

**Racing Committee Meeting
Tuesday, August 9, 2022 – 1:00 p.m. CDT
Merriam Park Public Library
1831 Marshall Ave, St. Paul MN 55104**

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Adoption of Agenda
- 4) Approval of Minutes

New Business – Action Items

- 5) Review proposed changes to Class A license related to Canterbury Amphitheater Project
- 6) Adjourn

The Committee meeting packet may contain not public data pursuant to the Minnesota Government Data Practices Act. Commission staff has marked such data as not public. Please discard the data in a safe and confidential manner. Should you have questions about the classification of any data please contact Commission staff.

Item 4 –
Minutes from February
17th, 2022

CANTERBURY PARK LOCATION
1100 CANTERBURY ROAD, STE. 100
SHAKOPEE, MN 55379
TELEPHONE: 952-496-7950
FAX: 952-496-7954
WWW.MRC.STATE.MN.US



RUNNING ACES LOCATION
15201 ZURICH STREET NE, STE. 212
COLUMBUS, MN 55025-7908
TELEPHONE: 651-925-3951
FAX: 651-925-3953
WWW.MRC.STATE.MN.US

MINNESOTA RACING COMMISSION

Racing Committee Meeting Thursday, February 17, 2022, 3:00 p.m. CST Microsoft Teams Meeting

MINUTES

Call to Order:

Agenda Item 1 – Commission Chair McArdle called the meeting to order at 3:02 p.m. CST.

Roll Call:

Agenda Item 2 – Present –Commissioners Dehn and McArdle. A quorum was acknowledged.

Other participants – Steve May (Executive Director, Minnesota Racing Commission), Minnesota Racing Commission) Andrew Offerman (Vice President of Racing Operations, Canterbury Park).

Adoption of Agenda:

Agenda Item 3 – Commissioner Dehn made a motion to approve the agenda; Second by Commissioner McArdle; Motion carried.

Approval of Minutes:

Agenda Item 4 – Executive Director May recommends amending minutes to reflect CST instead of CDT. Commissioner Dehn made a motion to approve the amended minutes; Second by Commissioner McArdle; Motion carried.

New Business - Action Items:

Agenda Item 5 - Approval of 2022 Appointment of Board of Stewards

Executive Director May spoke briefly on the stewards recommended and staff recommends approval. Dehn Moves to approve. Roll call vote passes unanimously.

Agenda Item 6 - 2022 Appointment of Board of Judges

Mr. May spoke on the judges' qualifications. Mr. Offerman offered support. Commissioner Dehn motions to recommend approval to the full commission. Second by McCardle. Motion passes on a roll call vote.

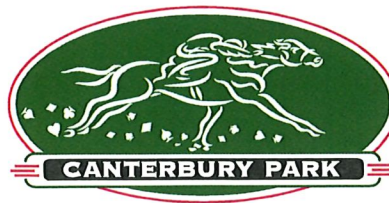
Agenda Item 7 - Approval of 2021 Appointment of Chief Veterinarian

Commissioner McArdle praises Dr. Hovda and Mr. May also recommends approval. Commissioner Dehn motions to recommend approval to the full commission. Second by McCardle. Motion passes on a roll call vote.

Agenda Item 8 – Adjournment: Motion to adjourn by McArdle; Second by Dehn. Meeting adjourned the meeting at 3:07 p.m. CST

THESE MEETING MINUTES HAVE BEEN APPROVED ON THIS ____ DAY OF 2022 BY A QUORUM OF THE MINNESOTA RACING COMMISSION RACING COMMITTEE.

Item 5 –
Proposed Changes to
Class A license related
to Canterbury
Amphitheater Project



July 31, 2022

Ms. Charlene Briner
Interim Executive Director
Minnesota Racing Commission
1100 Canterbury Road
Shakopee, MN 55379

RE: Canterbury Park Stable Area Improvements & Class A License Modification Request

Canterbury Park hereby requests the following approvals from the Minnesota Racing Commission that are necessary to facilitate the future development of our underutilized property. Canterbury Park requests consideration of this request at the August 15, 2022 full meeting of the commission.

We would greatly appreciate any additional guidance or direction from MRC staff as this is a unique request that doesn't easily fit into the nature of the existing administrative rules; however, it is Canterbury Park's understanding that the following approvals would be required to proceed:

- 1) Removal of a portion of the stable area property from the Class A licensed facility. As the project will be done in phases, a portion of Canterbury's property will need to be removed following the 2022 live racing season and another parcel removed following the 2023 live racing season.

Canterbury Park is requesting both parcels be removed as of the dates listed in the attached exhibits. Exhibit A shows the current ownership of our various parcels and the proposed ownership following the land transfers. Exhibit B is the final plat that will be filed at the time of the closing on the sale of the Amphitheater parcels pending MRC and City of Shakopee approvals.

- 2) Canterbury Park requests project approval for improvements to our stable area as a modification of our Class A licensed facilities. Our plan is to conduct this stable area project in three phases with the first phase starting after the 2022 live racing season, the second phase following the 2023 live racing season and the third phase following the 2024 racing season. We have included in this submission a phasing plan slide deck with the three phases as well as a final build out plan. In addition, the phasing plan includes renderings of the barns and dorm buildings as well as floor plans.

In addition to the approvals requested at this time, at least three contracts related to the amphitheater land sale and stable area modification project will require the future approval of the MRC. These contracts include the purchase agreement (and related first amendment to the purchase agreement) and the parking agreement with the amphitheater operator. These contracts have already been executed, but they contain language that specifically requires Minnesota Racing Commission as well as City of Shakopee approval to be effective.


Finally, Canterbury Park understands that Minnesota Racing Commission will need to approve a construction contract to complete the stable area improvements. At this time, that agreement is still being negotiated and will be brought forward for final approval at a later date. Furthermore, as the stable area redevelopment process evolves, we may have other professional service contracts that require MRC approval and we will work with staff to determine the approval process for those as required.

Canterbury Park and our team has had numerous conversations and working meetings with members of the horseperson's groups about our development project and the stable area improvements and we look forward to further collaboration to address any concerns.

We are hosting an open house in the Dean Kutz Chapel located in Canterbury Park's stable area on Saturday, August 6 from 2:30-4pm to provide additional information to our stakeholders and answer questions about the overall project. Members and staff of the Minnesota Racing Commission are welcome to attend should you wish to do so.

Thank you for your consideration of this request for modifications to our Class A license as well as project approval for our stable area improvement plans. Please feel free to contact me if you have any questions or require any clarifications or additional information.

Respectfully,

A handwritten signature in black ink that reads "Randy Sampson". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

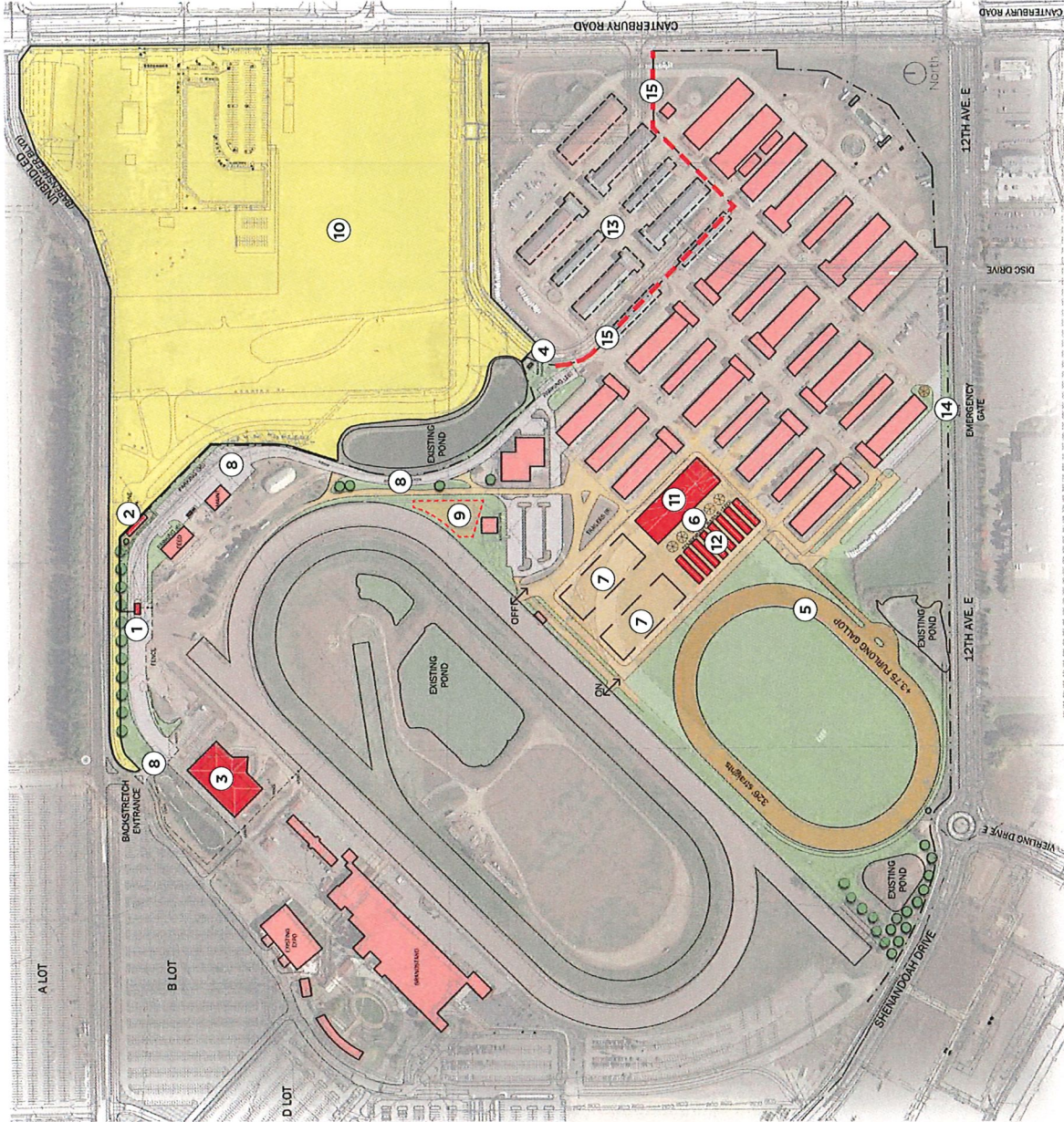
Randy Sampson
Chairman & CEO
Canterbury Park Holding Corporation

Canterbury Park
Racing Stables Master Plan Update

PHASING PLANS AND CONCEPT - 08.01.2022

POPULOUS

Site Plan Phase 01



1,466 TOTAL STALLS

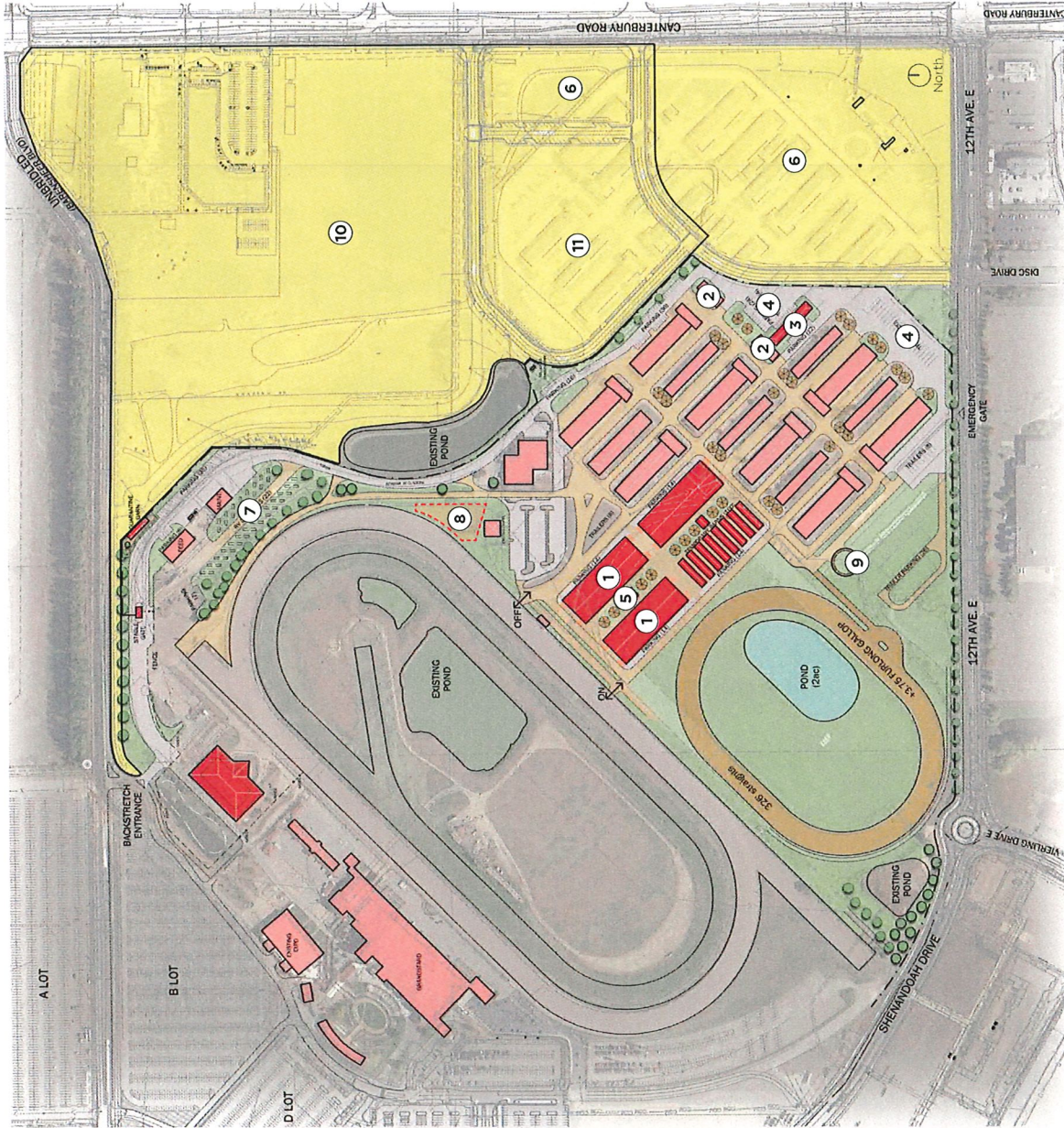
Existing	1,170
New Stables	108
Receiving Barn	60
Temporary Stables	128
Dorm Rooms	204

MASTER PLAN KEY

- ① Stable Gate
- ② Quarantine Barn
- ③ Renovate Receiving Barn + 60 total
- ④ Relocate Transformer
- ⑤ Training Gallop + 3.75 furlong + 80' width
- ⑥ Support Building
- ⑦ Stable Pads
- ⑧ Backstretch Entry
- ⑨ Phase 1 Dorms + See separate dorm exhibit
- ⑩ Proposed Development
- ⑪ New Stable + 108 stalls each
- ⑫ Temporary Stables
- ⑬ Demolish Barns
- ⑭ Paved Emergency Entry
- ⑮ Temporary Security Fence - to be coordinated and approved w/ MRC

POPULOUS

Site Plan Phase 02



1,146 TOTAL STALLS

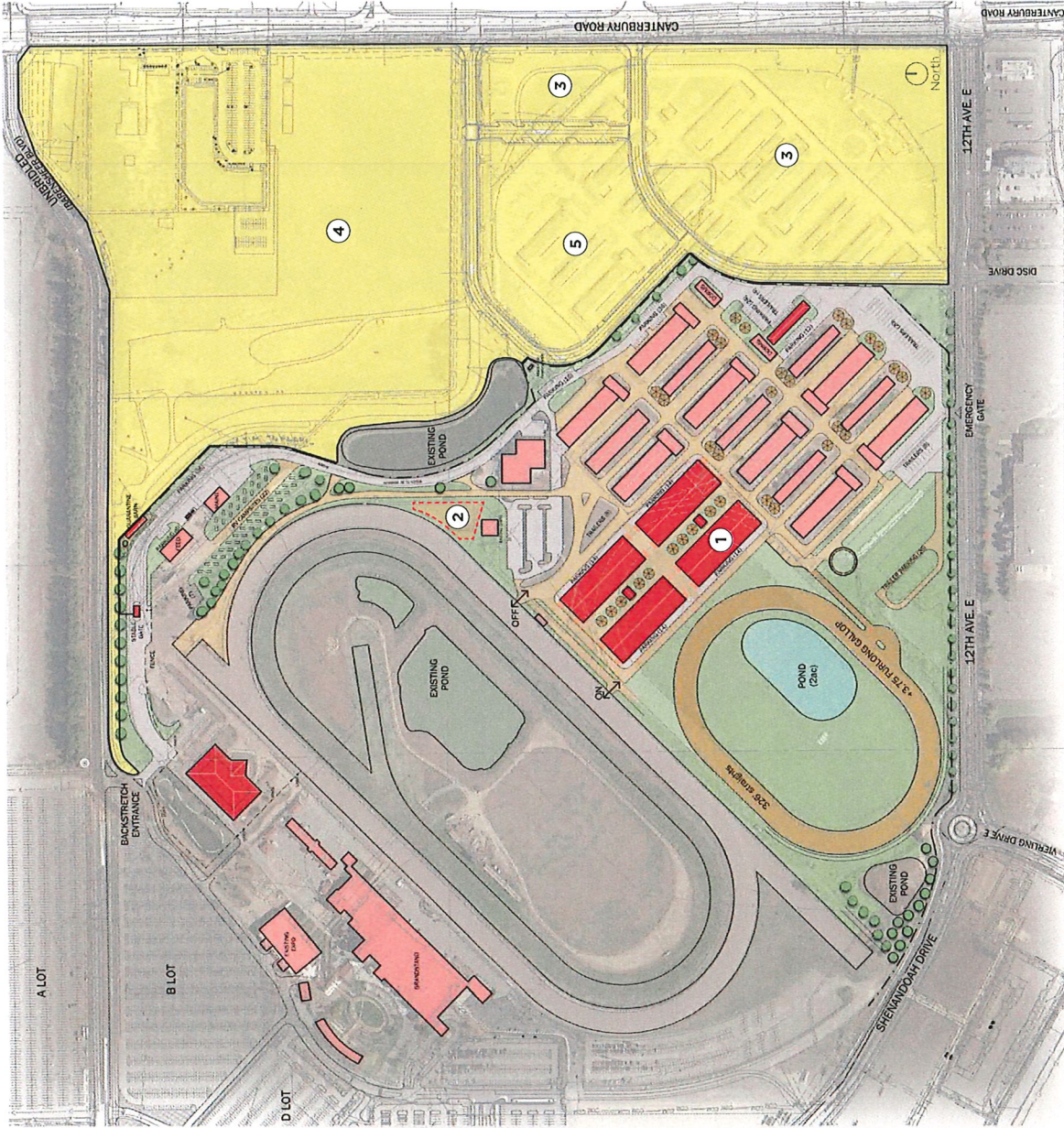
Existing	634
New Stables	324
Receiving Barn	60
Temporary Stables	128
Dorm Rooms	212

MASTER PLAN KEY

- ① New Stable + 108 stalls each
- ② Renovated Dorms
- ③ New Dorms
- ④ Paved Trailer Parking
- ⑤ Support Building
- ⑥ Proposed Development
- ⑦ RV Campsites +22 total
- ⑧ Phase 1 Dorms
- ⑨ Exerciser
- ⑩ Amphitheater Development
- ⑪ Amphitheater Parking

POPULOUS

Site Plan Phase 03



1,126 TOTAL STALLS

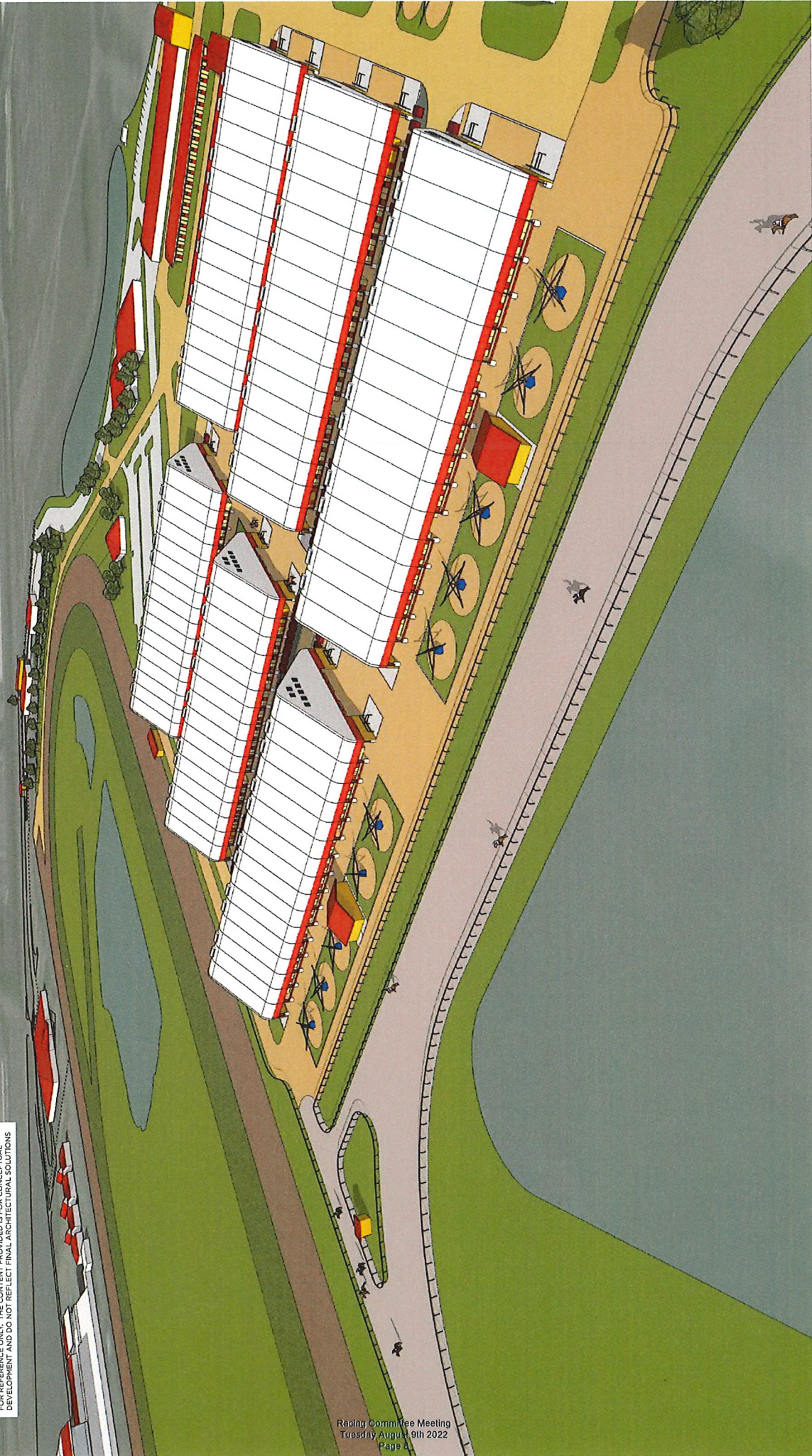
Existing	634
New Stables	432
Receiving Barn	60
Dorm Rooms	212

- MASTER PLAN KEY**
- ① New Stable + 108 stalls each
 - ② Phase 1 Dorms
 - ③ Proposed Development
 - ④ Amphitheater Development
 - ⑤ Amphitheater Parking

POPULOUS

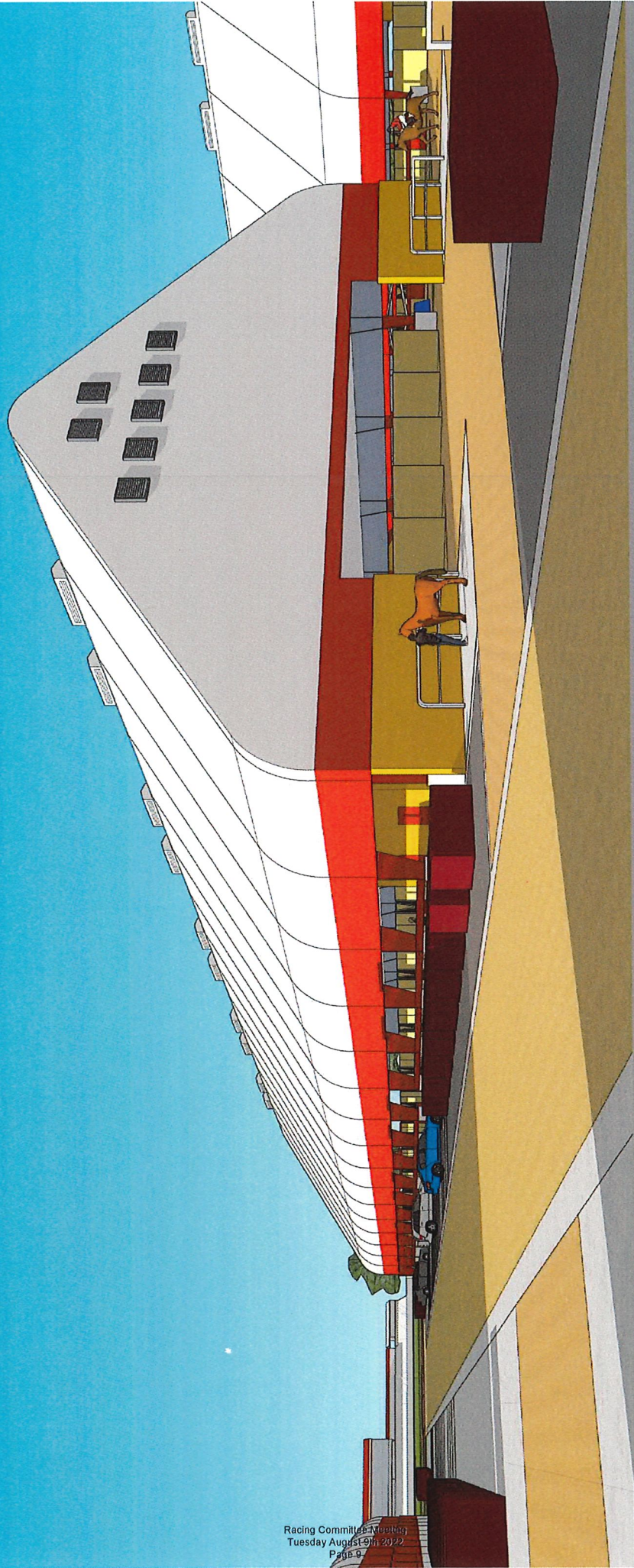
Concept View Aerial

FOR REFERENCE ONLY. THE CONTENT PROVIDED IS FOR CONCEPTUAL DEVELOPMENT AND DOES NOT REFLECT FINAL ARCHITECTURAL SOLUTIONS



Concept View Stable

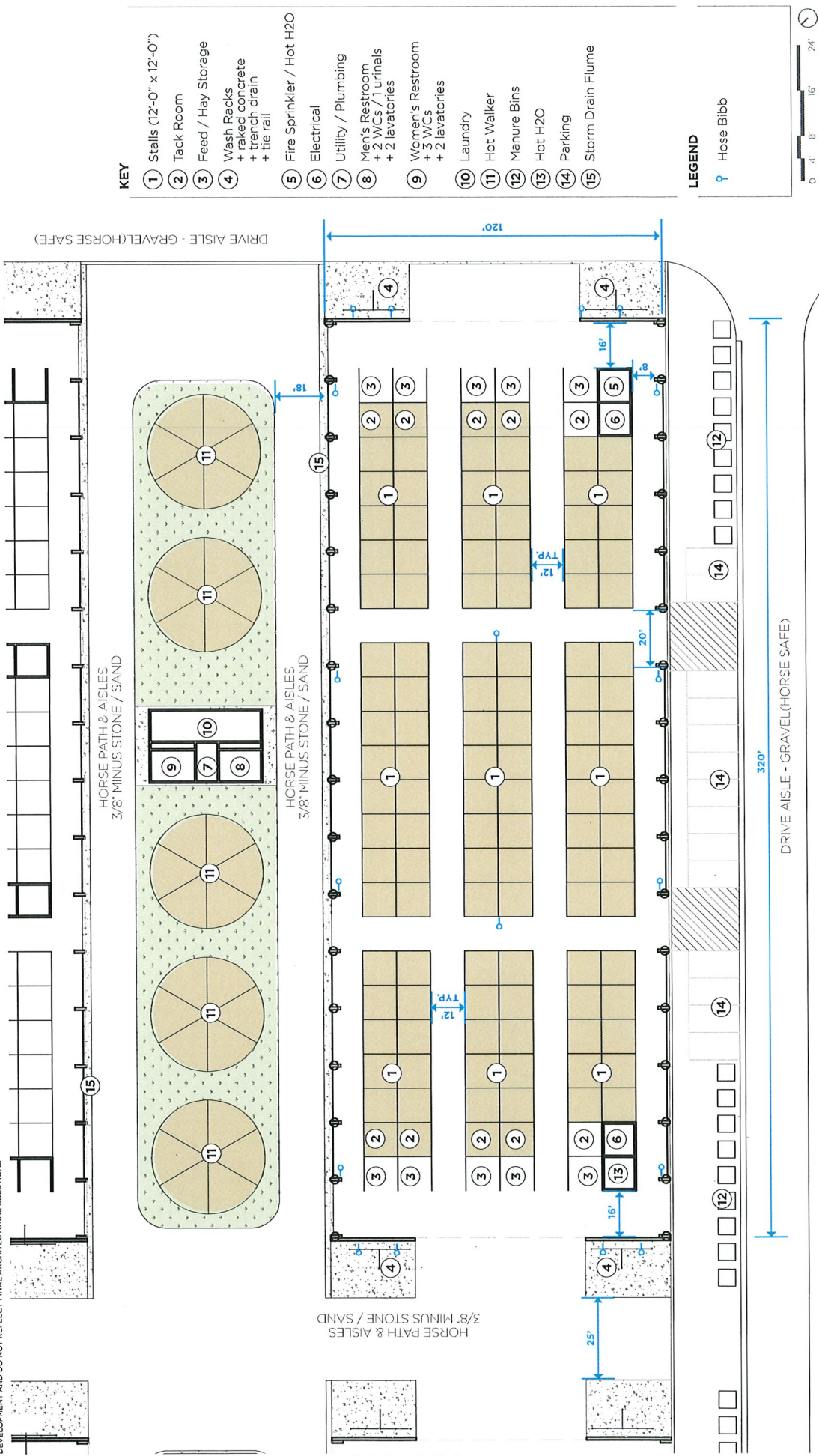
FOR REFERENCE ONLY. THE CONTENT PROVIDED IS FOR CONCEPTUAL DEVELOPMENT AND DO NOT REFLECT FINAL ARCHITECTURAL SOLUTIONS



Racing Committee Meeting
Tuesday August 9th 2022
Page 9

Stable Block Concept Plan 108 Stalls Each

FOR REFERENCE ONLY. THE CONTENT PROVIDED IS FOR CONCEPTUAL DEVELOPMENT AND DO NOT REFLECT FINAL ARCHITECTURAL SOLUTIONS



- KEY**
- ① Stalls (12'-0" x 12'-0")
 - ② Tack Room
 - ③ Feed / Hay Storage
 - ④ Wash Racks + raked concrete + trench drain + tie rail
 - ⑤ Fire Sprinkler / Hot H2O
 - ⑥ Electrical
 - ⑦ Utility / Plumbing
 - ⑧ Men's Restroom + 2 WCs / 1 urinals + 2 lavatories
 - ⑨ Women's Restroom + 3 WCs + 2 lavatories
 - ⑩ Laundry
 - ⑪ Hot Walker
 - ⑫ Manure Bins
 - ⑬ Hot H2O
 - ⑭ Parking
 - ⑮ Storm Drain Flume

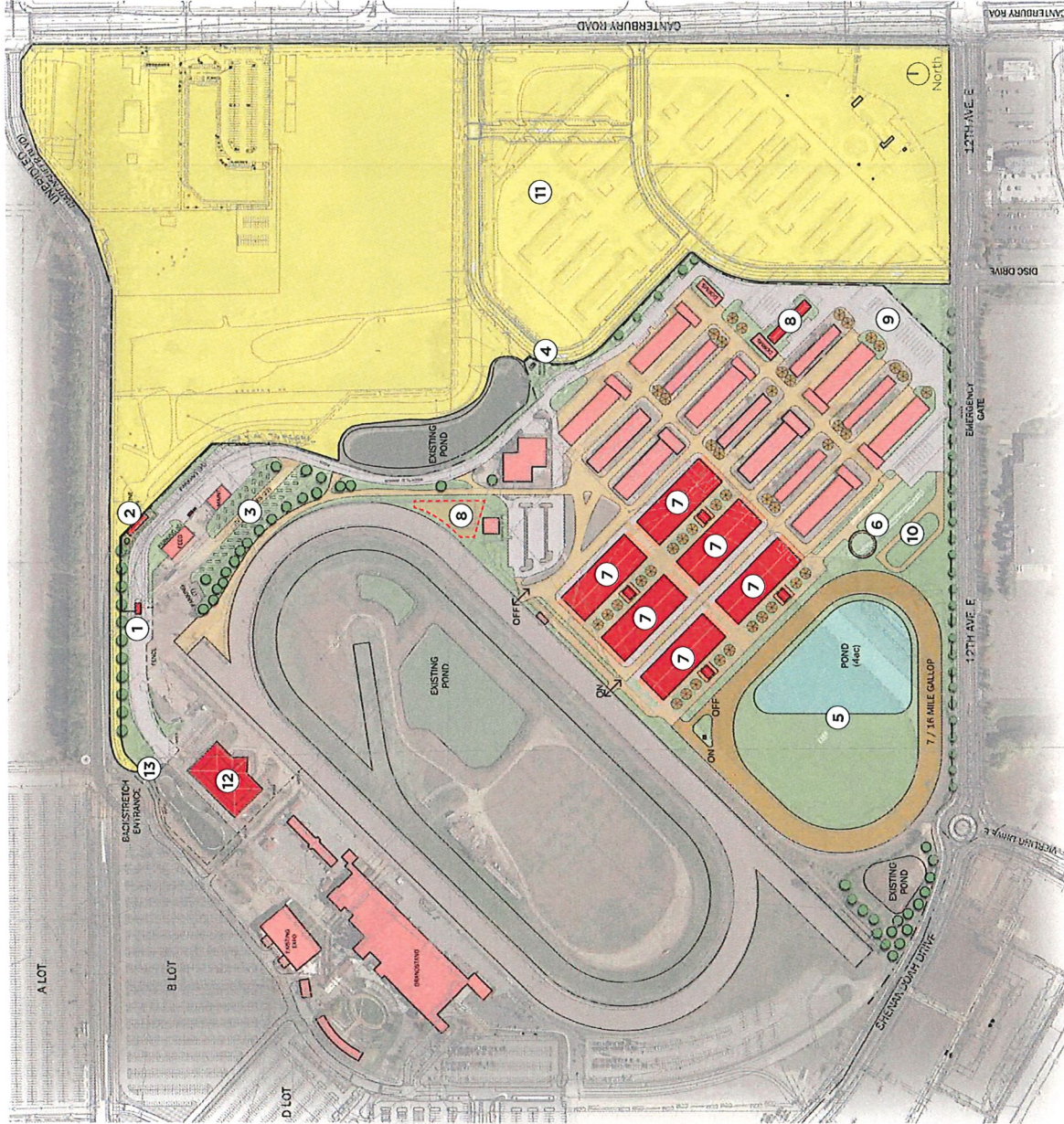
LEGEND

- ⊕ Hose Bibb

0' 1' 2' 16' 24'

POPULOUS

Site Plan **Full Build-Out**



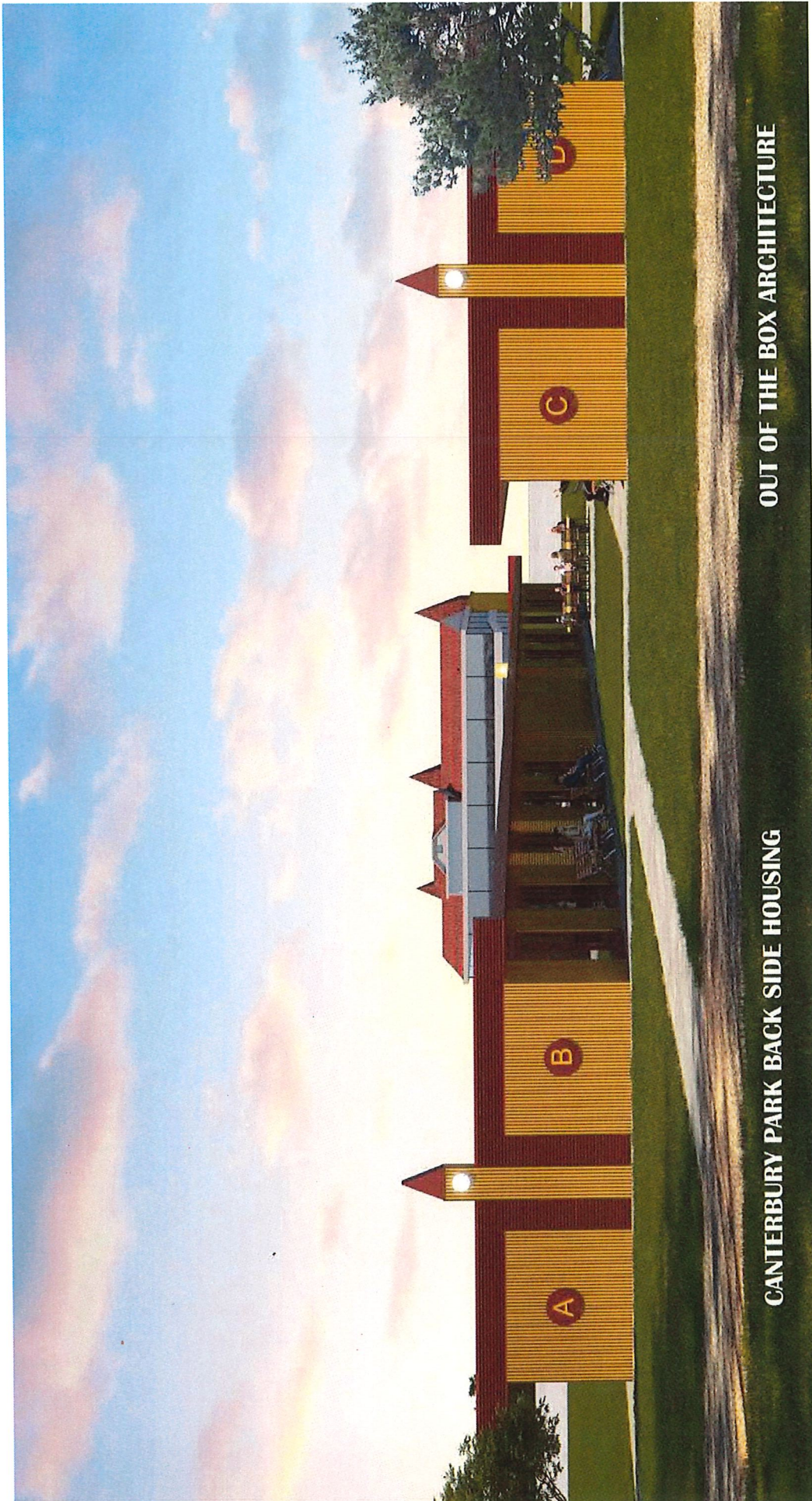
1,342 TOTAL STALLS
 Receiving Barn 60
 Existing 634
 New Stables 648

MASTER PLAN KEY

- ① Stable Gate
- ② Quarantine Barn
- ③ RV Campsites
+ 22 total
- ④ Relocate Transformer
- ⑤ Training Gallop
+ 7/16 mile
+ 60'-80' width
+ On/Off shack
+ Storm water pond
- ⑥ Exerciser
- ⑦ New Stable
+ 108 stalls each
- ⑧ New Dorms
- ⑨ Paved Trailer Parking
+ 42 total
+ 15'x55'
- ⑩ Grass Trailer Parking
+ 26 total
+ 15'x55'
- ⑪ Proposed Development
- ⑫ Renovated Receiving
Barn
- ⑬ Backstretch Entry

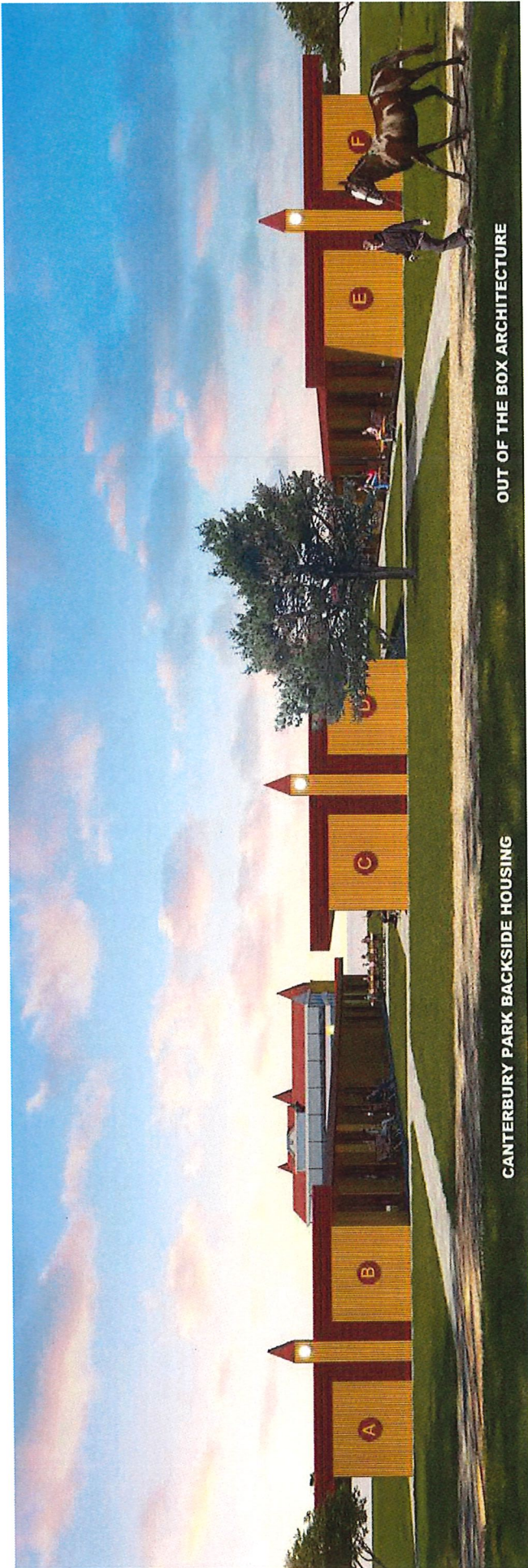
POPULOUS

POPULOUS



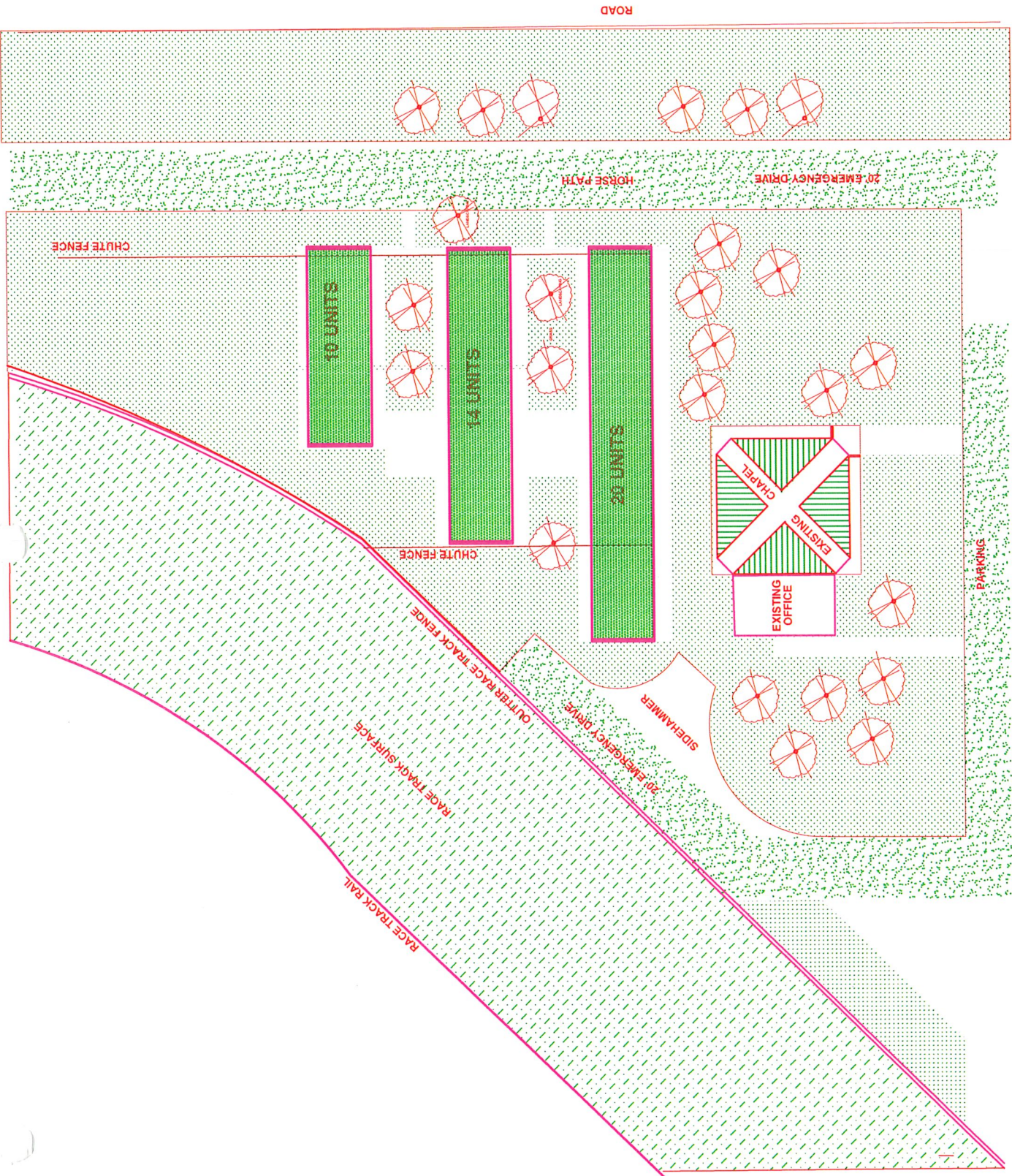
OUT OF THE BOX ARCHITECTURE

CANTERBURY PARK BACK SIDE HOUSING



OUT OF THE BOX ARCHITECTURE

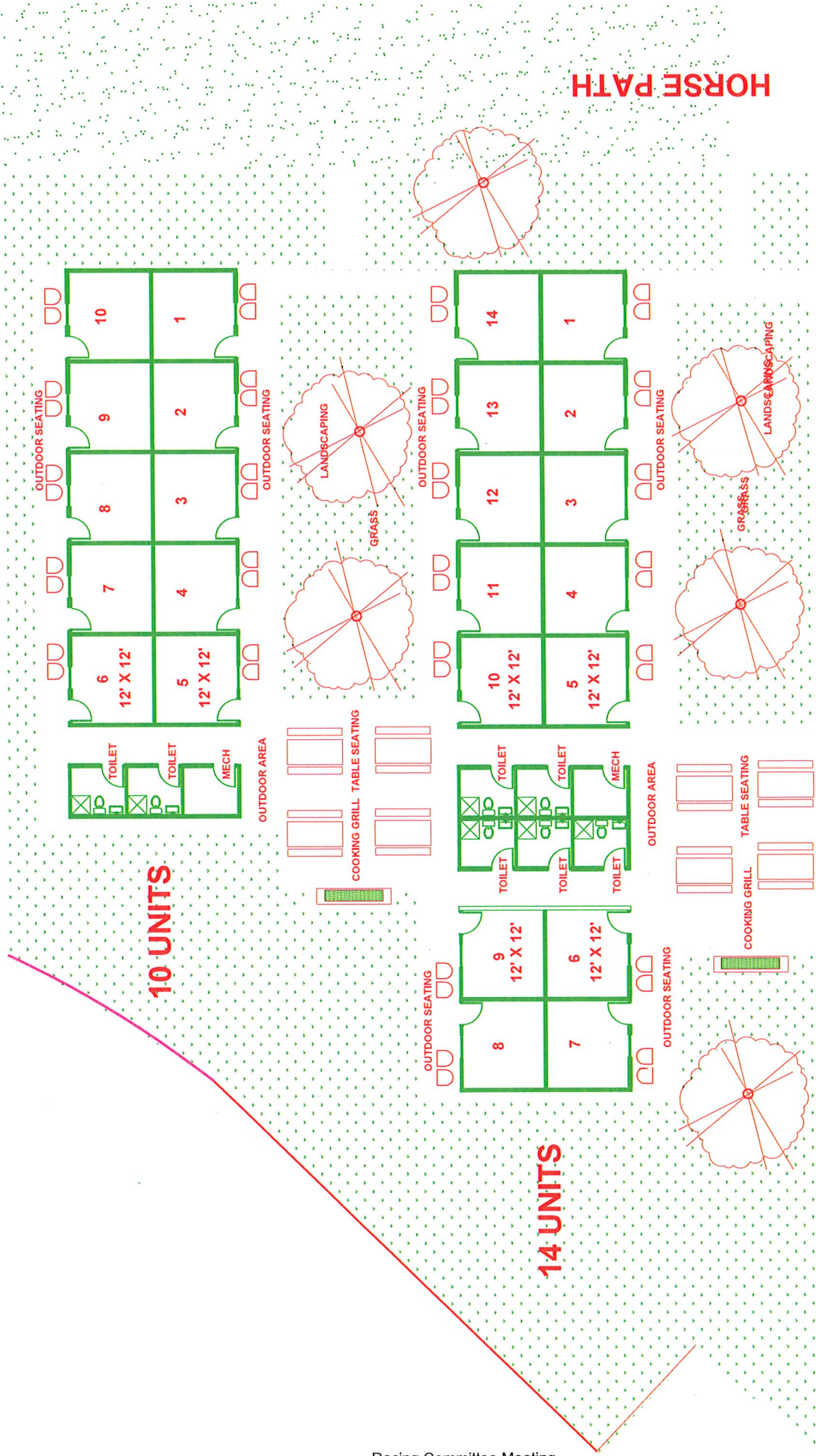
CANTERBURY PARK BACKSIDE HOUSING



CANTERBURY PARK BACKSIDE HOUSING
SHAKOPEE, MINNESOTA

SITE PLAN BUILDINGS

OUT OF THE BOX ARCHITECTURE
STILLWATER, MINNESOTA

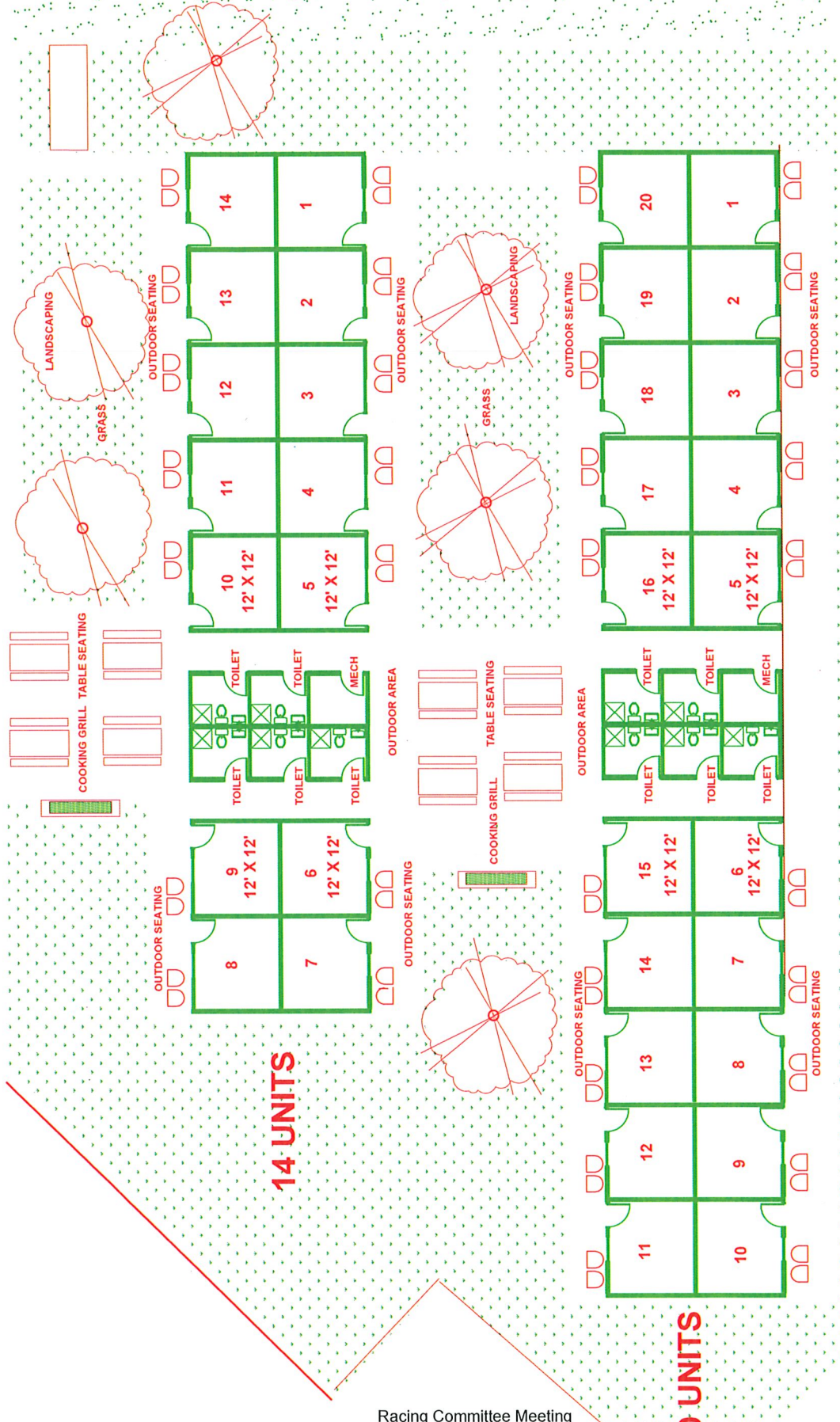


HORSE PATH

10 UNITS

14 UNITS

CANTERBURY PARK BACKSIDE HOUSING FLOOR PLANS OUT OF THE BOX ARCHITECTURE
 SHAKOPEE, MINNESOTA STILLWATER, MINNESOTA

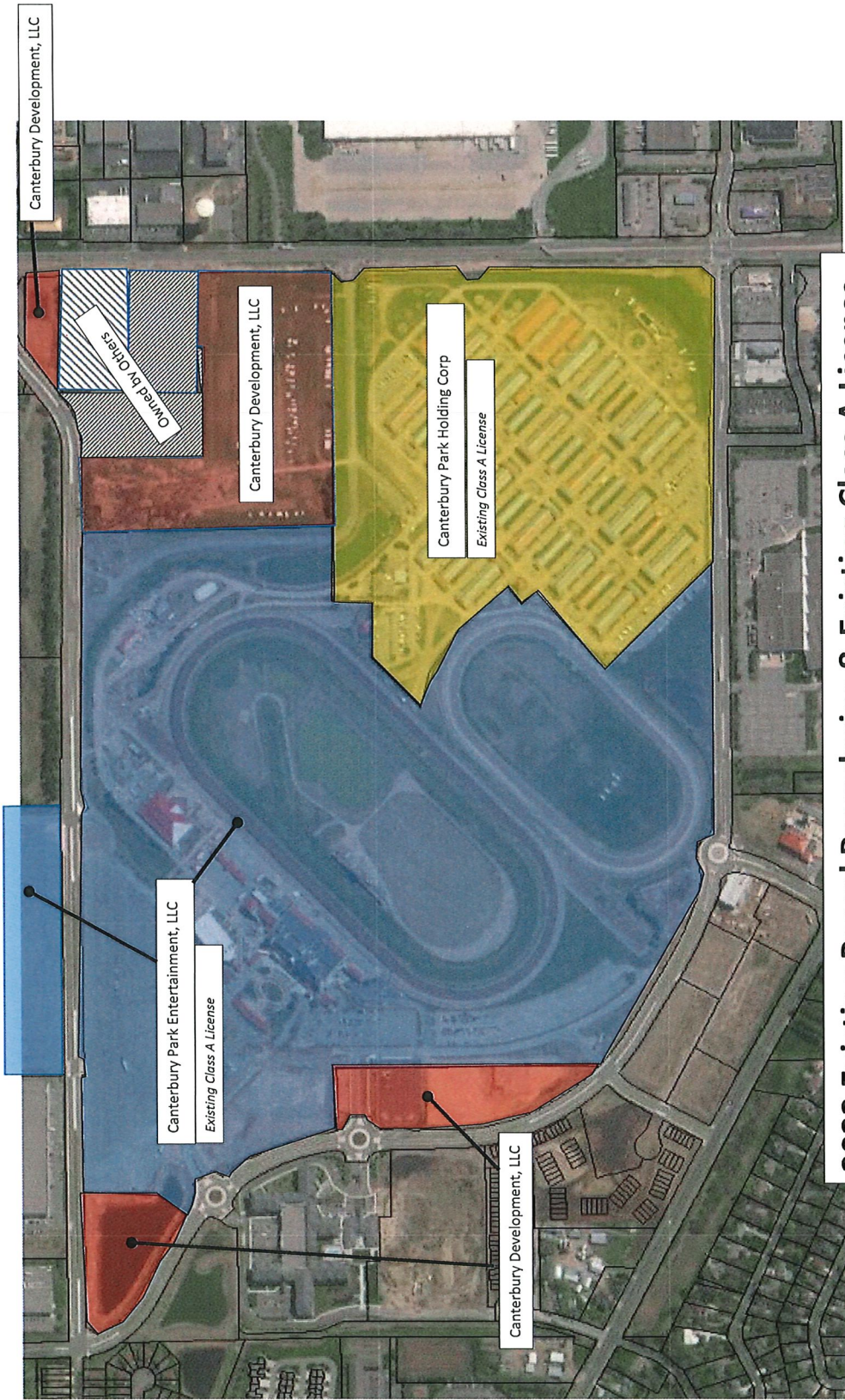


14 UNITS

20 UNITS

HORSE PATH

CANTERBURY PARK BACKSIDE HOUSING FLOOR PLANS OUT OF THE BOX ARCHITECTURE
 SHAKOPEE, MINNESOTA
 STILLWATER, MINNESOTA



Canterbury Development, LLC

Open by Order

Canterbury Development, LLC

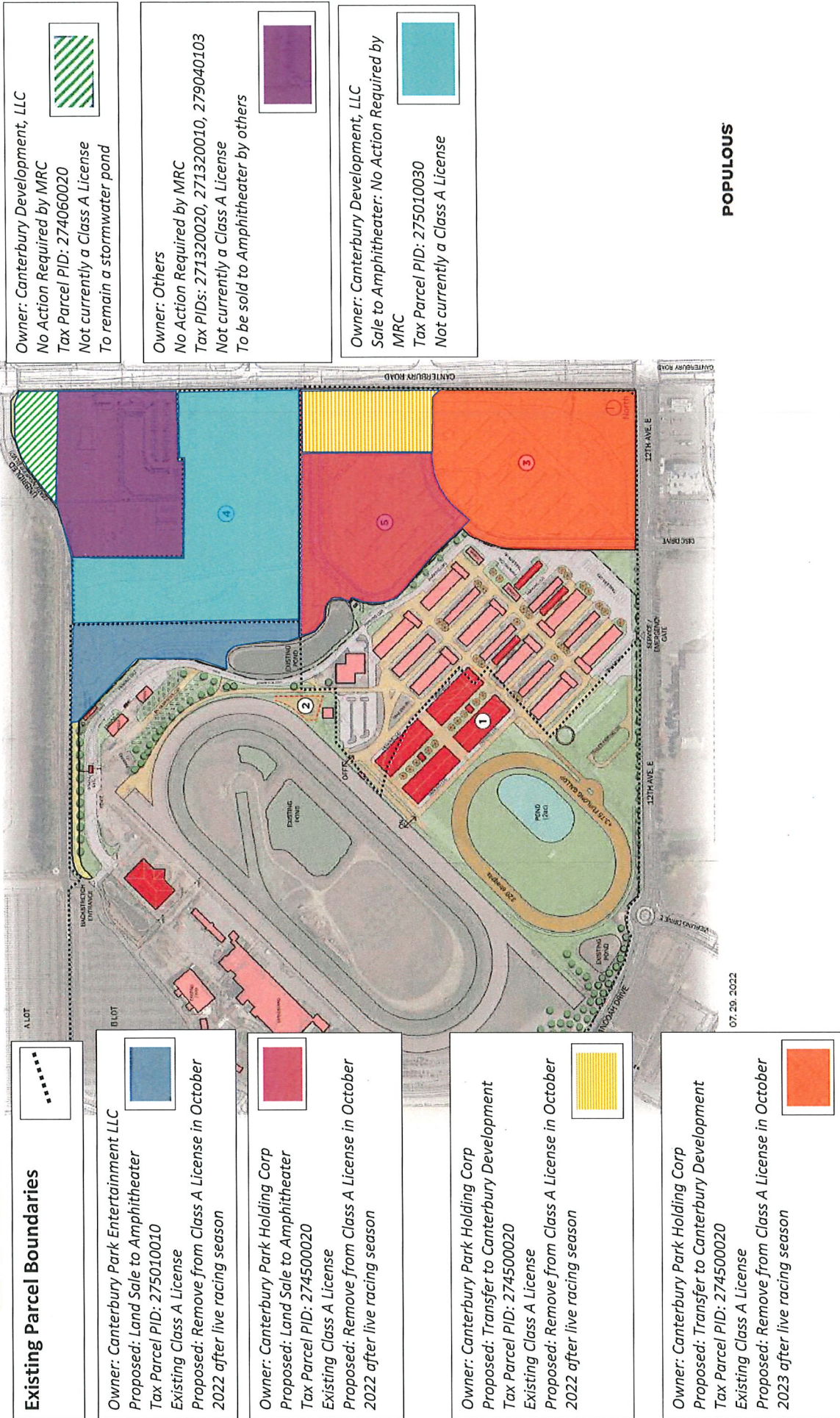
Canterbury Park Holding Corp
Existing Class A License

Canterbury Park Entertainment, LLC
Existing Class A License

Canterbury Development, LLC

2022 Existing Parcel Boundaries & Existing Class A License

Site Plan Phase 03



Existing Parcel Boundaries

Owner: Canterbury Park Entertainment LLC
Proposed: Land Sale to Amphitheater
Tax Parcel PID: 275010010
Existing Class A License
Proposed: Remove from Class A License in October 2022 after live racing season

Owner: Canterbury Park Holding Corp
Proposed: Land Sale to Amphitheater
Tax Parcel PID: 274500020
Existing Class A License
Proposed: Remove from Class A License in October 2022 after live racing season

Owner: Canterbury Park Holding Corp
Proposed: Transfer to Canterbury Development
Tax Parcel PID: 274500020
Existing Class A License
Proposed: Remove from Class A License in October 2022 after live racing season

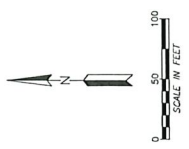
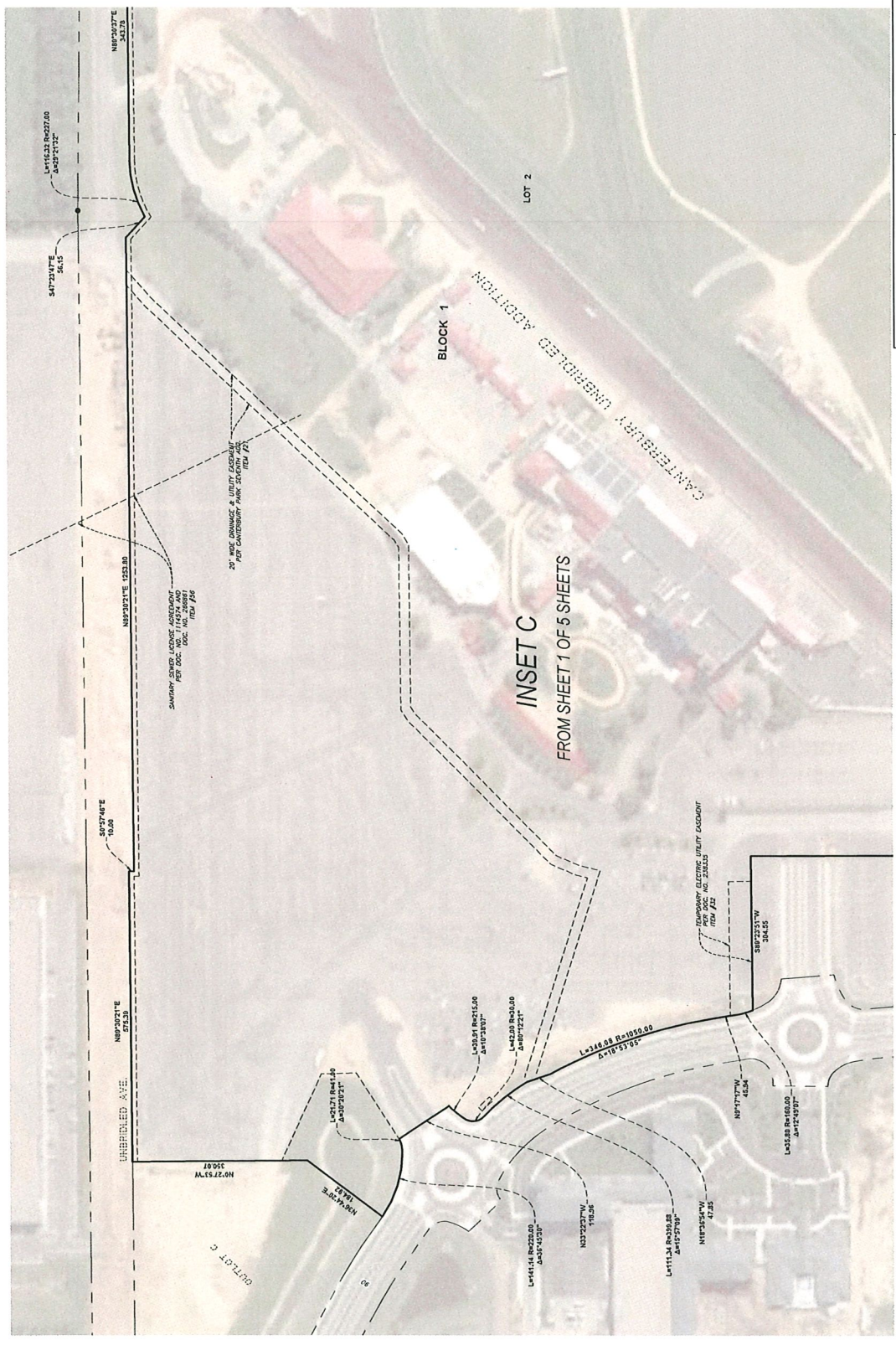
Owner: Canterbury Park Holding Corp
Proposed: Transfer to Canterbury Development
Tax Parcel PID: 274500020
Existing Class A License
Proposed: Remove from Class A License in October 2023 after live racing season

Owner: Canterbury Development, LLC
No Action Required by MRC
Tax Parcel PID: 274060020
Not currently a Class A License
To remain a stormwater pond

Owner: Others
No Action Required by MRC
Tax PIDs: 271320020, 271320010, 279040103
Not currently a Class A License
To be sold to Amphitheater by others

Owner: Canterbury Development, LLC
Sale to Amphitheater: No Action Required by MRC
Tax Parcel PID: 275010030
Not currently a Class A License

POPULOUS



PROJECT TITLE	PRELIMINARY PLAT OF: CANTERBURY UNBRIDLED 1ST ADDITION
DWG BY/CHK'D	APP'D DWG DATE SEE CERT.
JRN GJB	XXX SCALE SEE SCALE BAR
PROJECT NO.	SHEET NO.
227704551	4 OF 5



CLIENT NAME
CANTERBURY PARK

