

Guiding principles of an exceptional deal:

- The state's share of the cost of a new stadium would be less than the cost of renovating McCoy.
- The new ballpark would pay for itself.
- The team would make a long-term commitment to play at the new ballpark.
- The team would take on the majority of the costs, including construction cost overruns. The City would also pay its fair share.
- A commitment to ancillary development without state subsidy.
- Owners with Rhode Island would pledge to donate their ballclub profits to charity for the first five years.