



Administrative Services Committee

Meeting Date: June 10, 2025

Motion to Reject Unsolicited Proposal #25-000 Proposed Development of a Pickleball and Tennis Complex with an Associated Hotel

Department:	Procurement / Recreation and Parks
Presenter:	Darrell White / Tameka Williams
Caption:	Motion to reject the unsolicited proposal for the proposed development of a pickleball and tennis complex with an associated hotel (25-000)
Background:	<p>, Georgia adopted the Public-Private Facilities Infrastructure Act of 2015 (the "PPFIA")(OCGA section 36-91-110 et seq.) on July 18, 2017, Augusta, Georgia provides a process to partner with private entities for the development of a wide range of projects for public use if the public entities determine there is a need for such projects and that private involvement may provide such projects to the public in a timely or cost-efficient fashion. Procurement solicits proposals via an advertisement each year for unsolicited proposals. The deadline for the unsolicited proposal was March 31, 2025. Augusta received an unsolicited proposal from Dink'd Pickleball and T & T Developers, LLC for the proposed development of a pickleball and tennis complex with an associated hotel</p> <p>Per the process and procedures, an Advisory Committee and Evaluation Committee was created to review the proposal. The proposal was reviewed by an evaluation committee, including representatives from Recreation and Parks, Housing and Community Development Department, Planning and Development Department, Finance, and the Administrator's Office. After a thorough review, the evaluation committee recommends rejecting the proposal.</p> <p>The funding source listed in the proposal was to redirect SPLOST 8 funds from Newman Tennis Center to new proposed tennis center.</p>
Analysis:	<p>Included in the proposal as the County Proposal was to:</p> <ul style="list-style-type: none">- Redirect SPLOST 8 funds from Newman Tennis center to new tennis center- County lease tennis courts for \$1/year, fund maintenance, taxes, utilities- Private management to ensure accessibility and programming- Revitalize Flemming and Diamond Lakes courts as part of future plans <p>The recommendation to request the unsolicited proposal include the following below:</p> <p>Funding Source: The recommended funding source is to use SPLOST 8 from the Newman Tennis Center project. SPLOST 8 funding was already approved by the Augusta voters and the governing body. These funds cannot be reallocated.</p> <p>Management: The proposal entails that private management would be overseeing its operation with other sites not on its location, to include Fleming & Diamond Lake Tennis Centers.</p>

Maintenance: A long-term plan for the implementation of court maintenance and what future funding be available from Augusta-Richmond County.

The Recreation Department is currently moving forward with utilizing the SPLOST 8 funding to renovate the Newman Tennis Center. Financial concerns also arise, as Augusta is proposed to fund maintenance, taxes, utilities and a private management company. The project's viability is further questioned due to unknown projected revenues from sources to include rentals, tournament hosting fees, memberships, pro shop sales, and hotel room. rentals. Lastly, the proposal puts at risk is the future of Newman tennis center due to the request to redirect funding to the new proposed center.

Financial Impact: Accepting the proposal could result in significant financial strain on Augusta due to SPLOST 8 funding already being allocated and voted on by the Augusta Richmond County Citizens. Additional expenses to include hiring a private management company, funding maintenance, taxes, and utilities.

Alternatives: N/A

Recommendation: Reject the unsolicited proposal. It is recommended that the unsolicited proposal development of a pickleball and tennis complex with an associated hotel in Richmond County be denied. Instead, the Committee recommends that Augusta should adhere to the SPLOST 8 voter approved allocation and the established plans for Newman Tennis Center.

Funds are available in the following accounts: N/A

REVIEWED AND N/A
APPROVED BY: