



A Proposed Regional Sports Complex as a Private/Public Partnership



May 15, 2018



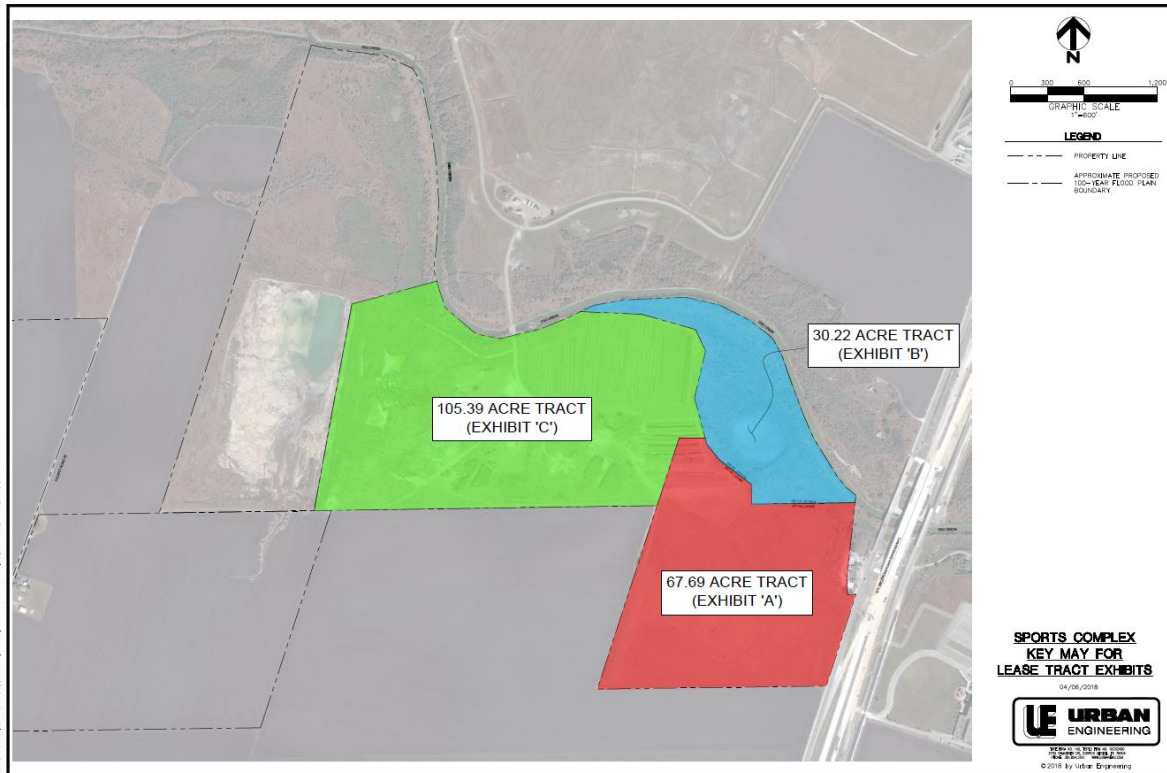
Initial Agreement Terms



- Original Ground Lease executed October 18, 2016, effective December 18, 2016
 - Term: 40 years
 - Four, 5-year option periods
 - SQH is responsible for design, construction and operation
 - Rent: \$1
 - City has exclusive access to facility
 - City use one weekday and one weekend each year
 - Access: SQH must maintain City access to the rear of the property
 - Acreage: 67.69
 - option to consider additional 30.22 for wetlands
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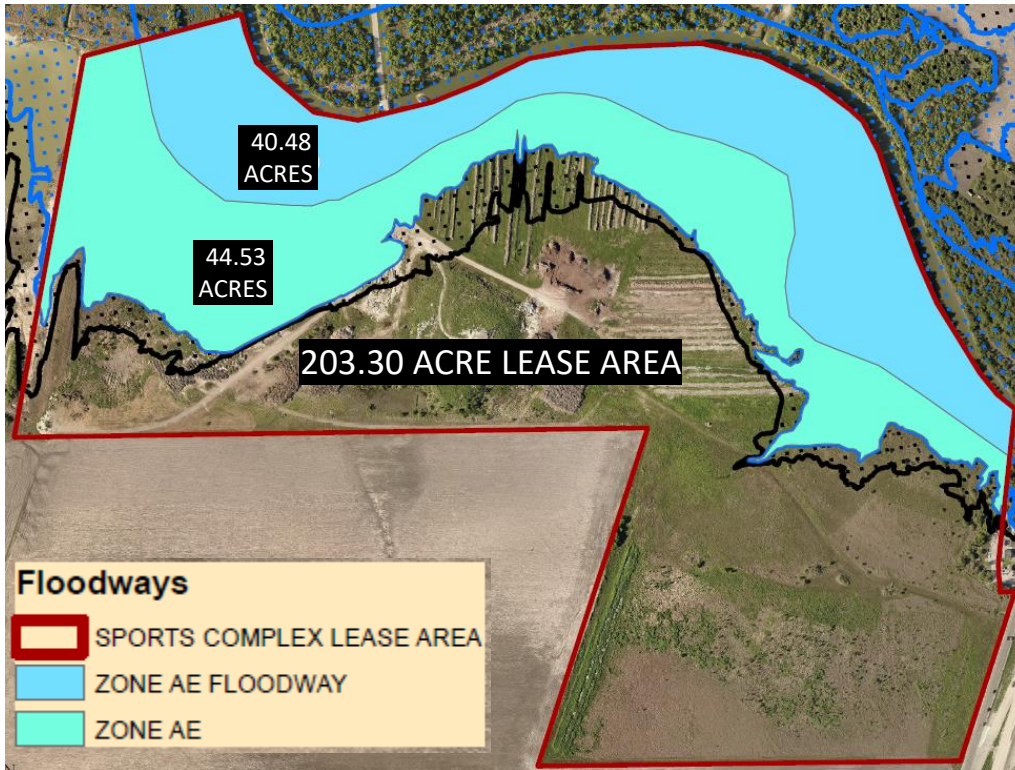
Sports Complex Area Map



- A. Original Lease
- B. Area with some environmental restrictions
- C. Additional land in New Lease



Special Flood Hazard Area acreage calculations

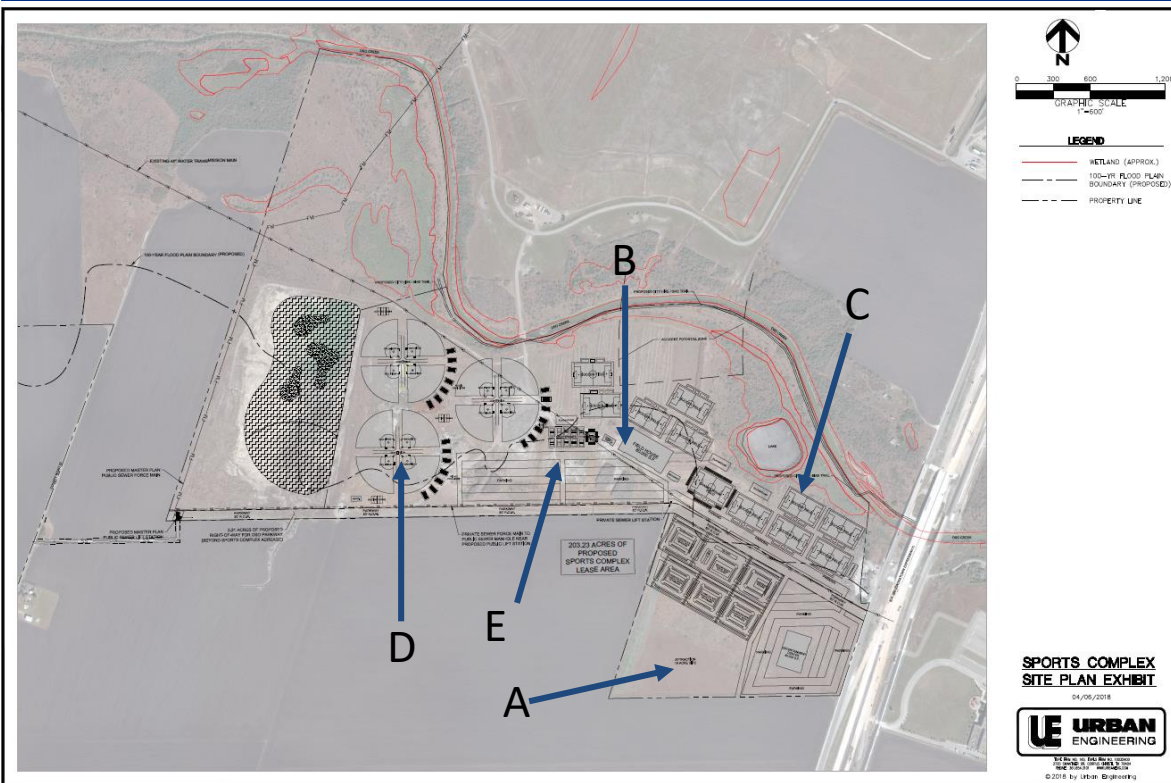


41.82% of development is in a Special Flood Hazard Area

19.91% of the development is in a Regulatory Floodway within the Special Flood Hazard Area



Current Proposed Sports Complex Site Plan



- A. Commercial Area
- B. Fieldhouse – 5 Gyms
- C. Rectangular Fields for Soccer, Football and Lacrosse
- D. Diamond Softball and Baseball Fields
- E. Volleyball



SQH Team Strengths



Brent Statzer – President of PMG Retail & Entertainment, Inc., Sales & Marketing team member for Sea World of Texas

Derrick Hegmon – Over 30-years of theme park, hospitality, and event services management experience including Sea World, Six Flags and Wet ‘n Wild

Bert Quintanilla - Government Relations Manager, Former Chair of Corpus Christi’s Convention & Visitor’s Bureau, Former Chair of the City of Corpus Christi Planning & Zoning Committee, Graduate of Leadership Corpus Christi

Other Members – Management at S.T.A.R Soccer Complex in San Antonio, TX, Scheduler and Assistant Facility Director for Basketball/Volleyball Tournaments at San Antonio Indoor Sports Complex, Franchise Restaurant Management and Theme Park Director, Manager of School District Sports Facilities and Bond Initiatives.



Sports Complex Economics



- Construction Jobs – 211 positions with earnings in excess of \$17.64 million
- Operations Jobs – 94 Permanent, Indirect and Induced positions with earnings in excess of \$1.76 million year one
- HOT Taxes - \$ 1,090,279 projected annually based on 56 events
- Sales Taxes - \$ 314,467 projected annually based on 56 events
- Weekend tournaments could draw as many as 200,000 visitors to the City annually
- Projections indicate \$16 million in visitor spending year one of operation

Source: Impact Analysis Sports Complex & Retail/Entertainment Complex Corpus Christi, TX
Land & Leisure, LLC



Community Benefits / Public Uses



- Citizens' Youth and Adult Participation in 30-80 Sports Tournaments annually
 - Creation of Sports destination for Coastal Bend Region
 - Oso Parkway (Southside) Extension - development cost at \$3 million
 - Oso Creek Hike & Bike Trail - development cost at \$300,000
 - Facility Rentals by Sports groups, citizens, and surrounding areas
 - For each tournament participant - \$ 233.12 per day spend in our local economy
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Regional Sports Complex Improvements



- Complex includes:
 - 11 outdoor fields for soccer, lacrosse, and flag football
 - 12 baseball/softball diamonds, capable of adjusting for age of participants and particular sport
 - 10 sand volleyball courts
 - Concessions at fields and fieldhouse
 - Youth outdoor playground area
 - Fieldhouse that will host a minimum of 6 full-size basketball courts, 12 volleyball courts, and a cheer competition area
 - Outdoor Picnic Area
 - 5,000 square foot restaurant
 - Admissions and Administration offices
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Regional Sports Complex Other Commercial Improvements



- Other Commercial Improvements include:
 - Sporting Industry Commercial attractions;
 - Hotel(s);
 - Restaurants;
 - Convenience stores;
 - Fast food outlets



Complex and Other Commercial Improvements Performance Milestones



- 6 months – demonstrate that all Utilities for Premises are approved in accordance with the Unified Development Code
 - 12 months – secure funding for construction of Complex and Other Commercial Improvements
 - 13 months – final design of Complex and Other Commercial Improvements complete
 - 18 months – begin construction of Complex and Other Commercial Improvements
 - 36 months – construction of Complex and Other Commercial Improvements substantially complete
 - 38 months – begin operations of major components of Complex and Other Commercial Improvements
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Complex and Other Commercial Improvements Performance Milestones



Performance milestones do not go into effect until the following have been approved by the proper authorities of the City of Corpus Christi:

- The Urban Transportation Plan, and any amendments thereto,
- The Wastewater Master Plan, along with any amendments thereto,

Extensions to the above stated performance milestones may be administratively approved by letter agreement signed by the Director of Parks and Recreation.

- Hold a Formal Pre-development City Meeting
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Council Action

- 1st Reading – April 17, 2018
- Briefing & Discussion – May 15, 2018
- 2nd Reading – May 22, 2018
- Ground Lease Agreement Effective 60 days after 2nd Reading



Questions?