



**Financial Resources and Possible
Plans for Parks, Fields, and the
Brazos Valley Bombers**

City Council Workshop

November 8, 2016

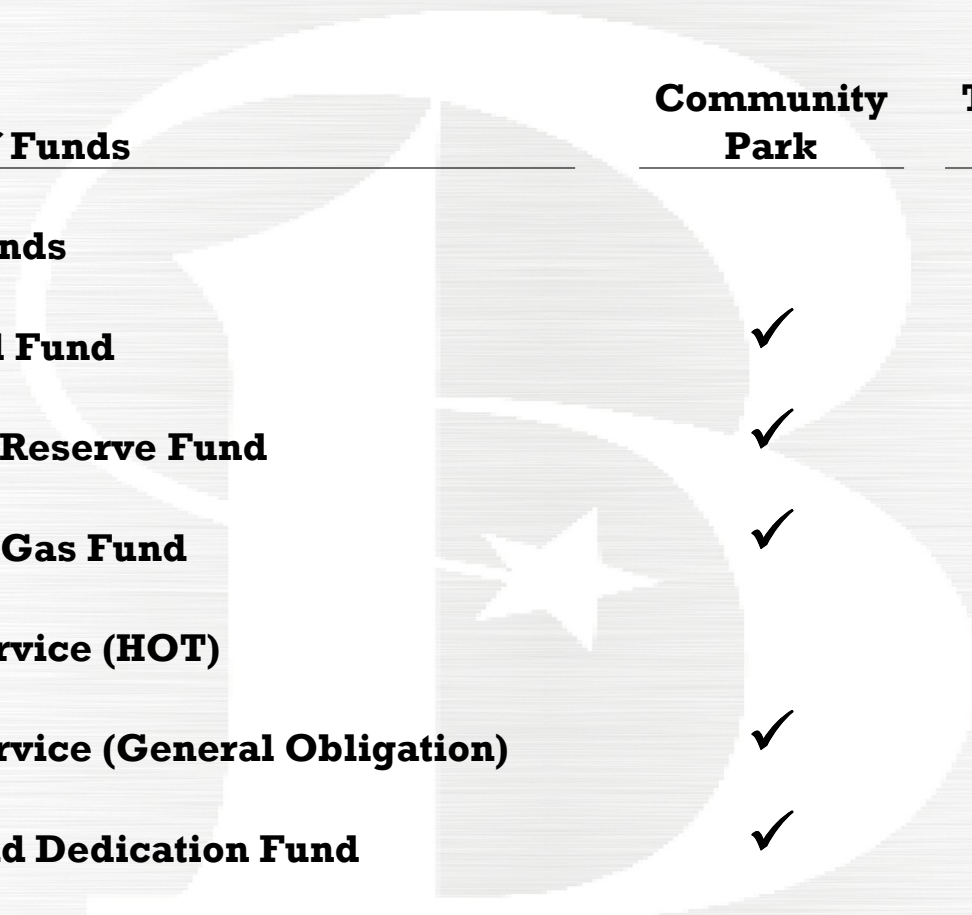
Overview

- **Financing Options**
- **History**
- **New Park Developments**
- **Little Leagues**
- **Splash Pad (Partnership)**
- **Bombers/Infinity Sports Option (Proposal)**
- **Options**
- **Discussion/Direction**

A large, stylized logo consisting of the letters 'F' and 'B' in a bold, serif font. The 'F' is on the left and the 'B' is on the right. A five-pointed star is positioned between the two letters, partially overlapping the 'B'. The logo is white and set against a light gray background.

Financing Options

Available Funding Sources



Source of Funds	Community Park	Tournament Park
- HOT Funds		✓
- General Fund	✓	✓
- Capital Reserve Fund	✓	✓
- Oil and Gas Fund	✓	✓
- Debt Service (HOT)		✓
- Debt Service (General Obligation)	✓	✓
- Parkland Dedication Fund	✓	

HOT Funding

HOT Bracketed Legislation:

- May use revenue from municipal hotel tax to promote tourism and the convention and hotel industry
- By constructing, operating, or expanding a sporting related facility or sports field owned by the municipality
- If the majority of the events at the facility or field are directly related to a sporting event in which the majority of participants are tourists who substantially increase the economic activity at hotels in the municipality.
- Funding is capped at amount of hotel revenues generated by events at the facility in the 5 years following construction. Any spending in excess of the cap must be funded by the General Fund.
- Note: Cap is conservatively estimated at \$2.0 million

HOT Funding – Managing the Cap

- Cash funding the project would cap funding at \$2.0 million
- Issuing debt defers a portion of the project funding to the period after the 5 year measurement date, allowing the City to invest more in a park.
- Debt Service on a \$4.5 million park would total approximately \$2.0 million in the first 6 years. (Construction year +5)
- The remaining debt service (after the initial 5 post-construction years) is not subject to a funding cap.

Available HOT Funding

HOT Funds - Projected FY 2017

	<u>FY 2017</u>
HOT Revenues	\$ 1,200,000
Historical Spending	
Programs	600,000
Events	200,000
The Stella	-
Annual revenues less expenses	<u>\$ 400,000</u>
Unspent balance @ 9/30/2106	2,000,000

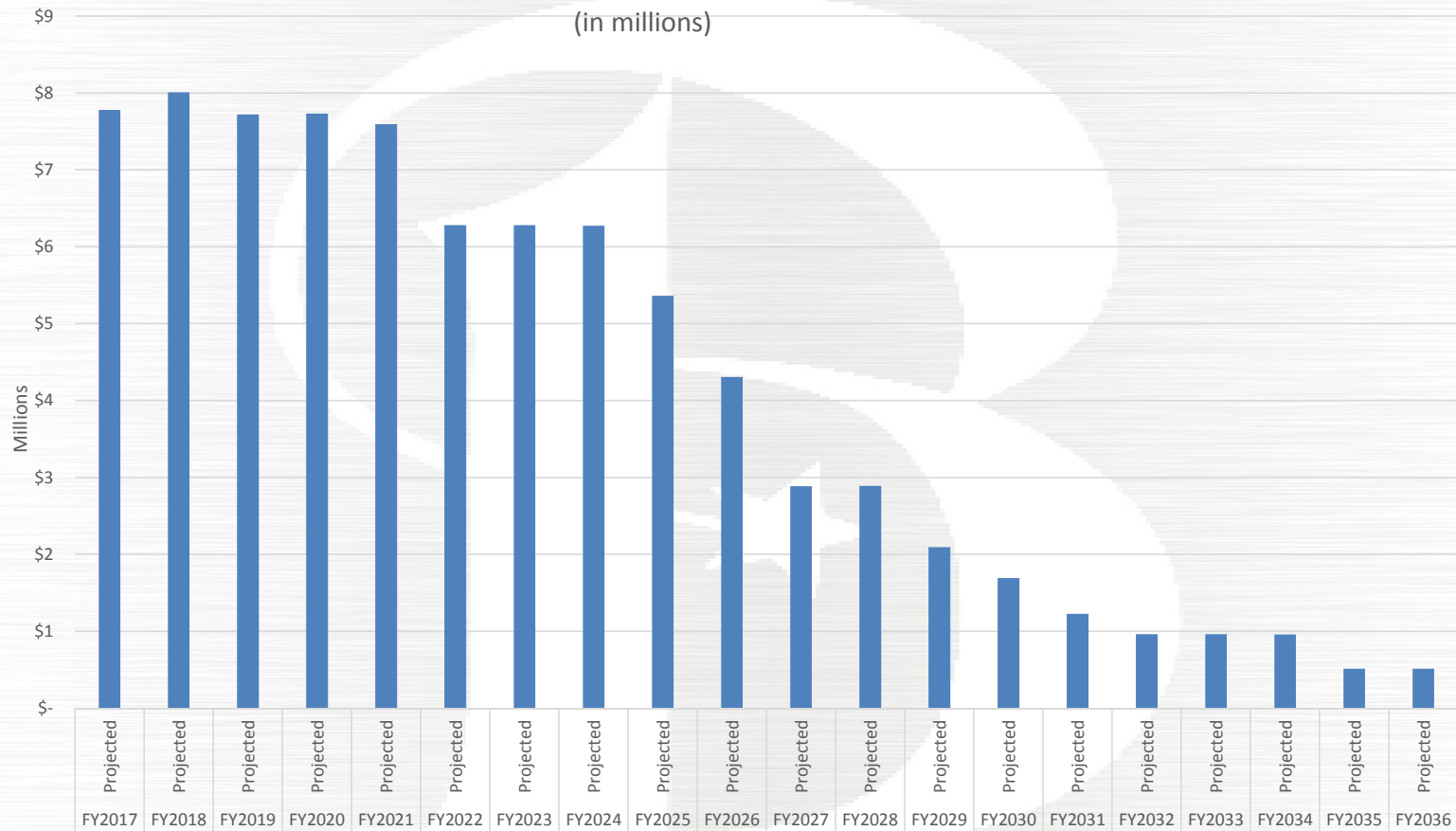
Available Reserve Funding

	Capital Reserve	Oil and Gas	Total
	FY 2017	FY 2017	FY 2017
Balance @ 9/30/2016	\$ 1,201,000	\$ 339,000	\$ 1,540,000
New Additions			
Additions FY 2017	700,000	300,300	1,000,300
Future Additions - ???	-	-	-
Total Available	\$ 1,901,000	\$ 639,300	\$ 2,540,300

Debt Funding

- Historical Debt Issuances limit additional borrowing in short term
- Significant capacity for additional borrowing after 2021

Existing Debt Service Payments



Projected Borrowing Capacity

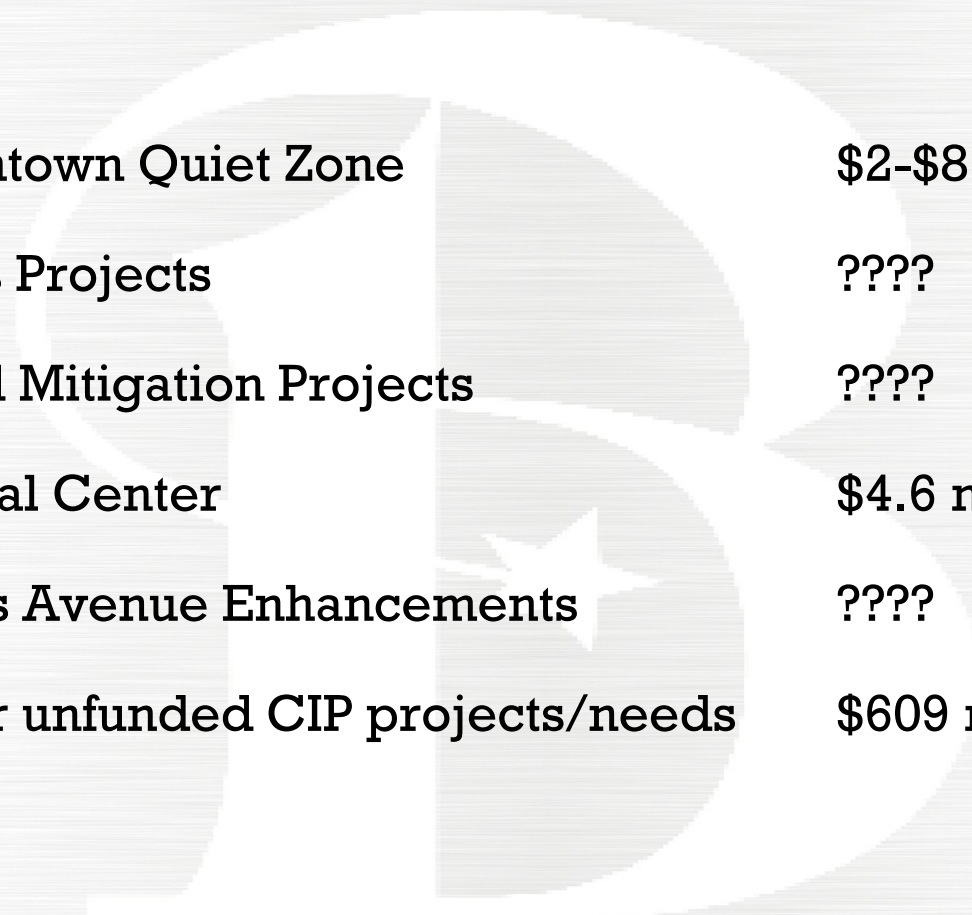
Projected Debt Service

	Current Budget - CIP	Additional Capacity	Total Projected Borrowing
FY 2017	\$ -	\$ -	\$ -
FY 2018	9,663,000	2,500,000	12,163,000
FY 2019	-	-	-
FY 2020	12,446,000	5,000,000	17,446,000
FY 2021	-	-	-
FY 2022	12,100,000	15,000,000	27,100,000
Total 5 Years	\$ 34,209,000	\$ 22,500,000	\$ 56,709,000

Summary of Current and Projected Funds

	Debt Funded	HOT Funded	Capital Reserve Fund	Oil & Gas Fund	Parkland Dedication Fund	2016 General Fund Budget Savings	Total
FY17	\$ -	\$ 4,500,000	\$ 1,901,000	\$ 639,300	\$1,252,000	\$ 2,000,000	\$ 10,292,300
FY18	2,500,000	-	-	-	-	-	2,500,000
FY19	-	-	-	-	-	-	-
FY20	5,000,000	-	-	-	-	-	5,000,000
FY21	-	-	-	-	-	-	-
FY22	15,000,000	2,000,000	-	-	-	-	17,000,000
	<u>\$ 22,500,000</u>	<u>\$ 6,500,000</u>	<u>\$ 1,901,000</u>	<u>\$ 639,300</u>	<u>\$ 1,252,000</u>	<u>\$ 2,000,000</u>	<u>\$ 34,792,300</u>

Competing Needs



-Downtown Quiet Zone	\$2-\$8 million
-Parks Projects	????
-Flood Mitigation Projects	????
-Animal Center	\$4.6 million
-Texas Avenue Enhancements	????
-Other unfunded CIP projects/needs	\$609 million

A large, stylized logo consisting of the letters 'S' and 'B' intertwined. The 'S' is on the left and the 'B' is on the right. A white five-pointed star is positioned in the center where the two letters meet. The logo is set against a light gray background.

History

History (Highlights)

- **Spring 2013:** staff continues reviewing field options (e.g., Big League Dreams, CIP parkland acquisition)
- **January 2014:** Council suggested review field options
- **February 2014:** Halff Associates engaged
- **April 2014:** P&R Board discussed “super park”
- **August 2014:** Halff Associates presentation (Workshop)
 - ✓ Council asked consultant to “study all possible sites” for a super park
- **January 2015:** Council continued to evaluate options
- **May 2015:** Council updated re: possible sites

History (Highlights) ^{cont.}

- **August 2015:** Council requested BRAC expansion plan
- **September 2015:** Council BRAC expansion update
- **October 2015:** Council continued to review options
- **November 2015:** Council requested BRAC design cost
- **March 2016:** Council postponed BRAC design contract

History (Highlights) ^{cont.}

- **May 2016:** Council updated re: west option
 - ✓ Council suggested engage a consultant re: schematic
- **June 2016:** Goodwin-Lasiter-Strong engaged
- **July 2016:** Council updated re: options
 - ✓ BRAC, east, and west properties
- **August 2016:** Council updated including use of HOT funds for debt service (A.G. opinion)
- **September/October 2016:** Council updated

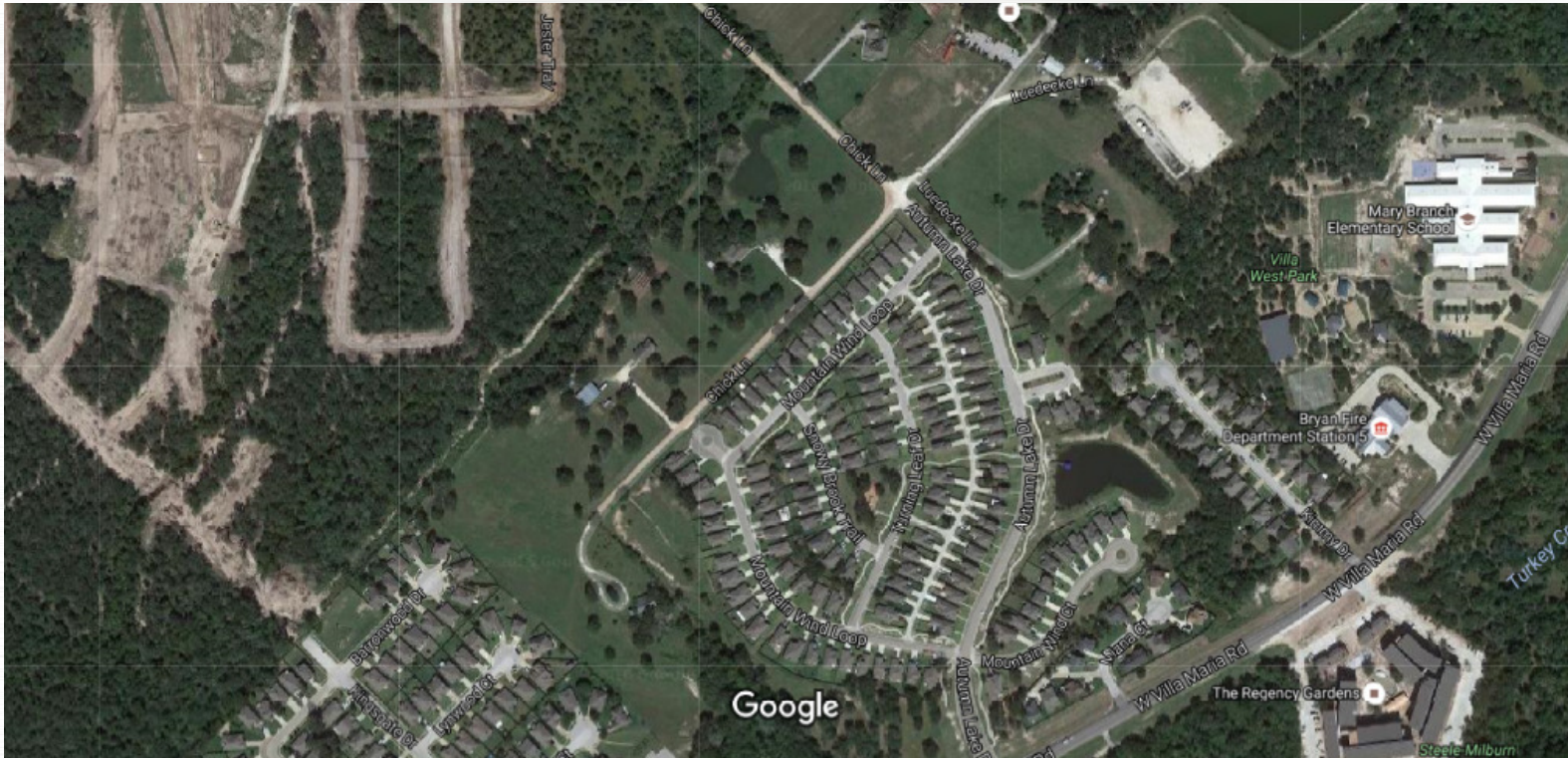
History (Highlights) ^{cont.}

- **Central**
- **East**
- **Bryan Regional Athletic Complex (BRAC)**
- **West Property**
 - ✓ October 25: City Council action
 - Negotiate possible purchase of land

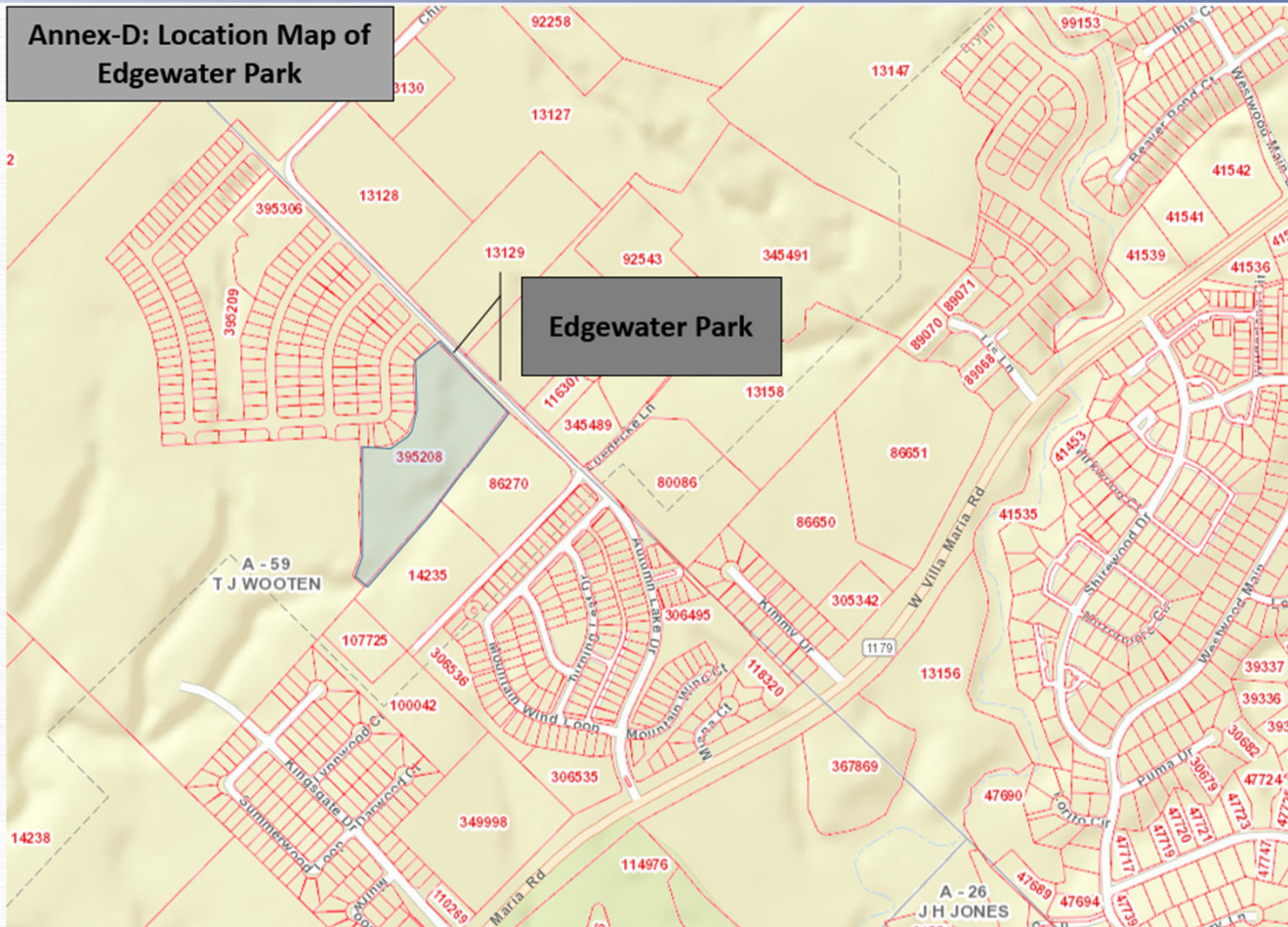
New Park Developments

- **Edgewater Park**
- **Siena Park**

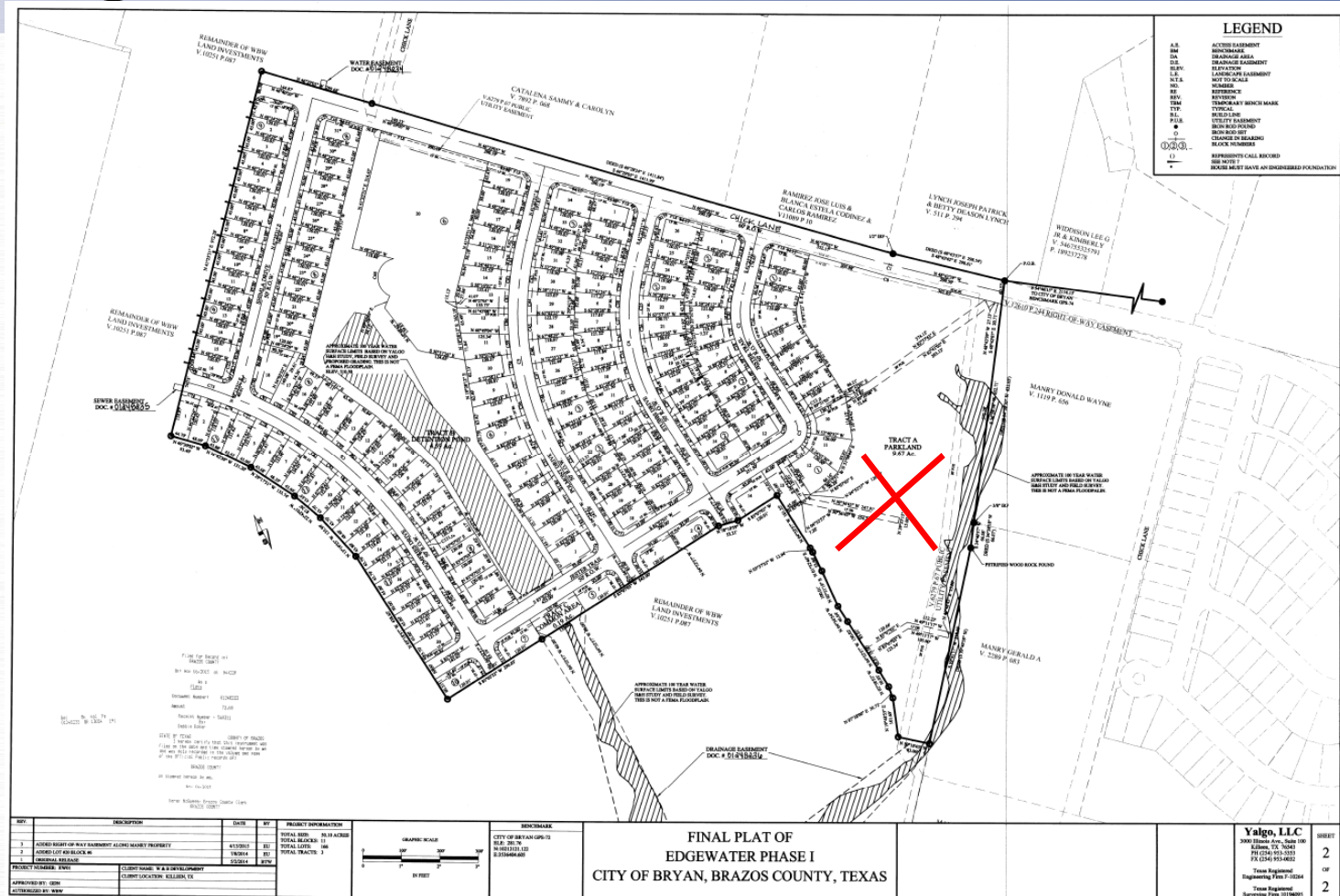
Edgewater Park



Edgewater Park cont.



Edgewater Park cont.



LEGEND

- A.S. ACCESS EASEMENT
- B.M. BENCHMARK
- D.A. ORANGE BARRIERS
- D.E. DRAINAGE EASEMENT
- E.E.A. ELEVATION EASEMENT
- L.O.P. LOTS OR PARCELS
- N.T.A. NOT TO SCALE
- R.O. RESERVE
- R.S. REVISION
- REV. REVISION
- T.M. TEMPORARY MONUMENT
- TYP. TYPICAL
- B.L. BENCH LINE
- B.H.S. BENCH MARK
- R.B.S. BENCH MARK SET
- C.O. CHANGE IN BEARING
- B.C. BENCH MARK
- A.P.P. APPROXIMATE CALL RECORD
- S.E. SEE NOTES
- R.M. HOUSE MUST HAVE AN ENGINEERED FOUNDATION

NO.	DESCRIPTION	DATE	BY
1	ADDED RIGHT OF WAY BARRIERS ALONG MANSBY PROPERTY	4/15/2015	BEJ
2	ADDED LOT BARRIERS TO	5/28/2015	BEJ
3	AMENDED RECORD	6/25/2015	BEJ

PROPERTY NUMBER: 8481

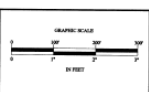
CLIENT NAME: W & Z DEVELOPMENT

CLIENT LOCATION: WILLOW, TX

APPROVED BY:

DATE: 4/15/2015

PROPERTY DIMENSIONS	
TOTAL AREA - 94.16 ACRES	
TOTAL BLOCKS - 11	
TOTAL LOTS - 198	
TOTAL TRACTS - 3	



FINAL PLAT OF EDGEBWATER PHASE I
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

<p>Yalco, LLC</p> <p>2800 Stamps Ave., Suite 100 Bryan, TX 77801 PH (361) 855-1111 FX (361) 933-4822</p> <p>Travis Engstrom Engineering Firm #10324</p> <p>Travis Engstrom Surveying Firm #119862</p>	<p>SHEET</p> <p align="center">2</p> <p>OF</p> <p align="center">2</p>
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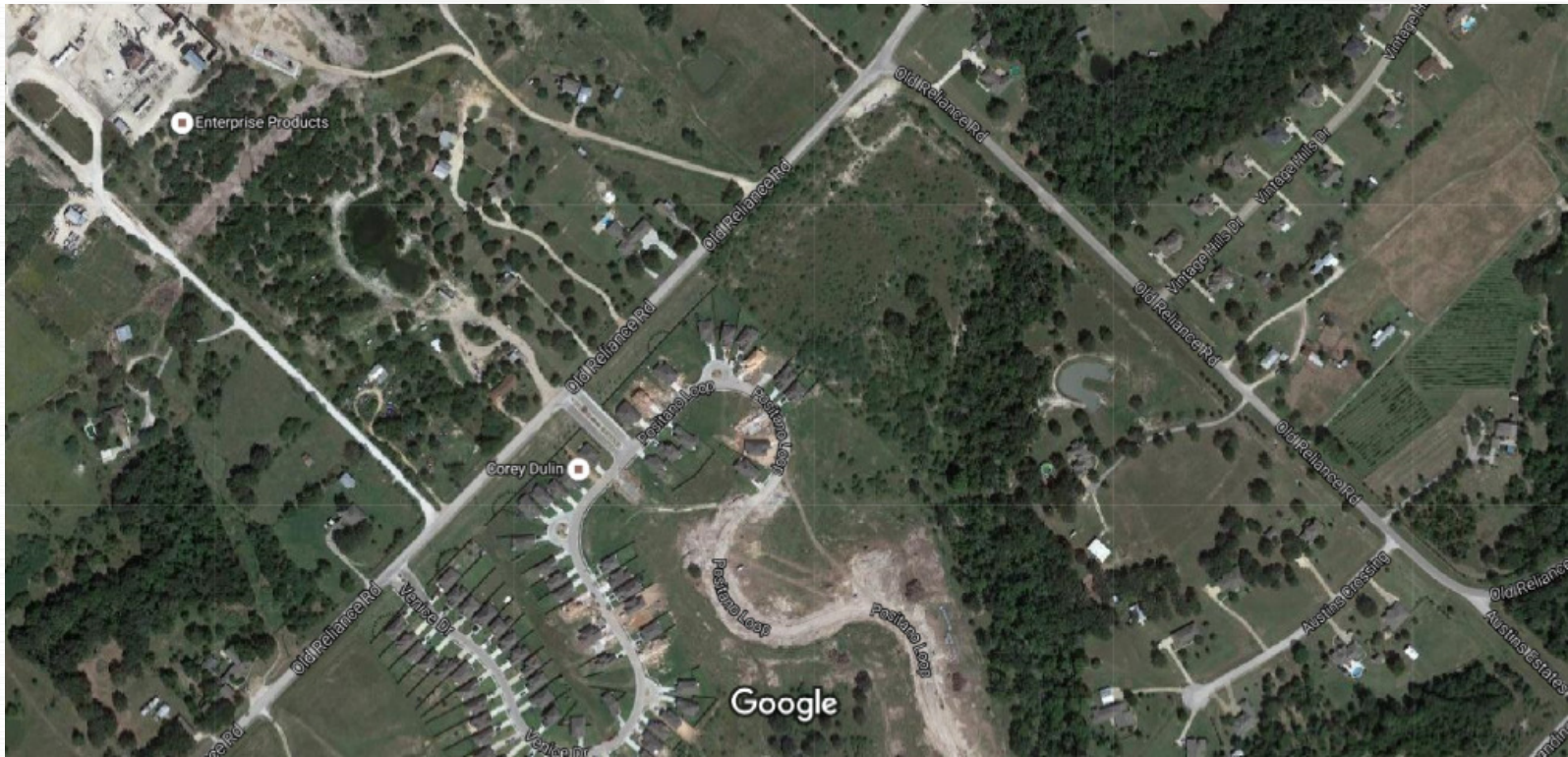
Edgewater Park cont.



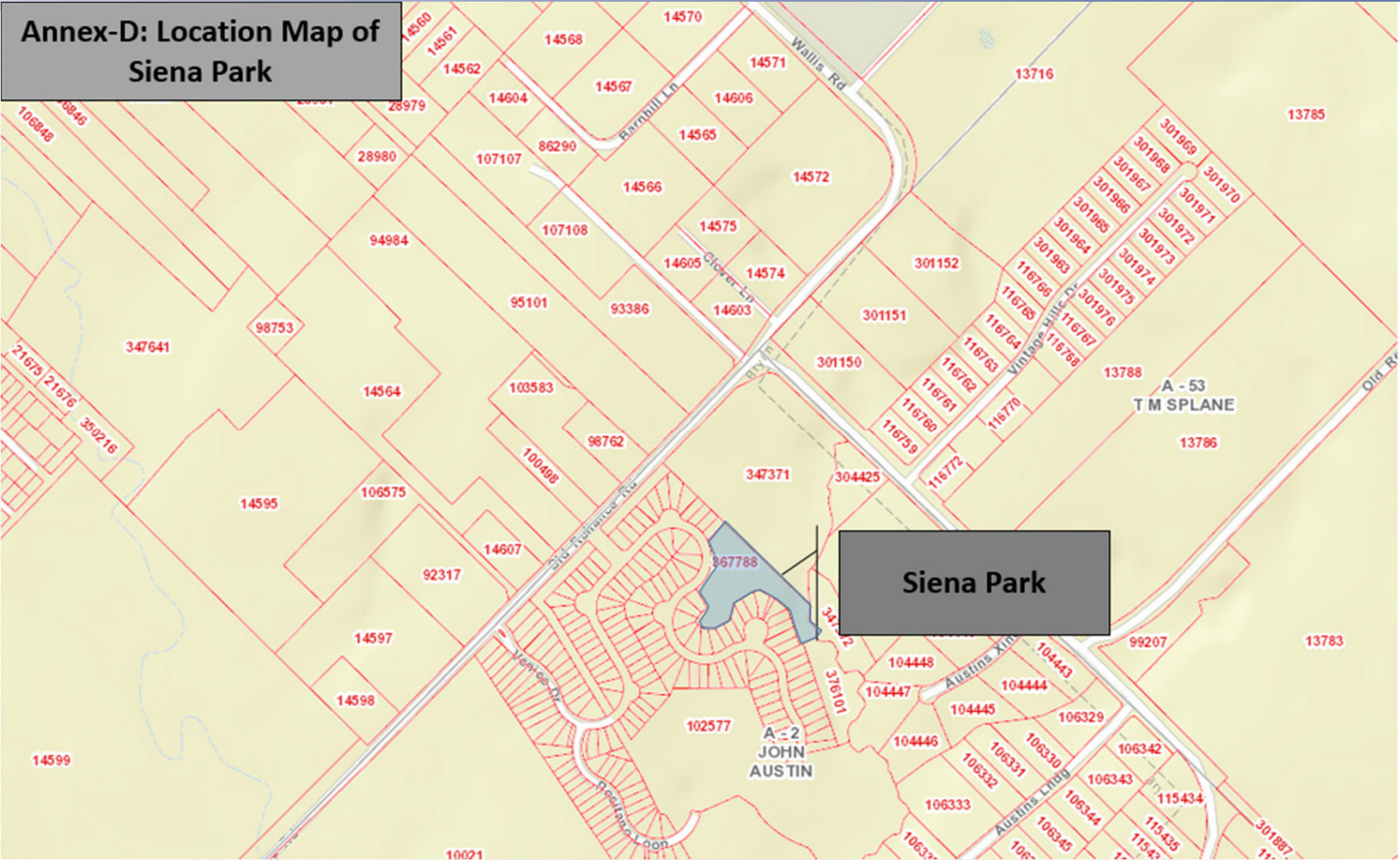
Edgewater Park ^{cont.}

Edgewater Park Estimates		
Description	Expenses	Funds
Estimated Construction Costs	\$1,100,000	
Estimated Consultant Costs	\$93,600	
TPWD Grant(1)		\$449,705
City Funds (FY16)		\$50,000
Park Development Funds(2)		\$693,895
TOTALS	\$1,193,600	\$1,193,600
(1) TBD in March 2017		
(2) Current available funds: \$627,312 (SMD 5)		

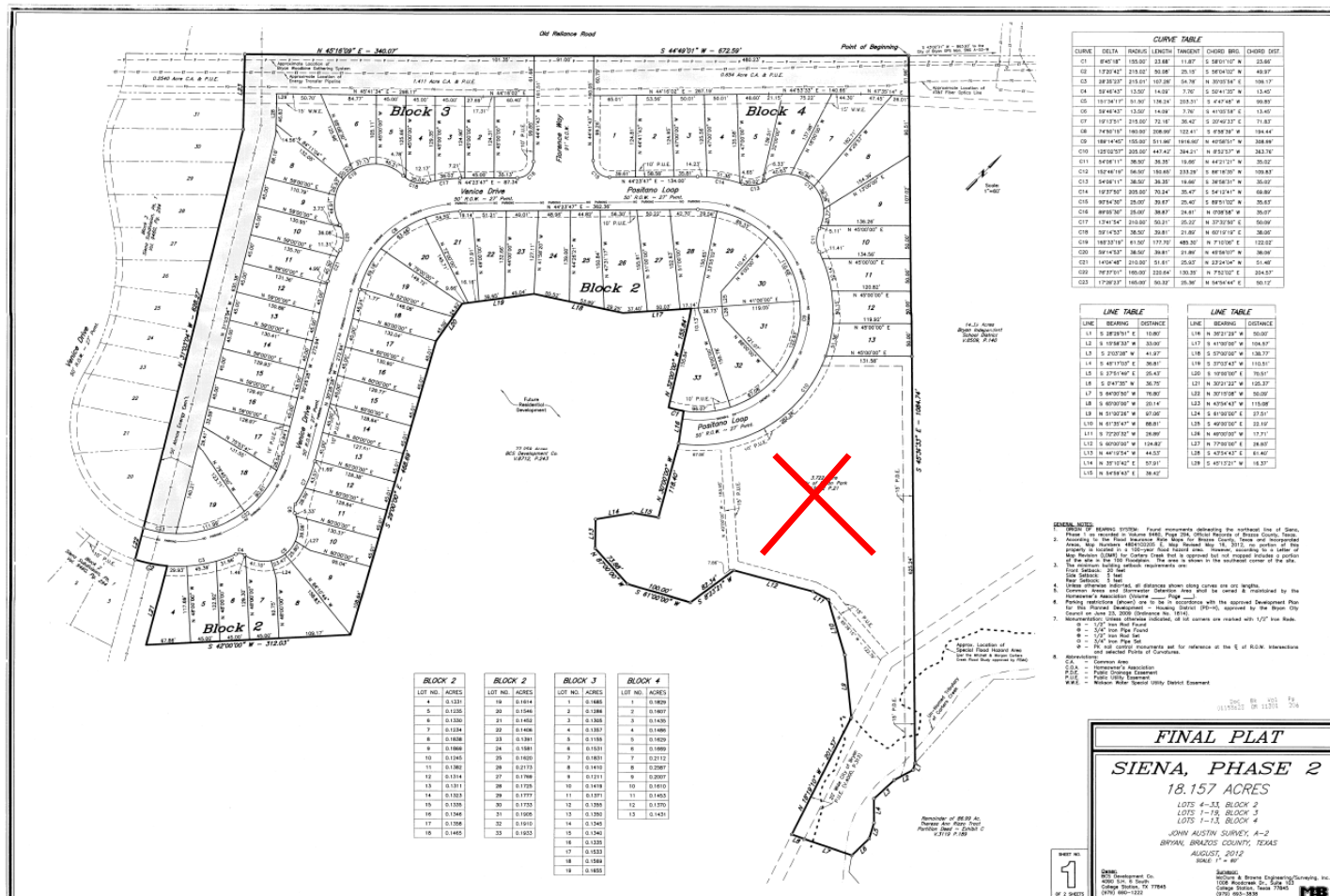
Siena Park



Siena Park



Siena Park cont.



Siena Park ^{cont.}

Siena Park Estimates		
Description	Expenses	Funds
Estimated Construction Costs	\$650,000	
Estimated Consultant Costs	\$64,000	
Park Development Funds(1)		\$400,000
Future Funds(2)		\$314,000
TOTALS	\$714,000	\$714,000
(1) Current available funds: \$426,636 (SMD 3)		
(2) Project completed in phases with future funding needed		

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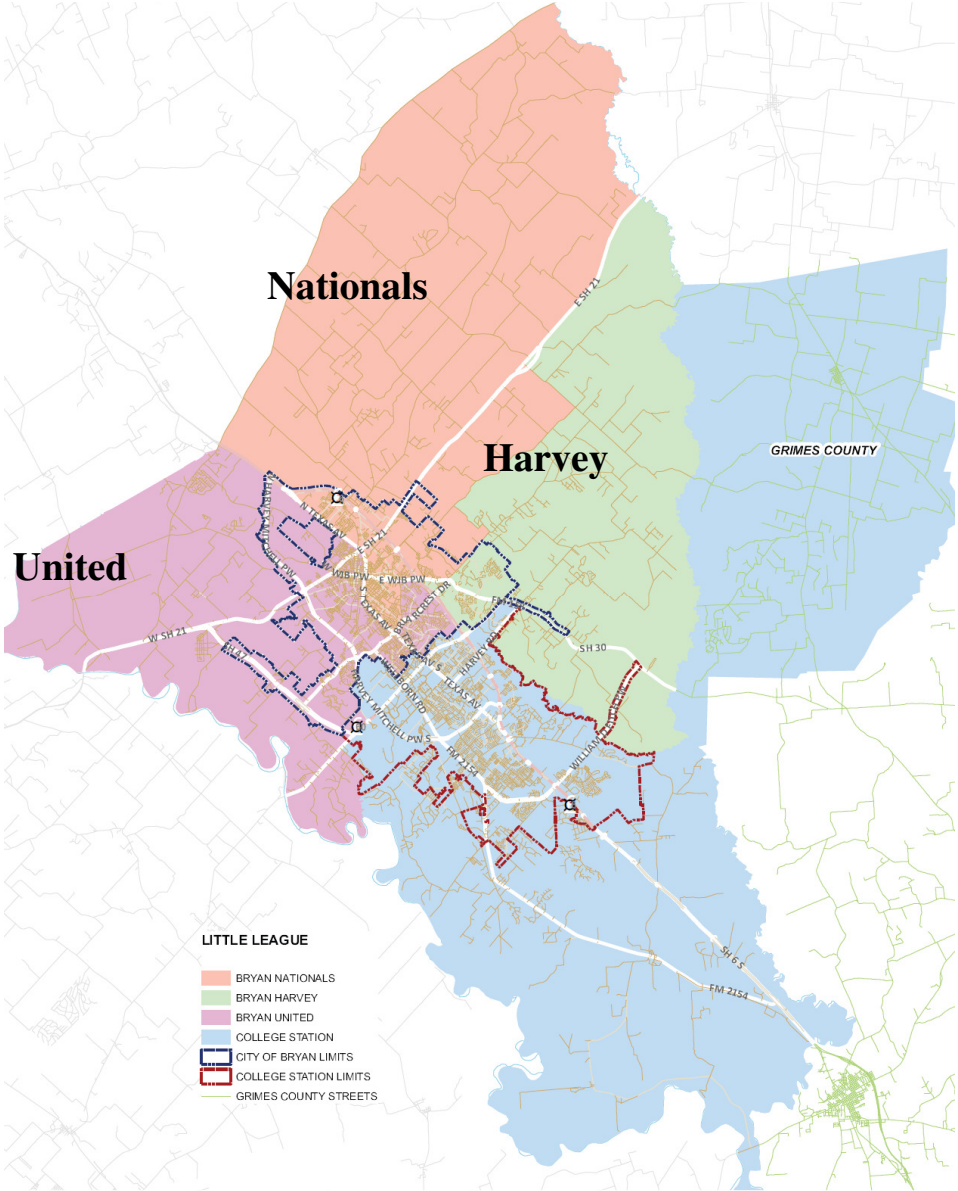
Little Leagues

Little League Divisions

- **Bryan Harvey Little League**
 - Elmo Weedon Road (not in city limits/private)
- **Bryan National Little League**
 - Bob Bond Park (25th Street)(1)(2)
 - BRAC (Bonham Little League)(2)(3)
- **Bryan United Little League**
 - Travis Fields (Bomber Drive)(2)(3)
 - Henderson Park Fields (Palasota Drive)(2)(3)

Notes: (1) State property
(2) Within the city limits
(3) City park/fields

Little Leagues



Harvey Little League

- **City provides:**
 - Mowing
 - Some utility payment assistance
- **Harvey's 2016 requests:**
 - Private property in the County
 - Range: na

Bryan National Little League

- **City provides:**
 - Mowing
 - Utility payment
 - Miscellaneous maintenance
- **National's 2016 requests:**
 - Replace concession stand, pave parking lot, new scoreboards, electric improvements, flag poles, PA system, additional lighting, press box removed, irrigation improvements, bleachers, dugout improvements, etc.
 - Does not include equipment requests
 - **Range: \$1,593,800 - \$1,928,000**

Note: Texas Army National Guard property; recent meetings

United Little League

- **City provides:**
 - Mowing
 - Utilities
 - Partner on maintenance
- **United's 2016 requests:**
 - New scoreboards, renovate fields, irrigation improvements, dugout repairs, fence repairs, batting cage enhancements, new storage building, new concession building, infield repairs, lighting improvements, etc.
 - Does not include equipment requests
 - **Range: \$631,200 - \$1,228,700**

Little League Fields (New)

- **Field costs** (without land costs)
 - ✓ \$750,000 per field (limited in scope)
 - ✓ \$1,100,000 per field (full development: parking, pavilion, restrooms, etc.)

Notes:

1. Figures are for discussion purposes only and are rough estimates
2. Among other factors, property topo, grass vs. synthetic turf, existing amenities, etc. impact costs per field

Little Leagues cont.

Little Leagues - Total Estimated Funding Requests(1)(2)		
	Low	High
Bryan Harvey Little League	na	na
Bryan Nationals Little League	\$1,593,800	\$1,928,000
Bryan United Little Leagues	\$631,200	\$1,228,700
TOTAL	\$2,225,000	\$3,156,700
(1) Does not include equipment requests		
(2) Sources: Little Leagues and Parks Improvement Plan		

Splash Pad



Splash Pad

- Possible anonymous donor
 - ✓ \$20,000
 - ✓ Bonham Park (unfunded CIP Project)

Splash Pad ^{cont.}



\$106,500

Splash Pad ^{cont.}



\$153,600

Splash Pad ^{cont.}



\$227,500



**Bombers/Infinity Sports Option
(Travis Field)**

(Infinity Sports Entertainment, LLC)

Bombers – March 22, 2016

- **3rd Amendment = \$463,935 of projects**
 - **City fronts costs**
 - **City of Bryan: \$324,754 (not to exceed)**
 - ✓ 70%
 - ✓ May 15, 2017: projects completion date
 - **Infinity: \$139,151 (not to exceed)**
 - ✓ Pays City over 5 years (\$27,836/year)
 - ✓ 30%

Bombers – March 22, 2016 ^{cont.}

- **Possible improvements include:**
 - 1) New outfield fence
 - 2) Field improvements
 - 3) Irrigation improvements
 - 4) Grandstand improvements
 - 5) LED lights
 - 6) Parking lot enhancements
 - 7) Scoreboard replacement

Note: Actual improvements may differ and are subject to funding and approval by both parties

Bombers – Synthetic Turf (estimates)

- **Infield only:** \$800,000
 - ✓ Requires outfield turf work, too
- **Complete coverage:** \$1,400,000
- **Bombers contribution:** \$100,000 (over time)

Notes: Estimates are based on historic design concepts

Infinity/Bombers' **(Proposal)**

Presented by:
Uri Geva, President, Infinity Sports Entertainment, L.L.C.

Mumford, Texas



**Bombers crowned 4 time champions in Mumford, Texas
60+ Out of town games played annually in Mumford**

True Partnership

- 2016 Ballpark Project approved \$463,945
 - Field Improvements would be adjusted
 - Lights Installation would be postponed
- 2017 Field Turf Installation \$1,014,750
- Funding Sources
 - \$314,750 from previously approved agreement would be reallocated*
 - \$600,000 from the City of Bryan HOT Funds
 - \$100,000 additional payments from the Bombers
- Bombers are responsible for 30% of already approved 2016 Ballpark Project and have already completed payment 1 of 5
- Bombers Baseball will pay the City of Bryan \$25,000 per year for 4 years upon the completion of the 2016 Ballpark Improvements
- Making total Bombers direct contributions \$240,000 over the 9 year period

HOT Fund Replenishment

- The Bombers would partner with the city and take on 40% of the risk (aka payback to HOT) if in 5 years the appropriate HOT funds have not been replenished through any multi-day events at the facility and any room blocks associated with shorter events.
- Based on \$600,000 in HOT funds, the Bombers facility would need to help with a total of 32,000 rooms during the 5 years after installation.
- Upon the completion of the first 5 years, and assuming the HOT funds have been replenished in full from this partnership, the city would partner with the Bombers to invest matching HOT funds in the facility for continued improvements as a second phase.

32,000 rooms in 5 years

- Minor League Soccer in Bryan, Texas. The Bombers are in the final negotiation stages with the Premier Development League of the USL. This potential minor league soccer franchise has the opportunity to be a direct affiliate of a Major League Soccer team.
- Based on \$600,000 in HOT funds, the Bombers facility would need to help with a total of 32,000 rooms during the 5 years after installation.
- Each tournament team has 19.5 people to counts towards the rooms.
- If you take away the TCL (Bombers) & PDL (new minor league soccer) road teams we would still need approximately 6,000... which is 330 teams coming to town per year.
- If you look at 3 day tournaments (2 night stays) you would need 11 tournaments that have 15 teams at each.
- If you look at 2 day tournaments (1 night stays) you would need 16 tournaments that have 20 teams at each.
- These tournaments could be soccer, football, lacrosse, softball etc.
- We could replace tournaments with other events there (festivals, showcases, etc.)
- We can also recruit other people to run the tournaments and get them to move tournaments from other places around the state
- Upon the completion of the first 5 years, and assuming the HOT funds have been replenished in full from this partnership, the city would partner with the Bombers to invest matching HOT funds in the facility for continued improvements as a second phase.

CITY OF BRYAN

The Good Life, Texas Style.™

The Brazos Valley Bombers are committed to providing an affordable family-friendly environment to the Brazos Valley residents and visitors. We offer a winning combination of the best possible collegiate summer baseball with a variety of in-game entertainment. We promise a positive baseball related experience to all those involved in our endeavor: fans, players, sponsors, and staff.



Uri Geva

Founder & President
Brazos Valley Bombers

Chris Clark

Manager Partner
Brazos Valley Bombers

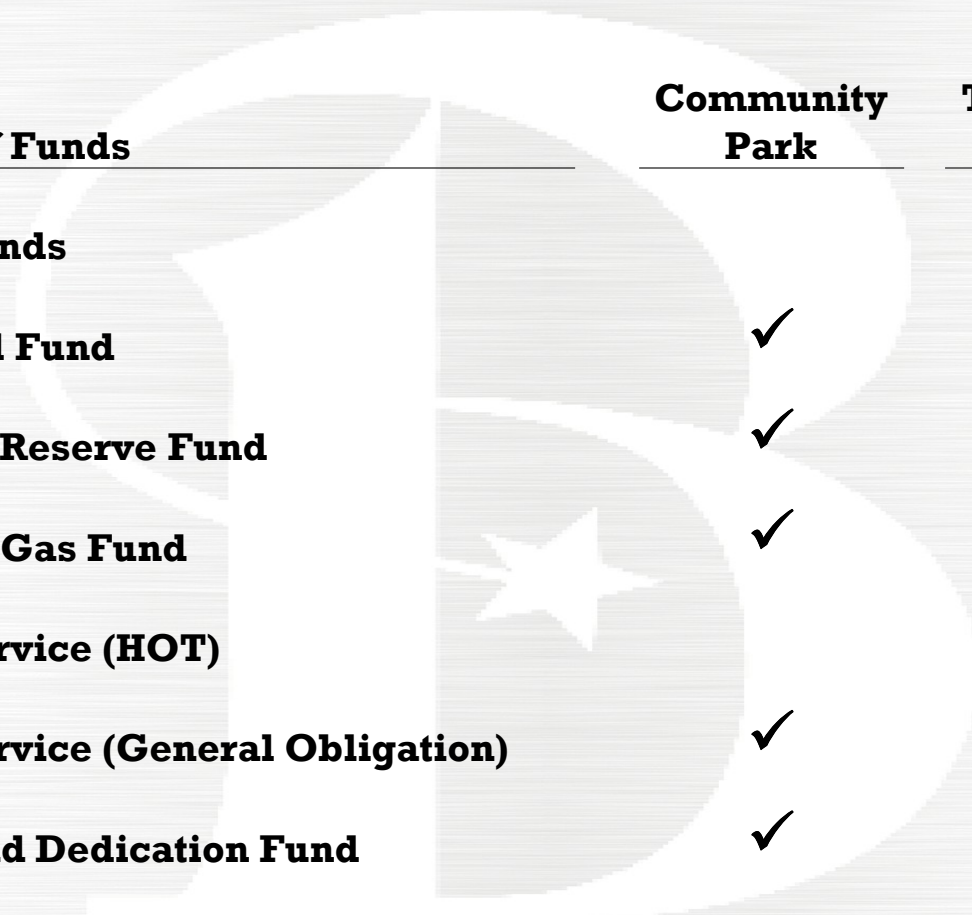
Options

(Presented by City staff)

Notes:

- 1. Figures and balances are estimates and not actuals**
- 2. Estimated costs may not include purchasing land, design, O&M, and infrastructure to the site (if needed)**

Available Funding Sources

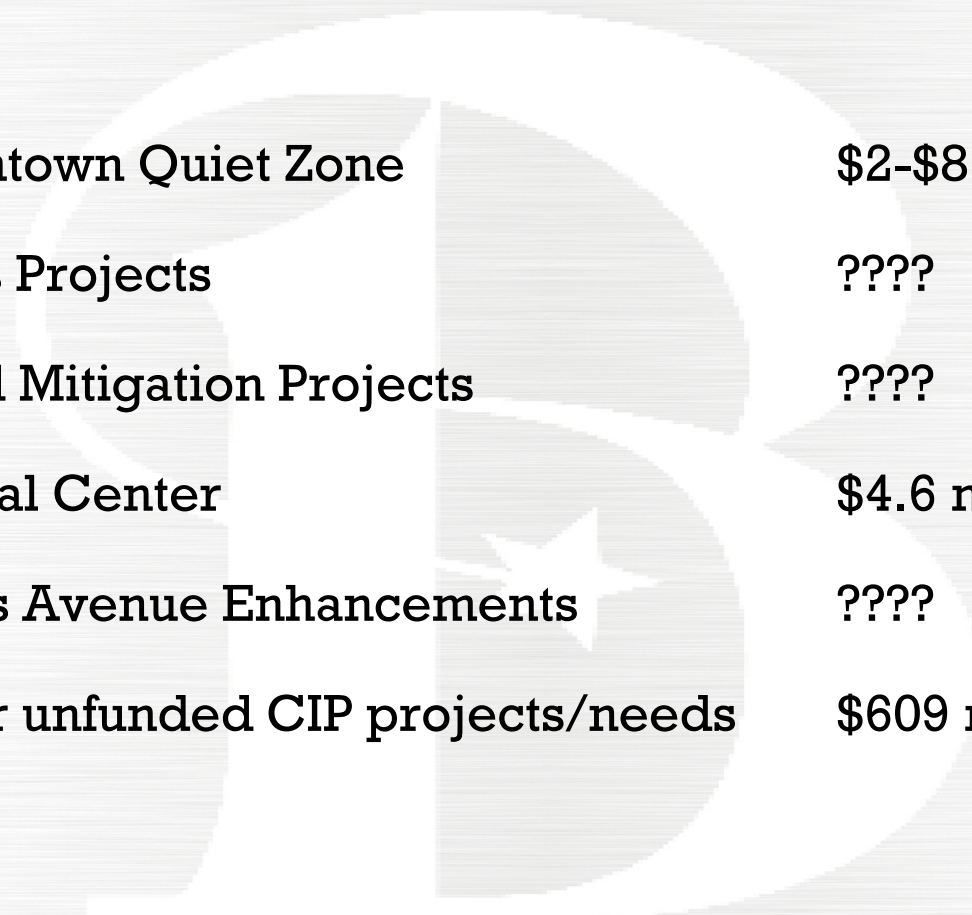


Source of Funds	Community Park	Tournament Park
- HOT Funds		✓
- General Fund	✓	✓
- Capital Reserve Fund	✓	✓
- Oil and Gas Fund	✓	✓
- Debt Service (HOT)		✓
- Debt Service (General Obligation)	✓	✓
- Parkland Dedication Fund	✓	

Summary of Current and Projected Funds

	Debt Funded	HOT Funded	Capital Reserve Fund	Oil & Gas Fund	Parkland Dedication Fund	2016 General Fund Budget Savings	Total
FY17	\$ -	\$ 4,500,000	\$ 1,901,000	\$ 639,300	\$ 1,252,000	\$ 2,000,000	\$ 10,292,300
FY18	2,500,000	-	-	-	-	-	2,500,000
FY19	-	-	-	-	-	-	-
FY20	5,000,000	-	-	-	-	-	5,000,000
FY21	-	-	-	-	-	-	-
FY22	15,000,000	2,000,000	-	-	-	-	17,000,000
	<u>\$ 22,500,000</u>	<u>\$ 6,500,000</u>	<u>\$ 1,901,000</u>	<u>\$ 639,300</u>	<u>\$ 1,252,000</u>	<u>\$ 2,000,000</u>	<u>\$ 34,792,300</u>

Competing Needs



-Downtown Quiet Zone	\$2-\$8 million
-Parks Projects	????
-Flood Mitigation Projects	????
-Animal Center	\$4.6 million
-Texas Avenue Enhancements	????
-Other unfunded CIP projects/needs	\$609 million

Options

Summary Totals		
Description	Projected Estimated Funding Costs(1)	Funded Amount
Super Park	\$16,000,000	\$0
Proposed Athletic Park (Land Only)	\$738,000	\$0
Edgewater Park(2)	\$449,705	\$0
Siena Park(3)	\$314,000	\$0
Little Leagues (High Range)(4)	\$3,156,700	\$0
Little League (2 Fields)	\$1,500,000	\$0
Splash Pad (full cost)	\$175,000	\$0
Bombers (synthetic: infield/outfield)(5)	\$1,400,000	\$0
TOTAL(6)	\$23,733,405	\$0

(1) May exclude land, design, infrastructure, and O&M costs

(2) If not awarded TPWD grant and not phased

(3) If not phased

(4) **Low Range: \$2,225,000 (deduct \$931,700)**

(5) **Synthetic turf - infield only: \$800,000 (deduct \$600,000)**

(6) Estimate only - not based on design or actual costs

A large, light-colored watermark logo consisting of the letters 'S' and 'B' intertwined. A five-pointed star is positioned within the 'B'.

City Council Discussion and Direction to Staff