

Title:	New Stadium for Newburgh		
Status:	Under Review		
Abstract:	This proposal document looks at some of the reasons why it is felt by the Newburgh Sports Development Office that a New Stadium Building for the city is very desirable.		
Distribution:	Joseph Regis (City Mayor); Steven Owens (Planning Chief)		
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1. EXECUTIVE SUMMARY

It is the firm belief of the Newburgh Sports Development Office that a new stadium building for Newburgh is a highly desirable facility that will significantly add to the sporting life of the city.

A new sports stadium will enhance and enrich the sporting life of the local community and attract other football clubs or athletics clubs to come and play at Newburgh. In this way having a sporting venue such as a football stadium can have a significant impact on the town. While Newburgh has become a prosperous and well-developed town it does lack some significant sporting amenities, such as a good sports stadium. This is a drawback if the city is to develop properly.

A new sports stadium will have a significant economic impact on the local community. It goes without saying that traffic numbers, tourism and the level of general interest in the city of Newburgh would be enhanced by the development of a new stadium. Also it is worth bearing in mind that significant revenues can be created for local business in the city based on well-known clubs coming to visit Newburgh or when important sporting fixtures are held at the stadium.

The Draft Budget Plan presented in Annex A suggests a price tag of over £10,000,000 for a new sports stadium. This budget figure is in respect of a 'green field' site that has been identified as being most appropriate for the new development. Also planning from the City Council is thought to be favourable to such a development.

Other cities in the region seem to have developed progressively in recent years with continued enhancement of their sporting amenities. In particular, we should take note of a town like Oldburgh, located just 30 miles from Newburgh, but which boasts a fine stadium building. Oldburgh serves as a good example, even though it is a much longer established town with a splendid sporting tradition. The Oldburgh stadium building would be a great amenity of which the local community can rightly be proud.

Also, we are reminded of our twin town alliances with Germany and France. Each twin town is similar in size and stature to Newburgh but in contrast to Newburgh each has significant sporting amenities that contribute to a thriving sporting life for the inhabitants.

The City Council is presented with two development opportunities in the current scenario. The first is to refurbish an existing but small-scale stadium style building near the old gas works site; the second is to build a new stadium from scratch on a 'green field' site. I would favour the development of a new state-of-the-art stadium building of which the city and community can rightly be proud. (See recommendation B). I would ask you to review this proposal document thoroughly as a significant opportunity for Newburgh.

2. RECOMMENDATION

It is recommended that the Newburgh City Council either:

- a) Re-develop an existing sports facility as a stadium
- b) Build a new stadium building on a 'green field' site

Both of the above recommendations come with a high price tag. However the City Council must accept the validity of arguments around promoting and enhancing the life of our city.

3. CURRENT SITUATION

The current situation is unsatisfactory from a number of perspectives. No sporting field and football or rugby events are available to members of our community. Newburgh seems to lack considerably by not having this kind of sporting facility. Currently this means that sporting fans are obliged to take a trip to larger towns like Oldburgh if they wish to go to a football match or attend an athletics fixture. Also, by not having a sports stadium our City is much less attractive to tourists and other visitors. Currently Newburgh does not provide properly for the important sporting needs of its community.



4. CONCLUSIONS

Deciding on the development of a new stadium building is crucial for the development of Newburgh. This must be a priority in the upcoming planning for the city. Given the current climate of relative prosperity this may be the time to build a public amenity that will offer significant enjoyment and pleasure to all who visit it over the years. A stadium building is a vote of confidence in our city. Also it will set out Newburgh as an even more attractive place to live and work.

4.1. APPENDIX A – New Stadium Budget Plan

New Stadium Budget Plan	
Architects Fees	150,000
Seating	250,000
Public Address System	50,000
Site Purchase	3,350,000
Security System	95,000
Legal Fees	105,000
Insurance	185,000
Construction Costs	6,000,000
Administration	94,500
Accounting Fees	64,500
Total Budget	

Draft Budget Plan 1

Projected Revenues Year 1

	Football Events	Athletics Events	Concerts	Corporate Boxes
Quarter 1	600,000	150,000	105,000	150,000
Quarter 2	300,000	50,000	127,000	200,000
Quarter 3	200,000	300,000	250,000	120,000
Quarter 4	500,000	100,000	275,000	60,000