, public transit options and family entertainment destinations.
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
mark eberle

From: <lisagreen5@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/19/2007 8:03 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Lisa Green

From: <vturtle1@pacbell.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/19/2007 7:09 PM
Subject: I support the feasibility study

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As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Sandi Heilman-Gettle

From: <smcopela@rockwellcollins.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/22/2007 4:34 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Selena Copeland

From: <modeittus@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/22/2007 9:05 PM
Subject: I support the feasibility study

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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Doris Modesitt

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/6/2007 9:31 AM
Subject: Re: Fwd: I support the feasibility study
Attachments: Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study; Fwd: I support the feasibility study ; Fwd: I support the feasibility study; Fwd: I support the feasibility stud y; Fwd: I support the feasibility study; Fwd: I support the feasibility stu dy; Fwd: I support the feasibility study

CC: Kim Fettahlioglu

Attached are emails received in the Mayor and Council Offices from 3:00pm Tuesday, October 23, 2007 through 3:00pm on Friday, November 2, 2007, there are 9 messages herein. These are direct responses from the web site, www.supportourniners.com.

These message will be made available to the full council. Some of the messages attached may have been sent twice by the same party, possibly including them in this message to you, however, I am not including them in copies to Council or my final count.

...Kim

From: <rcturbo@cox.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 11/2/2007 11:28 AM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Rene Carrera

From: <brit012528@sbcglobal.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/31/2007 9:52 PM
Subject: I support the feasibility study

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As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Kevin Butler

From: <hibrahim86@yahoo.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/31/2007 4:05 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Hamza Ibrahim

From: <a.ciro@hotmail.com>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/30/2007 10:59 PM
Subject: I support the feasibility study

Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.
Respectfully,
Ciro

Carol McCarthy - Fwd: Stadium Funding Measure

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 10/25/2007 9:41 AM
Subject: Fwd: Stadium Funding Measure
Attachments: Stadium Funding Measure

Dear Jennifer:

Attached please find our letter updating, without substantive change, our Stadium Funding Measure Agenda item for future consideration by the Santa Clara City Council.

Thank you,

Byron Fleck

J. Byron Fleck, Esq.
LAW OFFICES OF J. BYRON FLECK
160 W. Santa Clara Street, #1100
San Jose, CA 95113
Tel: (408) 298-7482
Facsimile: (408) 297-3360
jbyronflecklaw@sbcglobal.net

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LAW OFFICES OF J. BYRON FLECK
160 West Santa Clara Street, Suite 1100
San Jose, CA 95113-1733
(408) 298-7482
Fax: (408) 297-3360

J. BYRON FLECK

October 24, 2007

Ms. Jennifer Sparacino, City Manager
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

VIA FACSIMILE: (408) 241-6771
and e-mail: Manager@ci.santa-clara.ca.us

Re: Stadium Funding Measure

Dear Ms. Sparacino:

On June 15, 2007, Ms. Karen Hardy and I submitted a ballot proposal for action by the City Council relating to the funding of any proposed football stadium in Santa Clara. Your letter of June 18, 2007 responded that our proposal would be presented for action by the Council on the agenda at the next regularly scheduled council meeting following presentation of the completed Stadium Feasibility Study.

Since submission of our proposal, which contemplated the stadium funding measure being placed on the February 5, 2008 ballot, two significant developments have occurred which necessitate a change in the election date, presuming our request is acted upon favorably by the City Council.

First, the Stadium Feasibility Study process was targeted by the 49ers to be completed by the end of July, 2007. Our most recent information from the City suggests the study will not be presented before December, 2007.

Second, the Guiding Principles, in relevant part, provide that (1) Cedar Fair must agree to and cooperate with any proposed stadium project and, (2) the City requires a written acknowledgment from Cedar Fair stating they will not assert various business interference claims arising from the feasibility study process and/or discussions with the 49ers. As of the date of this letter, it is undisputed that Cedar Fair is on record as opposing the stadium project and no written agreement, which was an express condition precedent to commencing the feasibly study process and/or discussions with the 49ers, has been obtained.

Because of the developments identified above, we presume that no stadium proposal, as contemplated by the Guiding Principles, can go forward until (1) the written agreement is made with Cedar Fair, (2) Cedar Fair drops its opposition to the stadium and (3) the feasibility study process is complete. If our presumptions are in error in any respect, please notify me at your earliest convenience.

Therefore, we have amended our agenda item request to reflect an election date for any such Stadium Funding Measure from February 5, 2008 to November 4, 2008. Of course, in the event that the feasibility study process is completed, a proposal negotiated, written agreement with Cedar Fair is made, and Cedar Fair reverses its opposition to the stadium, all occurs in time for the matter to be placed on the June 3, 2008 ballot, the Stadium Funding Measure date would be automatically adjusted to the June 3, 2008 election, if the Council so decides.

For good order sake, therefore, we hereby set forth our proposal for Council action with the amendment of the election date only.

1. The Santa Clara City Council commit that any proposal involving the appropriation of any City, City agency, City authority or City Utility monies, property or indebtedness, for the construction and/or operation of a football stadium, be submitted to the votes of Santa Clara for final approval or rejection. This vote shall be binding and <u>not</u> advisory.

2. The Santa Clara City Council direct that the Stadium Funding Measure be placed on the November 4, 2008 general election ballot.

Thank you for your continuing courtesies.

Very truly yours,

J. BYRON FLECK, ESQ.

JBF/get

cc: Mayor
Santa Clara City Council
Notwithmymoney.org members
Santa Clara Plays Fair

Carol McCarthy - Unethical conduct, Santa Clara Plays Fair

From: JC Rowen <jcrowensanjosestate@yahoo.com>
To: <mayor&council@ci.santa-clara.ca.us>, <jsparacino@ci.santa-clara.ca.us>, Helene Leichter <hleichter@ci.santa-clara.ca.us>, Carol McCarthy <cmccarthy@ci.santa-clara.ca.us>, Ron Garratt <rgarratt@ci.santa-clara.ca.us>, <attypatty@sbcglobal.net>
Date: 11/22/2007 8:55 PM
Subject: Unethical conduct, Santa Clara Plays Fair
CC: <jamie@jamiemcleod.org>, <patkolstad@aol.com>, Dominic Caserta <dominic@dominiccaserta.com>, <teshanks@comcast.net>

Mayor and City Council

Au Nguyen and Santa Clara Plays Fair have lied on their website, funded by a political action committee known as Santa Clara Plays Fair.

Mr. Nguyen made the claim that Gillette Stadium was done by private funds.

NO!!!!!!!!!!!!!!!
http://www.nojonestax.com/mod/fileman/files/20031208_Sports_Biz_Jnl_AZ.pdf

This article shows that Kraft used public fund and is paying them back.

What is the interest rate??

The actual building cost was by private funding, but over 17% of the cost was public financing.

James Rowen

Though Council Member McLeod likes to encourage this group to attack the Mayor and other city officials, as they are her volunteers, it is time to play ethically.

By the way, Council Member McLeod, at the last Campaign Ethics Committee you, once again, took sides and that is also quite unethical.

Get easy, one-click access to your favorites. Make Yahoo! your homepage.

From: Kim Fettahlioglu
To: Carol McCarthy
Date: 11/26/2007 11:05 AM
Subject: Call RE: 49ers

I received a call this morning from a long time Santa Clara resident. He wanted to know why the Council is so interested in the 49ers? His comments are: the money should be put into fixing the streets and not into the 49ers. We don't need them here when the electric bills are going up.

Resident: Alfred Curry

This message will be distributed to the full council for their information.

Kim Fettahlioglu
Executive Assistant to the Mayor and Council
City of Santa Clara
408/615-2250
mayorandcouncil@ci.santa-clara.ca.us

From: "Law Offices of J. Byron Fleck" <jbyronflecklaw@sbcglobal.net>
To: Jennifer Sparacino <jsparacino@ci.santa-clara.ca.us>
Date: 10/26/07 7:42AM
Subject: Question Re: Experience of Keyser Marston and Goldfarb in professional sports Stadiums/Arenas

Dear Jennifer:

I've reviewed the KMA and Goldfarb websites. As I understand, these are the two consultants advising the City on the feasibility of financing / operating a professional football stadium in Santa Clara.

Yet, I could find no identification of any professional sports stadium or arena projects where either had been retained to advise on the feasibility or structuring of these types of projects.

By reply, could you please identify all, if any, professional sports stadium or arena projects where KMA or Goldfarb have been retained to advise on the feasibility and/or structuring these projects.

Thank you very much for your time and courtesies. I look forward to your response.

Byron Fleck

J. Byron Fleck, Esq.
LAW OFFICES OF J. BYRON FLECK
160 W. Santa Clara Street, #1100
San Jose, CA 95113
Tel: (408) 298-7482
Facsimile: (408) 297-3360
jbyronflecklaw@sbcglobal.net

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Oct 31 2007

RECEIVED
NOV 02 2007
OFFICE OF THE MAYOR
CITY OF SANTA CLARA

Dear Ms. Mahan,

I am writing to voice my opinion on the 49er stadium proposal as a citizen and tax payer in the city of Santa Clara.

I have paid taxes for the past ten years to the city of Santa Clara. My property taxes continue to increase, as does the cost of living, unfortunately my salary doesn't keep up with it all. As a single parent and homeowner it is impossible at times just to make ends meet as it is. I would not be able to pay the proposed increase in taxes. I also am opposed to the traffic congestion. Hy 101 is already overcrowded on any day. I work 14 miles from home in Menlo Park, it can take me anywhere from 30 minutes to over an hour in either direction. The taxpayer were asked to assist in the "Great America" aquisition. What happen if G.A. is sold. Will we the taxpayers see a residual for that.

If the 49ers want to come to Santa Clara they will have to put up alot more money to make up the difference for the tax payer. The City Should not ask the tax-payer to

make up the difference. Any jobs created by this proposal will be low pay. We are "Silicon Valley" instead of the Stadium. Why doesn't the local government work with high tech industry in keeping high paying jobs in Santa Clara.

I voted for you, now please support the tax payers of Santa Clara by voting

NO to the 49er Stadium proposal. It is to great a burden for people such as myself who will NOT attend a football game. I don't even attend the high school games which are far less expensive.

Thank you,

Leonor Almada
a S.C. tax payer
voting NO on 49er Stadium proposals.

[redacted]

SAN FRANCISCO CA 941

01 NOV 2007 PM 4 T

City of Santa Clara
mayor
Patricia Mahan
1500 Warburton Ave.
Santa Clara Ca 95051

95050-3713

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

Mayor Mahan and honorable members of the Santa Clara City Council,

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- The stadium would be located in the heart of the city's entertainment district, close to many highways, public transit options and family entertainment destinations.
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- The proposed financing plan puts the burden of cost overruns and operations shortfalls on the 49ers, not the city of Santa Clara.

I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.

Respectfully,

Calvin Lam

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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NOV 02 2007
Office of the City Manager
City of Santa Clara

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Respectfully,

Marty McIntosh

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Respectfully,

Joseph A. Bielich

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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NOV 02 2007
Office of the City Manager
City of Santa Clara

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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.

Respectfully,
Steven H. Alfinito

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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NOV 02 2007
Office of the City Manager
City of Santa Clara

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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.

Respectfully,

Janet P. Alfinito

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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City of Santa Clara

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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.

Respectfully,

R M. Viscovich

ROBERTA VISCOVICH

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Office of the City Manager
City of Santa Clara

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City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.

Respectfully,

BILL VISCOVICH

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

Mayor and city council
1500 Warburton Ave
Santa Clara, CA 95050

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Respectfully,

Anita L. Dreon

ANITA L. DREON

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NOV 02 2007
Office of the City Manager
City of Santa Clara

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Santa Clara, CA 95050

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Respectfully,

Barbara Jean Soto
BARBARA JEAN SOTO

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Respectfully,

HUNG THANH

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

RECEIVED
NOV 02
Office of the Clerk
RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

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Office of the City Manager
City of Santa Clara

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Santa Clara, CA 95050

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Respectfully,

RINESH PADARATH

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Respectfully,

Jeff Passamani

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Respectfully,

Lloyd Hsu

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Respectfully,

Jayne Luster

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

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Respectfully,

JUSTIN MALAE

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

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Andrew M. Calderon

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NOV 02 2007
Office of the City Manager
City of Santa Clara

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Santa Clara, CA 95050

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Steven Cooks

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Respectfully,

SHAWN CITARELLI

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

RECEIVED
NOV 02 2007
City Manager
City of Santa Clara

August 6, 2007

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Respectfully,

Sierra Suites Hotel

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

RECEIVED
NOV 02 2007
Office of the City Manager
City of Santa Clara

July 30, 2007

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Mr & Mrs Don Wheatley

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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City of Santa Clara

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Allen K. Hoarka

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Jackie Bak

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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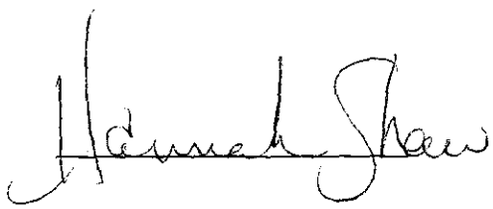

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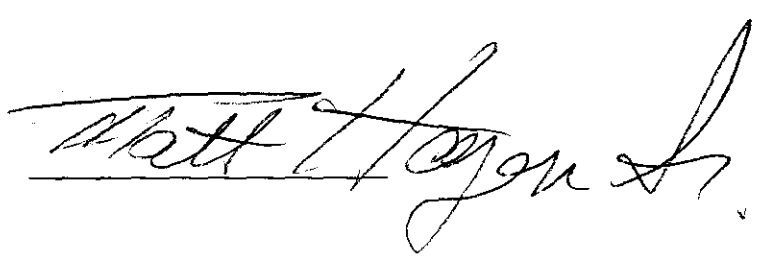

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Charlene Keilough

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City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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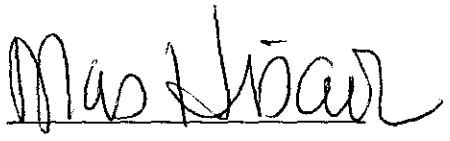

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Kelsey L Rothrock

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Office of the City Manager
City of Santa Clara

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Stephen Richardson

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Office of the City Manager
City of Santa Clara

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Barbara Fritch

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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Office of the City Manager
City of Santa Clara

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Leana Velasco

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City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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NOV 02 2007
Office of the City Manager
City of Santa Clara

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Respectfully,

Nancy Velasco
2494 Crystal Dr
Santa Clara Ca 95051

City of Santa Clara
1500 Warburton Ave
Santa Clara, CA 95050

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NOV 02 2007
Office of the City Manager
City of Santa Clara

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Respectfully,

Rick Gillick
Santa Clara, Ca

From: Carol McCarthy
To: gshook7@netscape.net
Date: 11/1/2007 11:59 AM
Subject: Re: I support the feasibility study

Dear Gshook7@netscape.net:

Thank you for writing to clarify that you are in opposition to the stadium proposal. Your email arrived with text indicating you were in support, so I will make sure to clarify your opposition for the public record.

Sincerely,
Carol McCarthy
Deputy City Manager

>>> <gshook7@netscape.net> 11/1/2007 12:33 PM >>>
Carol McCarthy wrote:
> Dear Sir/Madam:
>
> Your email to the City was provided to the Mayor and Council and to the City Manager on the day that it was received. I was asked to respond to you on the City's behalf, to acknowledge your email.
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> Your email will be included in the public record as the City continues its feasibility study of the issue. Thank you for writing the City to provide your comments on the study of the 49ers' proposal for a football stadium on City-owned land.
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>
>
>
>
Actually I don't support efforts to study the feasibility of a new
stadium in Santa Clara, next time actually read my email butthole..

From: <gshook7@netscape.net>
To: <mayorandcouncil@ci.santa-clara.ca.us>, <SupportOurNiners@Niners.NFL.com>
Date: 10/13/2007 3:41 PM
Subject: I support the feasibility study

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Respectfully,
I do not support this

From: <gshook7@netscape.net>
To: Carol McCarthy <Cmccarthy@ci.santa-clara.ca.us>
Date: 11/1/2007 11:36 AM
Subject: Re: I support the feasibility study

Carol McCarthy wrote:
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The email Mr. GShook
sent was the form letter in
support of the stadium proposal.

From: <bsmann@verizon.net>
To: Carol McCarthy <Cmccarthy@ci.santa-clara.ca.us>
Date: 11/1/2007 8:27 AM
Subject: Re: Re: I support the feasibility study

Thanks Lot

From: Carol McCarthy <Cmccarthy@ci.santa-clara.ca.us>
Date: 2007/10/31 Wed PM 03:39:21 CDT
To: Carol McCarthy <CMcCarthy@ci.santa-clara.ca.us>
Subject: Re: I support the feasibility study

Dear Sir/Madam:

Your email to the City was provided to the Mayor and Council and to the City Manager on the day that it was received. I was asked to respond to you on the City's behalf, to acknowledge your email.

Your email will be included in the public record as the City continues its feasibility study of the issue. Thank you for writing the City to provide your comments on the study of the 49ers' proposal for a football stadium on City-owned land.

Sincerely,
Carol McCarthy
Deputy City Manager

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Mayor Mahan and honorable members of the Santa Clara City Council,
As a faithful fan of the San Francisco 49ers, I strongly support your efforts to study the feasibility of a new stadium in Santa Clara. In Santa Clara, it all adds up:
The stadium would be located in the heart of the city's entertainment district, close to many highways, public transit options and family entertainment destinations.
A new stadium would provide a significant boost to the local economy.
The proposed financing plan puts the burden of cost overruns and operations shortfalls on the 49ers, not the city of Santa Clara.
I urge you to move forward with the feasibility study and help keep the team in the Bay Area, where they belong.