



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of October 24, 2022

Title/Subject

Approval of Lease to Made to Thrive for the construction of sports fields on the front 20 acres of the EOTEC property.

Summary and Background

A community group interested in increasing the amount of field space available in Hermiston for youth sports approached the City prior to the COVID-19 pandemic about building field space on the Eastern Oregon Trade and Event Center (EOTEC) property. Discussions started then and were going in a good direction. During the pandemic discussions slowed down for obvious reasons. These talks were revived within the last year. After a positive recommendation from the EOTEC Advisory Committee at their July meeting, the community group presented at the July 25, 2022 City Council meeting and the Council authorized the group to move forward with a fundraising effort to build the sports fields.

Since that council meeting, the group began working with the local youth-focused non-profit Made to Thrive as their fiscal agent for donations. Staff has had many discussions with these stakeholders in order to develop the proposed lease. The basic terms are as follows:

- Five year term with an option for a one year extension if construction is not complete.
- Fees
 - Improvements made
 - 5% of parking fees during the term of the lease.
- Maintenance and scheduling will be done with Parks and Recreation collaborating closely with EOTEC staff (all of whom will be city staff starting January 2023).
- [Changes specifying the need to use these fields as parking during the Umatilla County Fair and other large events.](#)

Tie-In to Council Goals

15. Begin implementation of EOTEC Strategic Plan

Fiscal Information

There are no solid numbers as to the revenue these tournaments will generate.

Recommendation

Authorize signature of City Manager on lease as proposed

Propose changes to the lease and authorize signature

Direct staff to negotiate different terms and bring renegotiated lease back

Recommended Action/Motion

Authorize signature of City Manager on lease as proposed

Submitted By: Byron D. Smith