



## Casa Grande Performance Institute (Grande Sports World)


Council Study Session  
10/19/15




## Agenda




- Update on GSW
  - History
  - Facility Overview
  - Financials
  - Facility Use
  - Maintenance Costs
  - Future




## History





- Construction began May, 2009
- Substantial Completion September, 2009
- Public Private Partnership
  - CGPI



## Facility Overview





- State-of-the-art facility
- 8 football / soccer / multi-use
- 59,000 square foot training facility
  - Weight-training exercise area
  - Therapy centers
  - Classrooms
  - Locker rooms
  - Meeting rooms



## \$20.0 Million Project

- Annual Debt Service of \$1.58 Million
  - \$500,000 from 0.2% Recreation Sales Tax
  - Projected CGPI Rents
  - General Fund in early years
    - Paid back from Rents



## CGPI Rent Revenue

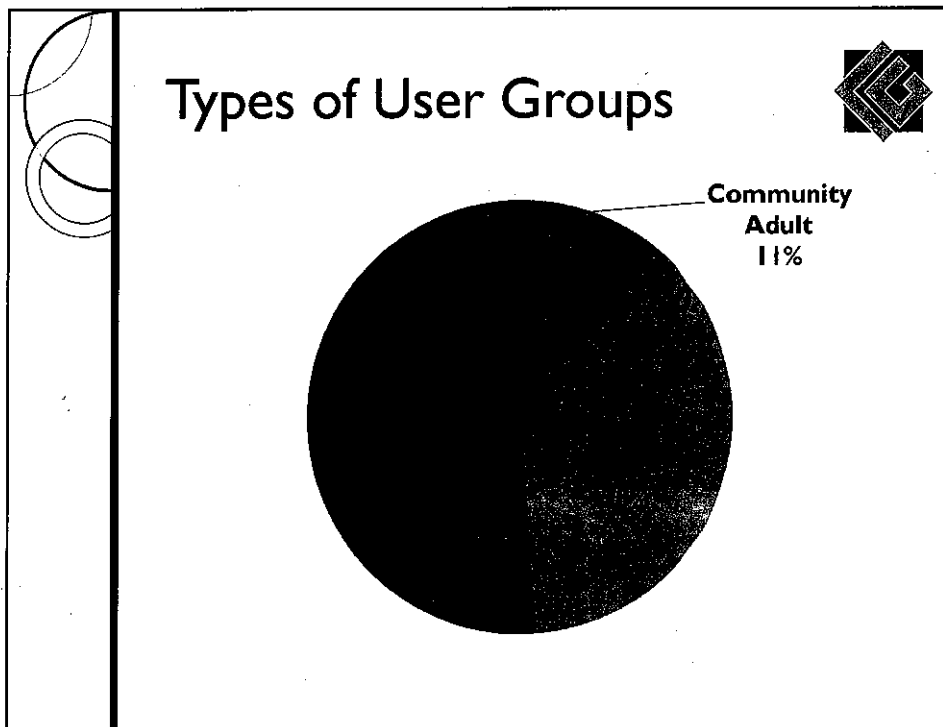
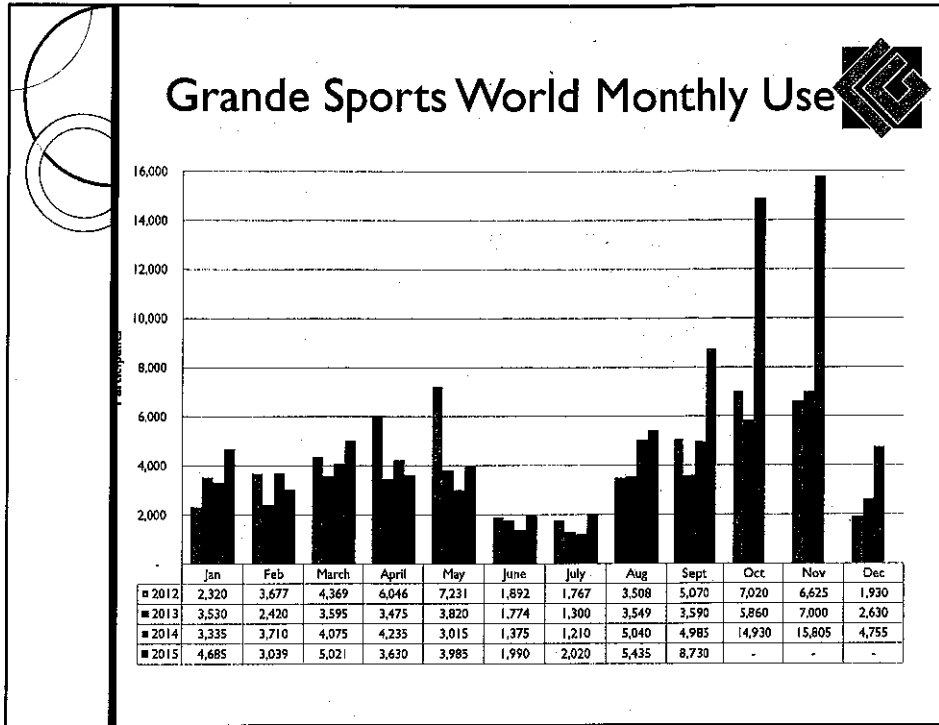
- Rent Payments
  - 7% of Gross Revenues
  - Standard exclusions (City reimbursements, sales taxes, refunds, FG revenue, etc..)
  - Adjusted for Utility Cost
- The following are reimbursed at 100%
  - Field Light Usage
  - Pump Station Electricity

## Guaranteed Minimum Rental

- By June 30, 2020
  - \$7.0 Million cumulative Rent, Credits & other fees paid to the City
  - CGPI Must pay the difference within 30 days
- Pledge of Security – Francisco Grande Resort
  - Non-Recourse 1<sup>st</sup> Deed of Trust

## Forecasted Rent Payments

Fiscal Year	Actual Rent Payments	Forecasted Rent Payments	Variance
2011	85,855	69,000	16,855
2012	75,694	413,000	(337,306)
2013	126,645	707,000	(580,355)
2014	145,034	1,057,000	(911,966)
2015	209,396	1,178,000	(968,604)
2016		1,255,000	
2017		1,318,000	
2018		1,453,000	
2019		1,526,000	
2020		1,602,000	
2021		1,682,000	
2022		1,766,000	
2023		1,855,000	
2024		1,947,000	
2025		2,045,000	
2026		2,147,000	
2027		2,254,000	
2028		2,367,000	
2029		2,485,000	
2030		2,610,000	
<b>Totals</b>	<b>642,625</b>	<b>31,736,000</b>	<b>(2,781,375)</b>



## Community Groups




- Youth
  - Boys & Girls Club Soccer
  - Bulldogs Football
  - CG Cyclones Football
  - CGUHS
  - CG Youth Football League
  - Little League
  - High School XC
- Adult
  - Men's Hispanic League
  - Pinal County Woman's League
  - Sinanso Futbol
  - Wolfpack Football
  - Private Rentals
  - Lacrosse
  - City Use

## Field Operations




- Approximately 21 Acres of Field Space
- \$27,242 per acre to maintain yearly
- Annual maintenance cost of \$589,244
- Additional costs would include:
  - Parking Lot Maintenance
  - Lighting Cost
  - \$21,373 Annually

Maintenance cost estimate provided by National Recreation & Parks Association (NRPA) and Cholla Pavement Maintenance



## Grande Sports World



- Maximize city use by evaluating program needs
- CGPI goal is to grow the academy's sports model to meet income projections