

Eastland Redevelopment

JOBS & ECONOMIC DEVELOPMENT COMMITTEE | SEPTEMBER 3, 2024



The Complex



October Council Action

- A. Endorse revised proposal and authorize Staff to move forward with the “new” team**

- B. Approve up to \$30 million for reimbursement of expenses associated with public infrastructure improvements and the indoor/outdoor amateur sports facilities as outlined in the resolution adopted by Council on June 12**
 - i. Discussed allocation of funding sources:*
 - \$10 million from CIP
 - \$20 million from Convention Center Tax Fund Certificates of Participation

The Complex - Development Partners



Indoor Sports Facility – 100k SF; 10 basketball courts

▶ EDGE Sports Global

- Owns and/or operates nearly 20 facilities across the US
- 30 years expertise in development, programming, and operation allows for the entire community's recreation and economic desires

▶ Bolton, Ivory and Cantey LLC

- Provides public and private capital raising and civic engagement professional services within the sports and tourism industry
- Partners with communities to develop collaborative learning spaces for comprehensive academic, cultural, and socioeconomic programming that fosters creativity, innovation, and 21st-century skills for Charlotteans



BOLTON, IVORY, CANTEY
LLC, L.L.C.

Soccer Facility – 6 multi-sport fields

▶ Charlotte Soccer Academy

- Leading organizer of youth and travel soccer, organizing hundreds of events annually, serving 300 teams and 7,300 players
- Programs range from recreational to elite players with expectations to play in college or professionally
- Experience organizing local and regional travel events

▶ Southern Entertainment

- A leading hospitality and boutique events producer based on Charlotte, hosting more than 300,000 attendees each year
- 30 years of experience developing and managing facilities and producing events



SOUTHERN
ENTERTAINMENT

The Complex – Indoor/Outdoor Amateur Sports Programming

LEGEND:

1. Indoor Sports Facility
2. Restaurant
3. Soccer Fields
4. Restrooms & Fieldhouse

PARKING CALCULATIONS:

- A. North Parking Lot - +/- 391 spaces
- B. On-Street Parking - +/- 69 spaces
- C. South Parking Lot - +/- 328 spaces

Total Spaces - +/- 788



The Complex – Program Overview

▶ Indoor Sports Facility

- 100,000 SF
- Multi-purpose courts can be converted to 10 basketball courts, 16 volleyball courts, 30 pickleball courts, turf, etc.
- F&B (concessions, bar, restaurants)
- Fitness center
- Leasable space (medical, physical therapy, etc.)
- Community Learning Center

▶ Athletic fields & CSA Academy

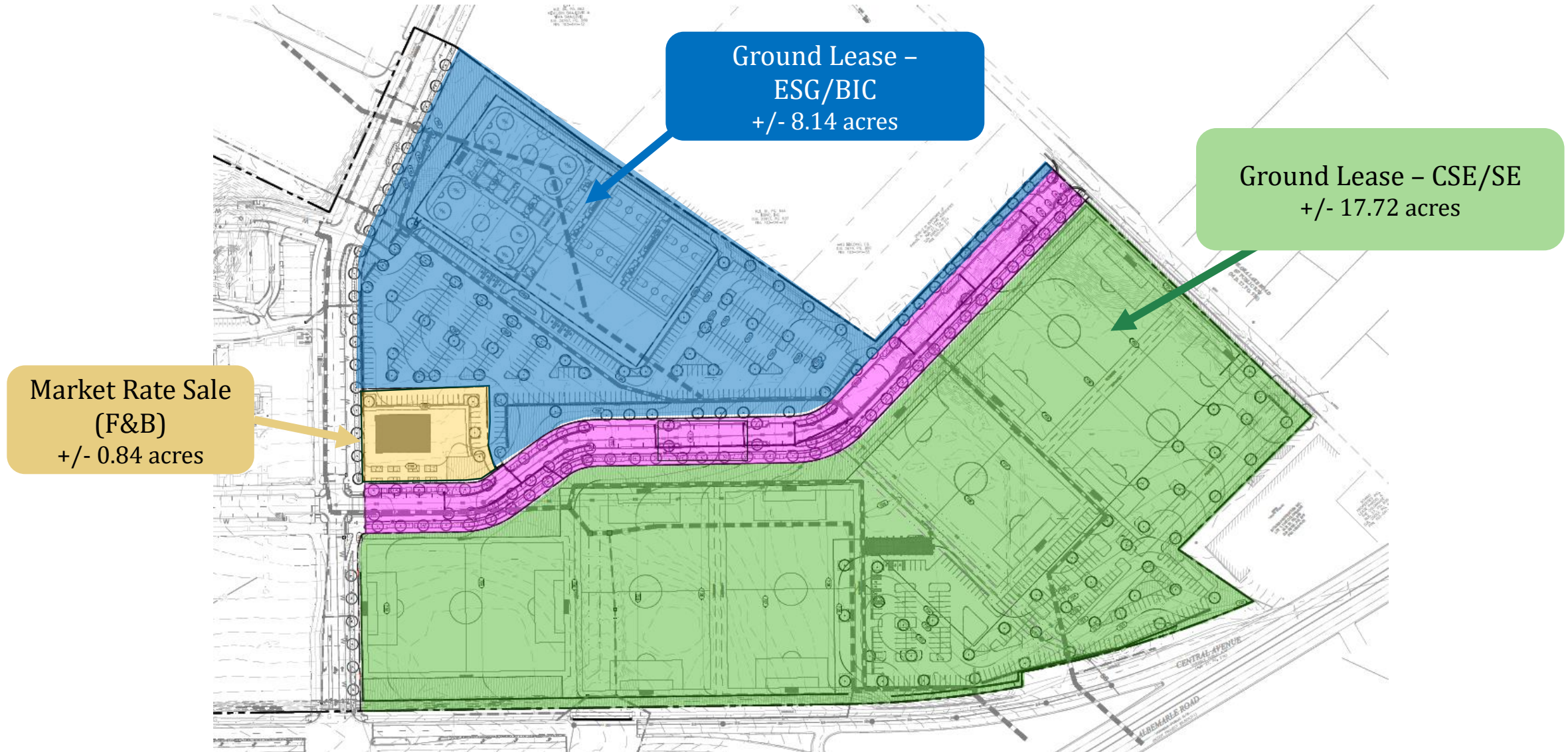
- 6 multi-sport artificial turf fields
- Soccer, flag football, lacrosse, field hockey, etc.

▶ F&B Pad - ~6,000 – 10,000 SF

▶ +/- 790 parking spaces



The Complex – Land Breakdown

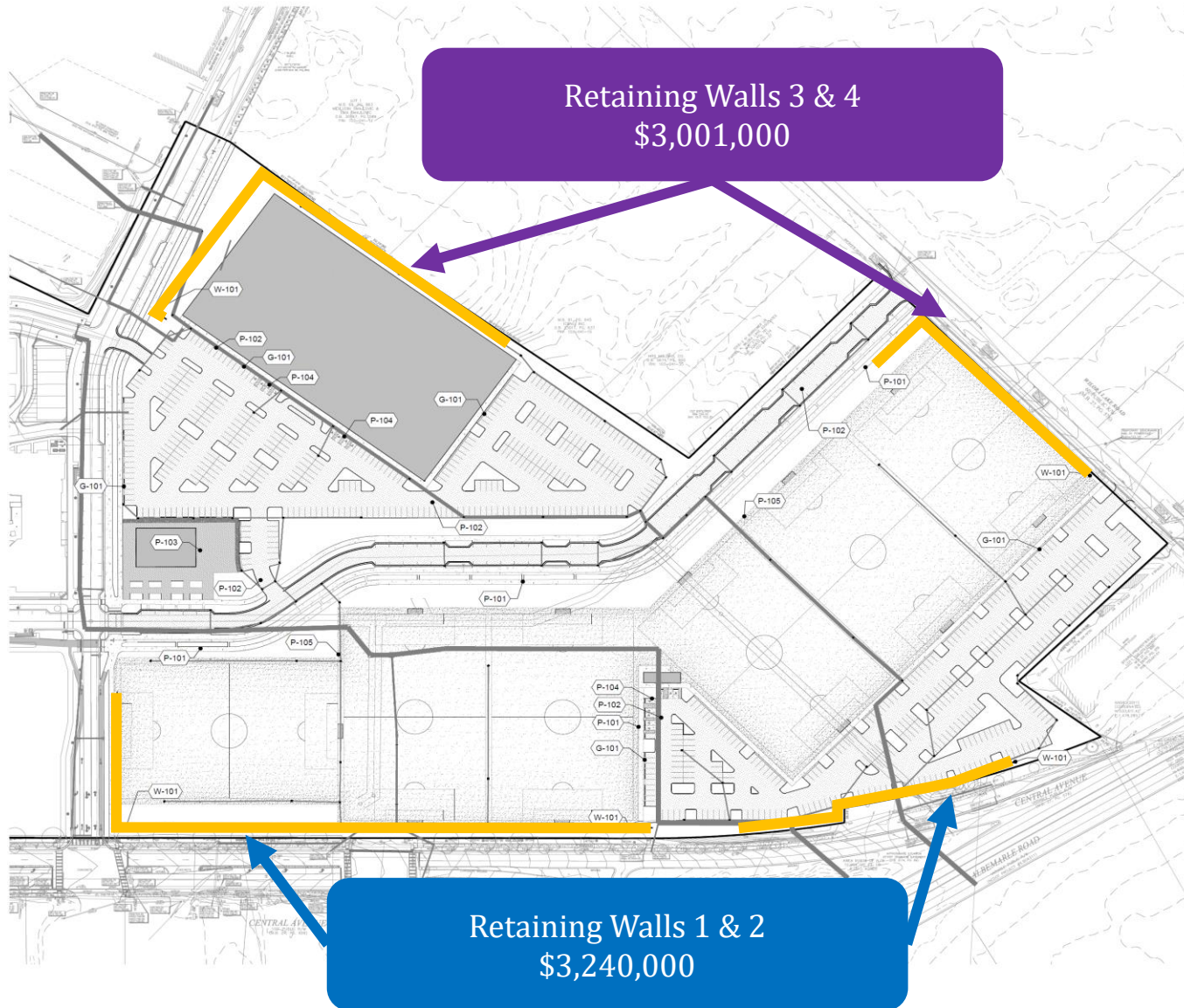


The Complex – Findings From Additional Analysis

- ▶ 6-8 months of additional analysis
- ▶ Significant impacts to site from combining programs
- ▶ Major Infrastructure needs
 - Retaining walls
 - Grading for larger program
 - Water & sewer line installation & realignment
 - Streets/streetscape
- ▶ Other considerations
 - Necessary coordination with the CSE design team to ensure scope alignment
 - Soft costs, price escalation, contingency, etc.



The Complex – Notable Infrastructure Improvements



Cause of higher costs:

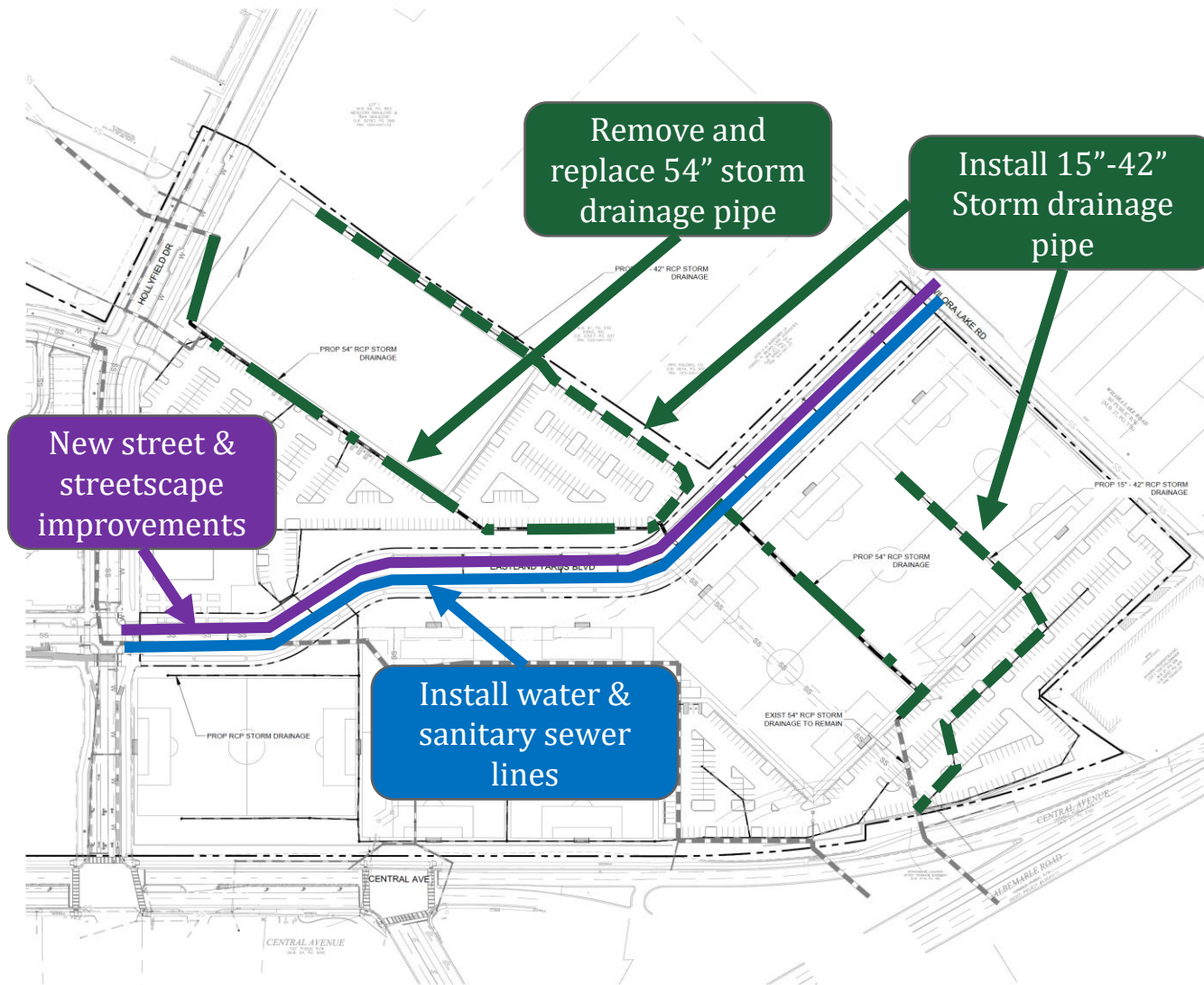
- Site has variety of grade changes and challenges
- Maximizing the site with the indoor facility AND six fields puts significant strain on the 29-acre site and how these facilities can be delivered

Retaining Wall	Estimated Cost	Staff Recommended Funding Source
1 & 2	\$3,240,000	CIP
3 & 4	\$3,001,000	Hospitality

Staff recommendation cost allocation:

- CIP - \$3,240,000
- Hospitality - \$3,001,000

The Complex – Notable Infrastructure Improvements



Estimated Storm Drain Improvements:

- \$2,800,000
- ~75% funded through CIP

Estimated Water & Sanitary Sewer Improvements:

- \$1,980,000
- ~78% funded through CIP

Road & Streetscape Improvements:

- \$1,780,000
- All funded through CIP

The Complex – Revised Cost Estimates

► Public infrastructure - \$18,994,000

- Site grading, water/sewer/storm installation, retaining walls

► Soccer Complex - \$15,482,000

- CSA/SE - \$8,482,000
 - Equity - \$3,982,000 (25%)
 - Debt - \$4,500,000
- Public/Hospitality: \$7,000,000
 - ~\$4,000,000 towards site improvements
 - *Retaining wall, fine grading, utility connection fees, parking lot*
 - ~\$3,000,000 – annual payments

► Indoor Sports Facility - \$32,647,000

- ESG/BIC - \$17,303,000
 - Equity - \$6,921,000 (21%)
 - Debt - \$10,382,000
- Public/Hospitality: \$15,334,000
 - \$4,000,000 towards site improvements
 - *Retaining wall, fine grading, utility connection fees, parking lot*
 - \$11,334,000 – annual payments



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The Complex – Summary of Proposed Public Investment

▶ Approved Public Investment (10-9-23) - \$30,000,000

- ▶ Hospitality - \$20,000,000
- ▶ CIP - \$10,000,000

▶ Updated Public Investment from Additional Analysis

- Hospitality - \$22,334,000
- CIP - \$18,994,000

▶ Additional funding requested - \$11,338,000

- **CIP - \$8,994,000**
- **Hospitality - \$2,344,000**



Next Steps

- ▶ **Refer to full Council and recommend approval to authorize up to an additional \$11,338,000 for reimbursement of expenses associated with public infrastructure improvements and the indoor/outdoor amateur sports facilities**
 - \$8,994,000 - CIP
 - \$2,344,000 - Convention Center Tax Fund future Certificates of Participation
- ▶ **Continue to work through agreements necessary to implement the proposed redevelopment**

Questions