

Eastland Yards Redevelopment Update

ECONOMIC DEVELOPMENT & WORKFORCE COMMITTEE

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Eastland Yards Redevelopment

► Council Priority Alignment

- Workforce & Business Development

► Purpose

- Provide an update to the committee on the redevelopment

► Key Takeaways

- Site continues to evolve as construction progresses
- Upcoming project milestones and anticipated Council decisions
- Action requested

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Evoke Living at Eastland Yards

- 70 d/u Senior Affordable
- Opened Nov 2024
- 100% occupied



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Solstice at Eastland Yards & Eastland Park



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Solstice at Eastland Yards & Eastland Park



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Commercial Subleases

► Council approved Master Lease Agreement in 2023

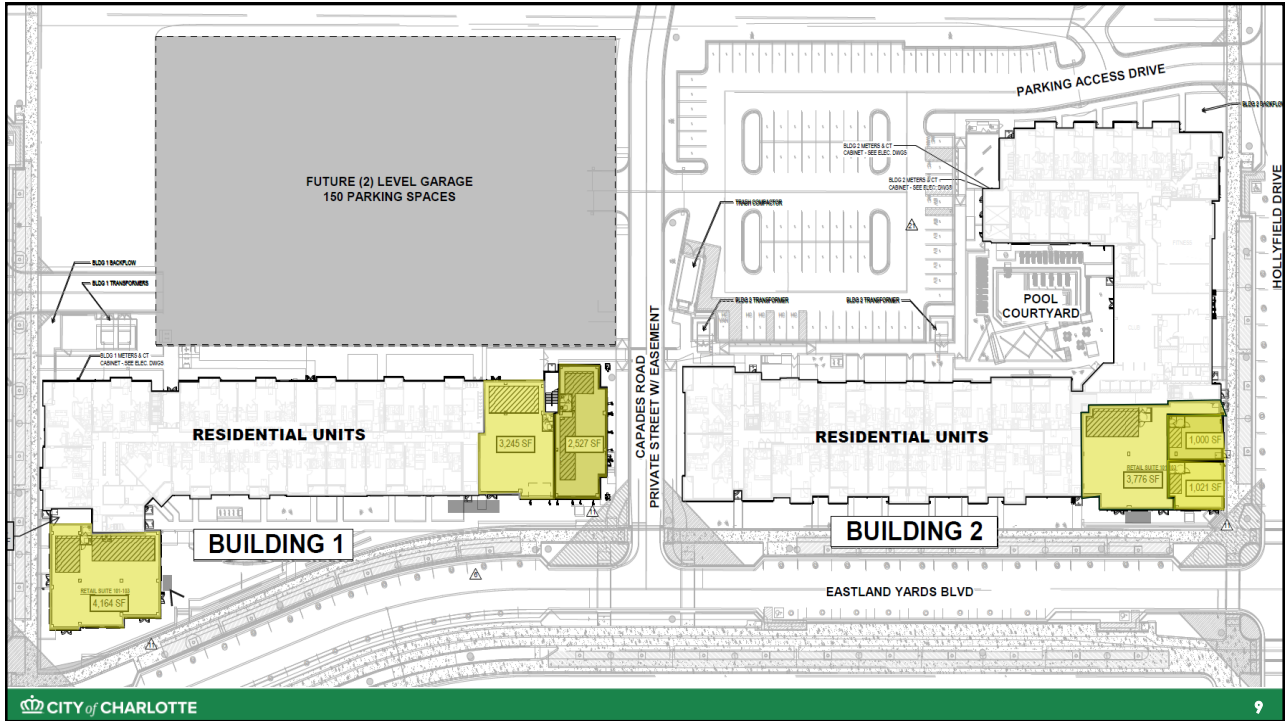
- Unique approach to supporting Council's goals for small business support
- City will lease ~16,000 square feet from Crosland Southeast for 10 years with options to extend
- Each sublease requires Council approval

► Intentional focus on creating opportunities for small business to be part of the redevelopment

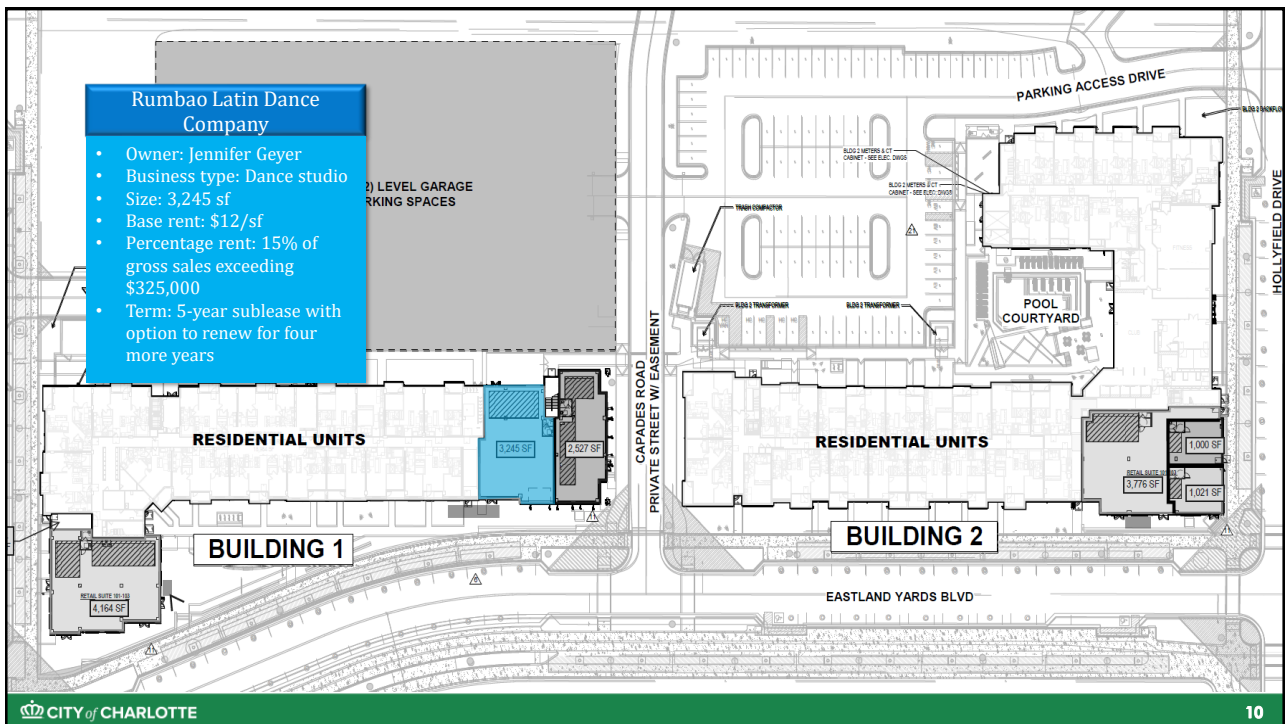
- Evaluation criteria emphasizes uses that activate the ground floor, drive foot traffic, and complement other uses within the redevelopment
- Initial outreach with participants of City small business programs (e.g. AmpUp) and referrals from partner organizations (e.g. County)
- Collaborative approach with development team to evaluate prospective tenants on business viability, square footage needs, readiness for brick-and-mortar operations, and ability to sustain lease obligations
 - *Leverage CSE's expertise (space layout, design, upfit costs, outreach, tenant mix, etc.)*
- The subleases anticipated for the January 12 Council agenda represent about half of the space leased by the City
 - *Continue to shape a diverse and balanced tenant mix*



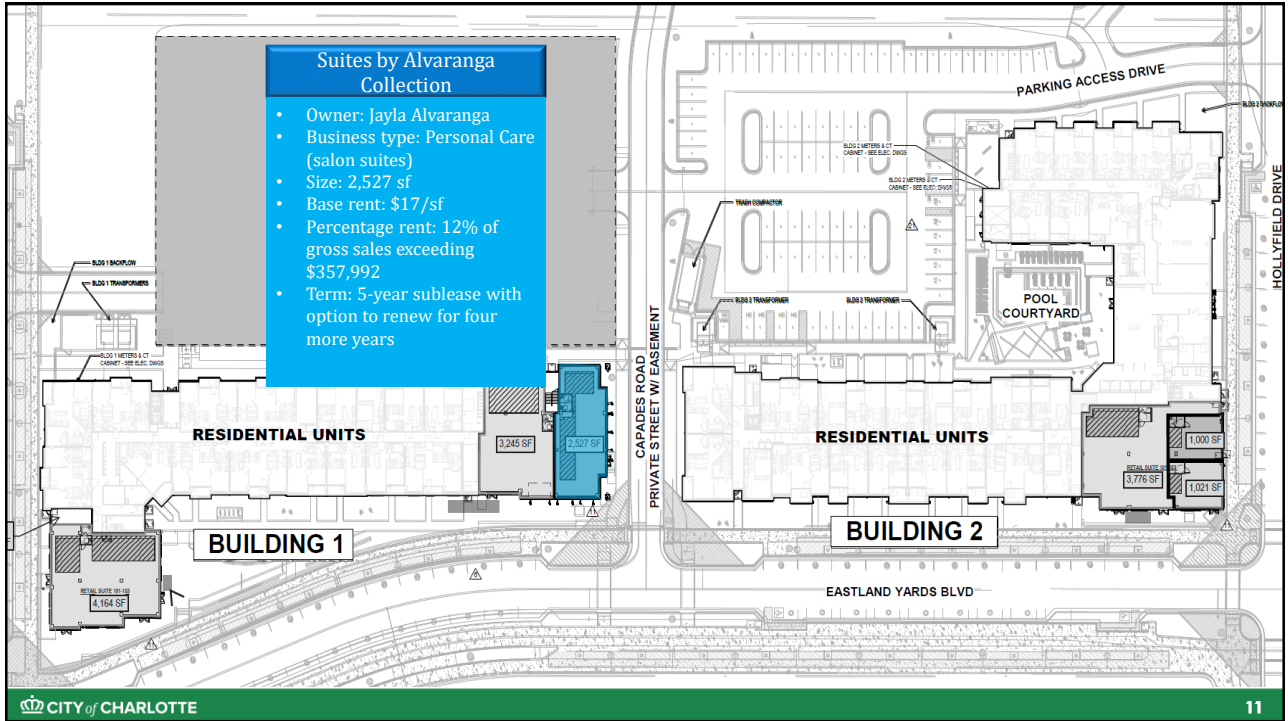
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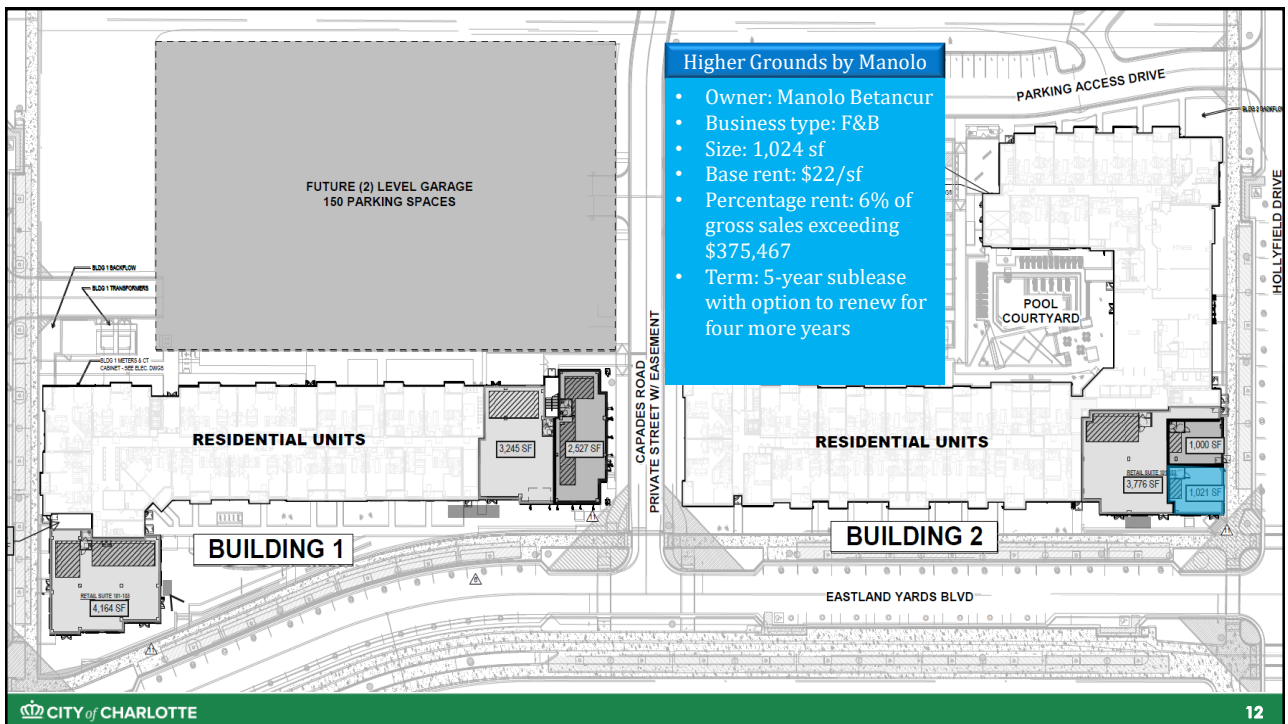
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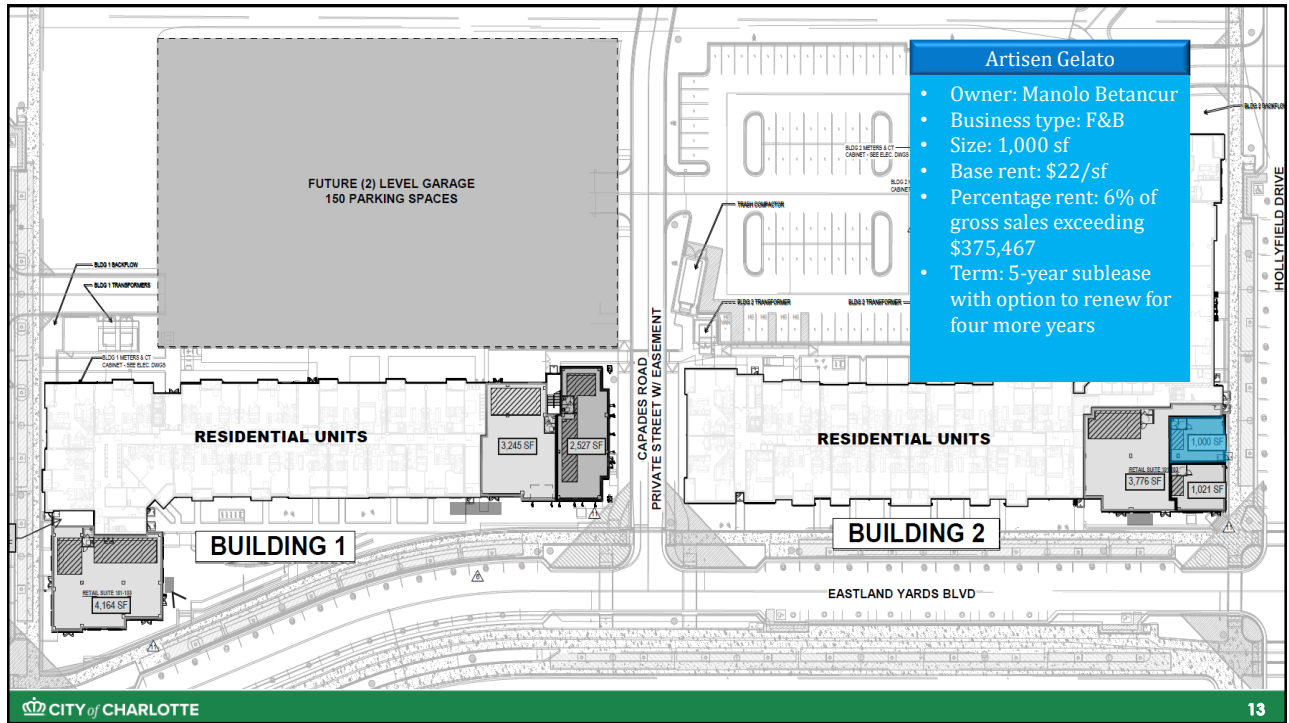
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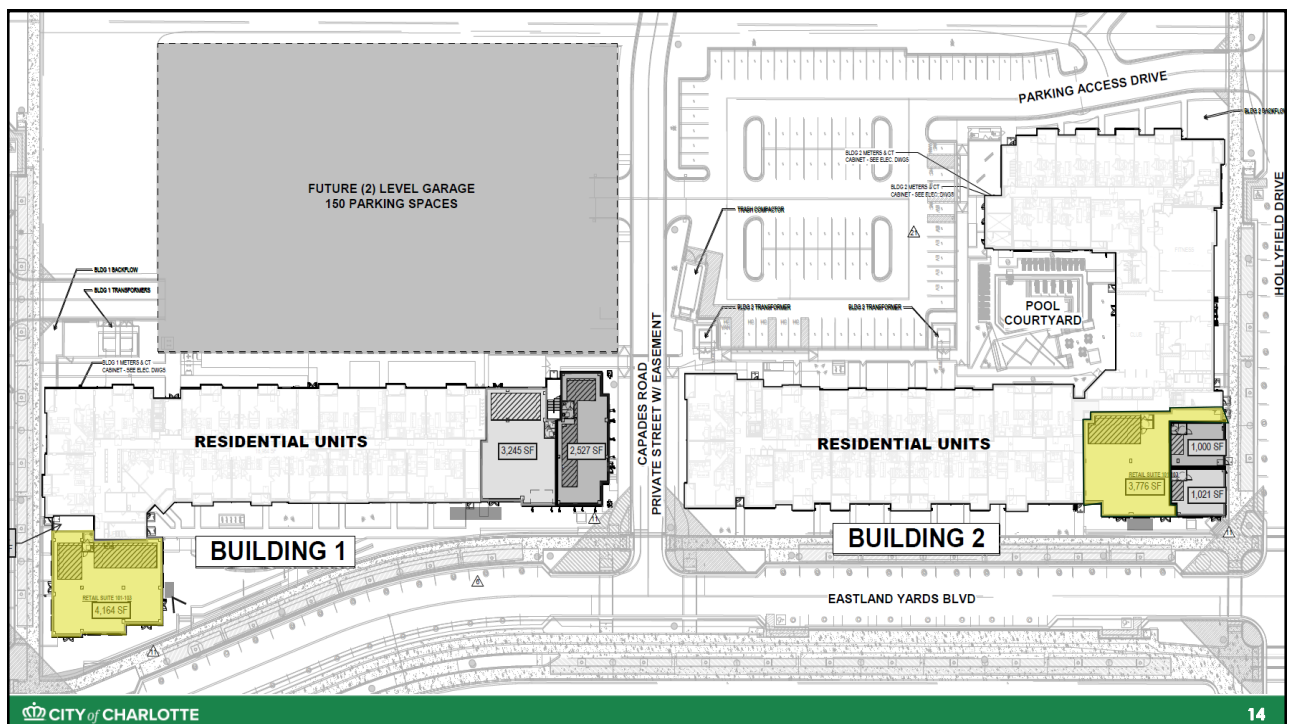
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Eastland Sports Campus



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Eastland Sports Campus

- 100k SF indoor facility (10+ basketball courts)
- 6 multipurpose soccer fields
- F&B pad



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Eastland Sports Campus

► Outstanding agreements

- Eastland Sports Campus Team
 - *CIP Reimbursement Agreement*
 - *Amateur Sports and Recreation Site Improvements Agreement*
 - *Purchase & Sale Agreement for outparcel (F&B pad) – requires additional Council approval*
 - *Master Development Agreement (tentative)*
- Indoor Facility
 - *Hospitality Agreement*
 - *Ground Lease - requires additional Council approval*
- Soccer Facility
 - *Hospitality Agreement*
 - *Ground Lease Agreement - requires additional Council approval*

Eastland Yards Redevelopment



Committee Action

► **Refer the following subleases to City Council for Council consideration and recommend approval during the January 12, 2026 Council Meeting**

- Rumbao Latin Dance Company LLC – 8115 Eastland Yards Boulevard, Suite 105
- Alvaranga Realty, LLC / Suites by Alvaranga Collection– 8115 Eastland Yards Boulevard, Suite 106
- Artisen Gelato – 5625 Hollyfield Drive, Suite 122
- HG Eastland LLC / Higher Grounds by Manolo – 5625 Hollyfield Drive, Suite 123

Coming Soon...

► **City Council – January 12, 2026**

- Decision on first four subleases

► **City Council – February / March**

- 1st Amendment to the Master Development Agreement with CSE
 - *Transaction price schedule*
 - *Clean-up and adjust take down schedule language*

► **Ground Breaking – Eastland Sports Campus**

- March / April 2026