



**CITY COUNCIL  
REGULAR SESSION MINUTES  
FEBRUARY 4, 2026**

**This meeting was live-streamed on Manor's Webpage.  
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>**

**PRESENT:**

Dr. Christopher Harvey, Mayor

**COUNCIL MEMBERS:**

Emily Hill, Mayor Pro Tem, Place 1 (Absent)  
Anne Weir, Place 2  
Maria Amezcua, Place 3  
Sonia Wallace, Place 4  
Aaron Moreno, Place 5  
Deja Hill, Place 6

**CITY STAFF:**

Scott Moore, City Manager  
Lluvia T. Almaraz, City Secretary  
Michael Burrell, Development Services Director  
Scott Jones, Economic Development Director  
Matthew Woodard, Public Works Director  
Scott Dunlop, Assistant Development Services Director  
Pauline Grey, P.E. City Engineer  
Veronica Rivera, Assistant City Attorney

**REGULAR SESSION – 7:00 P.M.**

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:06 p.m. on Wednesday, February 4, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

## INVOCATION

Mayor Harvey delivered the invocation.

## PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

## PUBLIC COMMENTS

Robert Battaile a resident of Manor, Texas, submitted a speaker card expressing his concerns and opposition to Agenda Items No.'s 3,4,5,6,8, and 10.

Ira Freilich a resident of Manor, Texas, thanked the city and Manor Police Department for supporting student safety during walkout protests. He requested the city host Know Your Rights seminars and outreach with local entities, and raised concerns about certain stop sign locations.

No one else appeared at this time.

## PRESENTATIONS

### A. Manor Business Spotlight Award

Marketing & Communications Coordinator Taylor presented the Manor Business Spotlight Award to Veronica Lockett Law, PLLC.

### B. Sports Facilities Companies

Eleff, Partner with Sports Facilities Companies presented the attached PowerPoint Presentation.

## PROCLAMATIONS

### A. Declaring the month of February as "*Black History Month*"

Mayor Harvey declared the month of February as "*Black History Month*".

## PUBLIC HEARINGS

1. **Conduct a public hearing on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.**

City staff recommended that the City Council conduct a public hearing and remain open until the regular council meeting on February 18, 2026.

**City Council Regular Session Minutes  
February 4, 2026**

Mayor Harvey opened the Public Hearing.

Robert Battaile, a resident of Manor, Texas, submitted a speaker card in opposition to the public hearing.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir to keep the Public Hearing open until the Regular Council Meeting on February 18, 2026.

There was no further discussion.

**Motion to remain open carried 6-0**

**CONSENT AGENDA**

**2. Consideration, discussion, and possible action to approve the City Council Minutes.**

**• January 21, 2026, City Council Regular Meeting**

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the consent agenda.

There was no further discussion.

**Motion to approve carried 6-0**

**REGULAR AGENDA**

**3. Consideration, discussion, and possible action on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.**

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to postpone Item No. 3 to the regular council meeting scheduled for February 18, 2026.

There was no further discussion.

**Motion to postpone carried 6-0**

**4. Consideration, discussion, and possible action to award a Construction Contract for the FY2023 and FY2024 Capital Metro Paving Improvements.**

City staff recommended that the City Council approve and award the Construction Contract to Packsaddle Management, LLC for the base bid of \$1,438,612.75.

Public Works Director Woodard discussed the proposed contract.

Mayor Harvey requested that all city projects be added to the city's website to enhance public transparency.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve and award the Construction Contract to Packsaddle Management, LLC for the base bid of \$1,438,612.75.

There was no further discussion.

**Motion to approve carried 6-0**

**5. Consideration, discussion, and possible action on a tree mitigation fee-in-lieu for 104 E. Townes St., Manor, TX.**

City staff recommended that the City Council approve a tree mitigation fee-in-lieu for 104. E. Townes St., Manor, TX, with a suggested price per caliber inch.

Development Services Director Burrell discussed the proposed request.

A discussion was held regarding the configuration of the plan.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a tree mitigation fee-in-lieu for 104. E. Townes St., Manor, TX, with a suggested price per caliber inch.

A discussion was held regarding the suggested price per caliber inch.

**MOTION:** Upon an amended motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a tree mitigation fee-in-lieu for 104. E. Townes St., Manor, TX, with a suggested price of \$175 per caliber inch.

A discussion was held regarding the time it takes to plant a tree.

**MOTION:** Upon an amended motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a tree mitigation fee-in-lieu for 104. E. Townes St., Manor, TX, with a suggested price of \$200 per caliber inch.

There was no further discussion.

**Motion to approve carried 6-0**

**6. Consideration, discussion, and possible action on a Resolution authorizing the formation of the Community Impact Fee Advisory Committee and authorizing staff to engage an independent auditor.**

City staff recommended that the City Council approve Resolution No. 2026-04 authorizing the formation of the Community Impact Fee Advisory Committee and authorizing city staff to engage an independent auditor.

Development Services Director Burrell discussed the proposed formation of the Community Impact Fee Advisory Committee.

Resolution No. 2026-04: A Resolution of the City Council of Manor, Texas, Authorizing the Formation of The Community Impact Fee Advisory Committee and Authorizing City Staff to Engage an Independent Auditor.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve Resolution No. 2026-04 authorizing the formation of the Community Impact Fee Advisory Committee and authorizing city staff to engage an independent auditor.

There was no further discussion.

**Motion to approve carried 6-0**

**7. Consideration, discussion, and possible action on a Resolution approving and authorizing the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #5).**

City staff recommended that the City Council approve Resolution No. 2026-05 approving the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #5) and authorizing the execution of the agreement with Forestar (USA) Real Estate Group, Inc.

Assistant City Attorney Rivera discussed the proposed agreement and revisions made to the agreement.

Resolution No. 2026-05: A Resolution of The City of Manor, Texas Approving and Authorizing the Manor Heights Public Improvement District Reimbursement Agreement for Improvement Area #5.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve Resolution No. 2026-05 approving the Manor Heights Public Improvement District Reimbursement Agreement (Improvement Area #5) and authorizing the execution of the agreement with Forestar (USA) Real Estate Group, Inc., including the edits and map revisions.

There was no further discussion.

**Motion to table carried 6-0**

**8. Consideration, discussion, and possible action on a Resolution initiating the annexation of city owned property, being 98.286 acres of land, more or less, being located in Travis County, Texas, and adjacent to the city limits, and providing for an open meeting, and other related matters.**

City staff recommended that the City Council approve Resolution No. 2026-06 initiating the annexation of city owned property, being 98.286 acres of land, more or less, being located in Travis County, Texas, and adjacent to the city limits, and providing for an open meeting, and other related matters.

Development Services Director Burrell discussed the proposed annexation.

Resolution No. 2026-06: A Resolution of the City of Manor, Texas, Initiating the Annexation of City Owned Property, Being 98.286 Acres of Land, More or Less; Being Located in Travis County, Texas and Adjacent to the City Limits; and Providing for Open Meetings and Other Related Matters.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve Resolution No. 2026-06 initiating the annexation of city owned property, being 98.286 acres of land, more or less, being located in Travis County, Texas, and adjacent to the city limits, and providing for an open meeting, and other related matters.

There was no further discussion.

**Motion to approve carried 6-0**

At the direction of Mayor Harvey, Item No. 10 was conducted next.

**10. Consideration, discussion, and possible action regarding the cancellation of the March 4, 2026, Regular City Council Meeting and the scheduling of a Special Session.**

City staff recommended that the City Council cancel the March 4, 2026, Regular City Council meeting and set a Called Special Session for Tuesday, March 3, 2026, at 7:00 p.m.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Amezcua to cancel the March 4, 2026, Regular City Council meeting and set a Called Special Session for Tuesday, March 3, 2026, at 7:00 p.m.

There was no further discussion.

**Motion to approve carried 6-0**

**9. Consideration, discussion, and possible action regarding the reappointment of Planning and Zoning Commissioners for Places 2, 4, and 6.**

City staff recommended that the City Council appoint members to Place 2, Place 4, and Place 6 to the Planning and Zoning Commission for a 2-year term.

A discussion was held on the council's options for interviewing or appointing members.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to appoint Daniel Mendoza to Place 2, Felix Paiz to Place 4, and Cecil Meyer to Place 6 of the Planning and Zoning Commission for a 2-year term.

There was no further discussion.

**Motion to approve carried 5-1 (Council Member Deja Hill voted against)**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:46 p.m. on Wednesday, February 4, 2026, in accordance with the requirements of the Open Meetings Law.

**EXECUTIVE SESSION**

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.071 Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Hibbs Lane Parcel; and Sections 551.071, 551.072 and 551.087 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and deliberation of economic development negotiations* at 8:46 p.m. on Wednesday, February 4, 2026.

The Executive Session was adjourned at 9:29 p.m. on Wednesday, February 4, 2026.

**OPEN SESSION**

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 9:29 p.m. on Wednesday, February 4, 2026.

**City Council Regular Session Minutes  
February 4, 2026**

There was no further discussion or action taken.

**ADJOURNMENT**

The Regular Session of the Manor City Council was Adjourned at 9:29 p.m. on Wednesday, February 4, 2026.

The Manor City Council approved these minutes on the 18<sup>th</sup> day of February 2026.

**APPROVED:**

---

Dr. Christopher Harvey  
Mayor

**ATTEST:**

---

Lluvia T. Almaraz, TRMC  
City Secretary

# MANOR SPORTS & EVENTS FACILITY

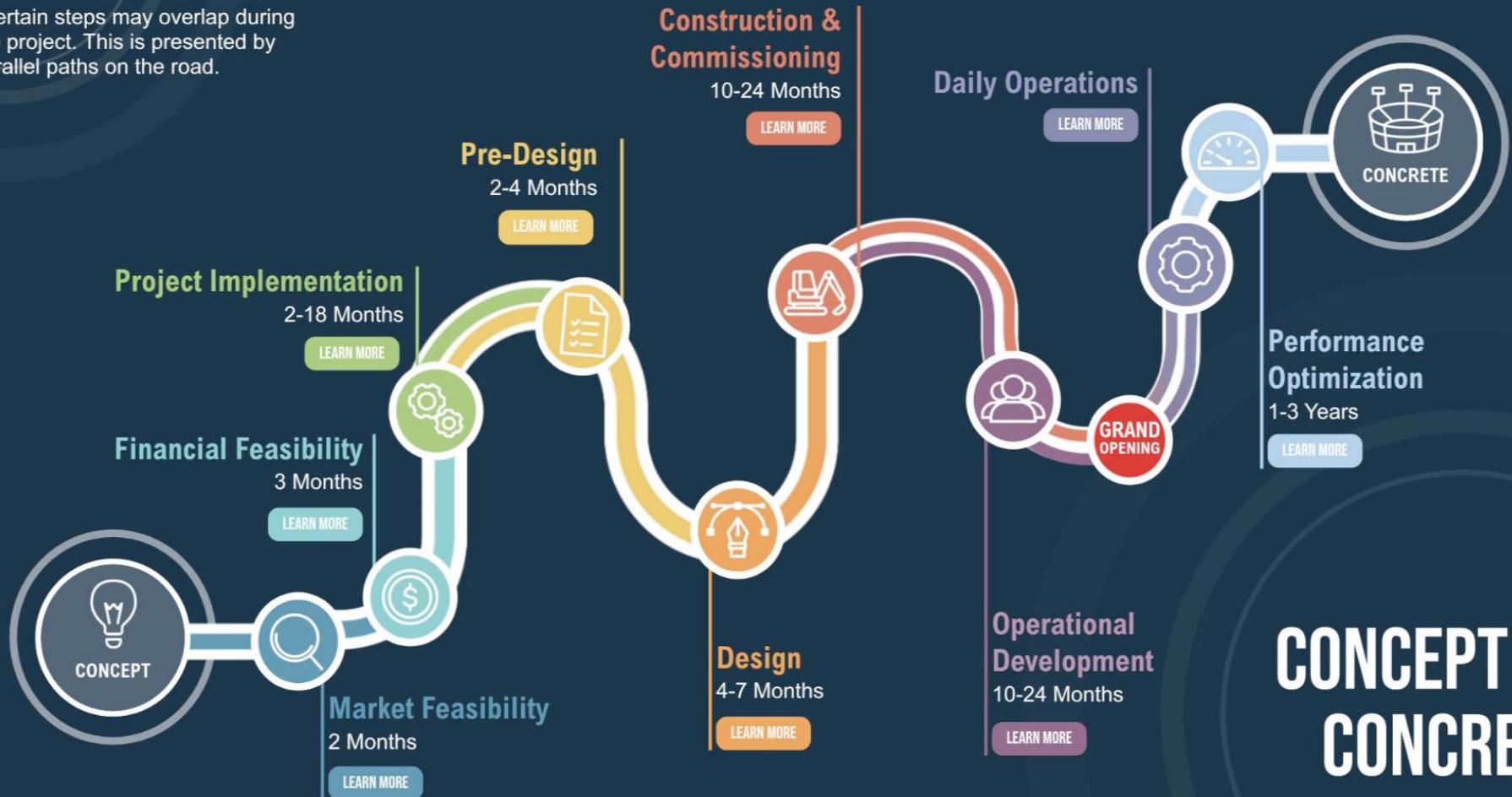
# AGENDA

- SFC Overview
- Facility Recommendations
- Spaces & Design Elements
- Opinion of Probable Costs & Performance Expectations
- Funding, Examples, & Framework
- Open Discussion and Q&A





\*Certain steps may overlap during the project. This is presented by parallel paths on the road.



# CONCEPT TO CONCRETE

YEAR ONE

YEAR THREE

# ADVISORY SERVICES



Feasibility & Market  
Research

## Project Solutions

Services designed to produce projects with the industry's best data & funding strategies



Community Engagement &  
Public Presentations

## Community Engagement

SFC's planning process incorporates thoughtful community engagement for public projects to garner early-stage support and buy-in.



Funding Support &  
Partnership Development

## Real-World, Real-Time Data

SFC's Advisory services are not only fueled by industry reports and market data, but our unprecedented access to operational data through our managed properties.

**3,500 +**

COMMUNITIES  
SERVED SINCE 2003

**ICMA**

STRATEGIC PARTNER  
SPORTS & RECREATION

**120 +**

PROJECTS SERVED  
ANNUALLY

**\$15  
BILLION**

IN FACILITIES &  
PROJECTS PLANNED





## OWNER'S REPRESENTATION

When you want a streamlined experience and experts leading the process



## DESIGN CONSULTING

To collaborate with your A/E/C Firm and plug in SFC's Sports Experience



## FFE/OSE PROCUREMENT

Get the best deals on the best equipment from the team who uses it every day

# SFC DEVELOPMENT SERVICES

### Form... And Function

We're committed to designing an operationally efficient facility that represents your vision and goals. We work with design partners to strike the best balance of both form and function.

### Experts In Sports

After developing 70+ sports, recreation, and events projects, we're not guessing - we know what it takes to make a great sports, recreation, or events property.

### Unparalleled Collaboration

Collaboration is in our DNA. Whether you have an existing design team or preferred partners, we're here to make your job easier and work with the team you choose.

# MANAGEMENT SERVICES



TURNKEY  
OPERATIONS

## Proven Results

You set the goal and we create the plan and approach to achieve them.



START UP  
SERVICES

## Collaboration

When you work with SFC, you can expect a collaborative relationship with a team ready to partner.



PERFORMANCE  
OPTIMIZATION

## Experienced Team

With experience in venues of all sizes, models, and locations, our nimble team creates solutions and stability for you.

5,000 +

SFC TEAM MEMBERS  
IN THE SFNETWORK

90+

VENUES

35

STATES

\$960M +

ECONOMIC IMPACT  
PRODUCED  
ANNUALLY

100%

CLIENT ALIGNMENT  
WITH SFC'S MODEL



## SPORTS TOURISM

DESTINATIONS ACROSS  
THE COUNTRY

## RECREATION

AND COMMUNITY  
CENTERS OF ALL SIZES

## LONG FIELD SPORTS

SOCCER, FOOTBALL,  
LACROSSE, RUGBY

## FAMILY ENTERTAINMENT

FUN CLIMB, ARCADE, LASER  
TAG, SPLASH PAD

## NET SPORTS

TENNIS, PICKLEBALL,  
BADMINTON

## ICE ACTIVITIES

HOCKEY, FIGURE  
SKATING, RECREATION

## FITNESS

CLASSES, TRAINING,  
MEMBERSHIPS



## ENTERTAINMENT

CONCERTS, TRAINING,  
GROUP EVENTS

## COURT SPORTS

VOLLEYBALL, BASKETBALL,  
TOURNAMENTS

## ACTION SPORTS

BMX, ZIP-LINING, ROCK  
CLIMBING, BOULDERING

## NON-TRADITIONAL

USES & EVENTS LIKE COOK-  
OFFS, RALLIES, & MORE

## LOCAL PROGRAMS

SUMMER CAMP, DAY CAMPS,  
CLINICS, & COMMUNITY EVENTS

## AQUATICS

USES & EVENTS LIKE COOK-  
OFFS, RALLIES, & MORE

## BIRTHDAY PARTIES

FOR KIDS OF ALL AGES AND  
FACILITIES OF ALL TYPES

# EXPERIENCE FAR & WIDE

An architectural rendering of a modern, multi-story sports and events facility at dusk. The building features a prominent cantilevered upper level and large glass facades. The scene is illuminated by the warm glow of the setting sun and the building's interior lights. In the foreground, there is a dark, reflective pool of water, and a person is seen walking on a path to the right. The sky is a mix of dark blues and oranges from the sunset.

**MANOR SPORTS & EVENTS FACILITY**  
**FACILITY RECOMMENDATIONS**

# FACILITY PROGRAM

## Manor Sports & Events Center

Space	Indoor Programming Product/Service	Count	Dimensions		Approx. SF each	Total SF	% of Footprint
			L (')	W (')			
Courts	Basketball Courts (actual courts 84' x 50')	6	104	80	8,320	49,920	24.7%
	Basketball Courts (w/Event Seating)	4	104	95	9,880	39,520	19.5%
	Pickleball Courts	30	44	20	Over Basketball Courts		0.0%
	Volleyball Courts	20	60	30	Over Basketball Courts		0.0%
	Telescopic Bleacher System: 4000 Seats	1	-	-	Event/Court Floor		0.0%
<i>Total Courts Sq. Ft.</i>						89,440	44.2%
Meeting Space	Pre-Function Space	1	-	-	2,500	2,500	1.2%
	Event/Meeting Rooms	1	-	-	12,500	12,500	6.2%
	Meeting Area Restrooms	2	35	25	875	1,750	0.9%
	<i>Total Meeting Space Sq. Ft.</i>						16,750
FEC	Family Entertainment Center	1	-	-	20,000	20,000	9.9%
	<i>Total FEC/Adventure Sq. Ft.</i>						20,000

# FACILITY PROGRAM

Flex Space	Lobby/Welcome Area	1	-	-	2,500	2,500	1.2%
	Control Room	1	15	10	150	150	0.1%
	Ticket Office	1	10	10	100	100	0.0%
	Manager's Offices	5	10	10	100	500	0.2%
	Office Area	1	-	-	1,600	1,600	0.8%
	Catering Kitchen w/Front Concession	1	50	40	2,000	2,000	1.0%
	Café Seating Area	1	50	50	2,500	2,500	1.2%
	Full Secondary Concession	1	50	20	1,000	1,000	0.5%
	Flex/Team Rooms (Divisible)	3	60	25	1,500	4,500	2.2%
	Ref Rooms	4	15	10	150	600	0.3%
	Training Room	1	20	15	300	300	0.1%
	Restrooms	4	35	25	875	3,500	1.7%
	Leased Space - Performance & Medical	2	-	-	5,000	10,000	4.9%
Mezzanine	1	520	16	8,320	8,320	4.1%	
<i>Total Flex Space Sq. Ft.</i>						37,570	18.6%
Required SF for Products and Services						163,760	81.0%
Mechanical, Electrical, Storage, etc. 10% of P&S SF (Excl. Leased Space)						15,376	7.6%
Common Area, Stairs, Circulation, etc. 15% of P&S SF (Excl. Leased Space)						23,064	11.4%
<b>Total Estimated Indoor Athletic Facility SF</b>						<b>202,200</b>	<b>100%</b>
<b>Estimated Building Footprint</b>						<b>174,492</b>	
<b>Total Building Acreage</b>						<b>4.01</b>	

# FACILITY PROGRAM

**Site Development**

		Quantity	Dimensions		Approx. SF each	Total SF	% of Total
			L (')	W (')			
Parking Spaces Total	Parking Spaces Total (10'x18' actual, 20' x 20' inc. aisles)	1,000	20	20	400	400,000	73.6%
	Setbacks, Green Space, Trails, etc.		25% Indoor/Parking, 50% Outdoor			143,623	26.4%
<b>Total Estimated Site Development SF</b>						<b>543,623</b>	100%
<b>Total Site Development Acreage</b>						<b>12.48</b>	
<b>Total Complex Acreage</b>						<b>16.49</b>	

- *Number of Parking Spaces reflects amount required*
- *Assumes Surface Parking*
- *Does Not Account for Shared Parking Solutions*

An architectural rendering of a modern, multi-story sports and events facility at dusk. The building features a prominent cantilevered upper section with a dark, perforated metal facade. The ground floor is a glass-fronted entrance area where a group of people is gathered. In the foreground, there is a dark, reflective pool of water and some greenery. The sky is a mix of dark blues and oranges from the setting sun.

**MANOR SPORTS & EVENTS FACILITY**  
**SPACES & DESIGN ELEMENTS**



## INDOOR HARDWOOD COURTS

BASKETBALL/VOLLEYBALL + PICKLEBALL, GYMNASTICS, WRESTLING

### SIZE

89,440 SF

### LOCATION

INDOOR SPORTS & EVENTS  
FACILITY

### FACILITY COMPARABLES

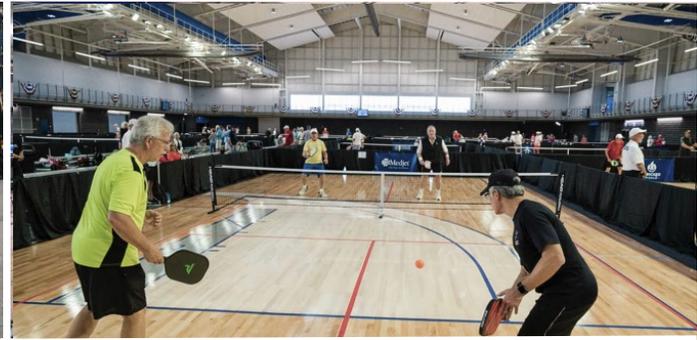
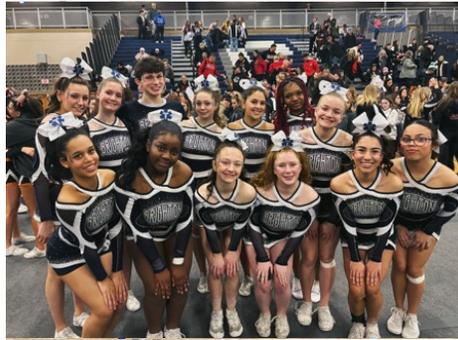
- HOOVER MET COMPLEX, AL
- CEDAR POINT SPORTS CENTER, OH
- ROCKY MOUNT EVENT CENTER, NC

Featuring an Indoor Court Area with nearly 90,000 square feet of column-free space, the facility has the ability to host a wide variety of indoor court sports, including; basketball, volleyball, futsal, wrestling and pickleball, as well as other indoor court-based sports and special events.

The indoor court space can accommodate 10 full-size high school regulation courts and 20 full-size volleyball courts (over the basketball courts). There is also the capability for 30 pickleball courts (over the basketball floor area).

Four of the courts are configurable for a wide range of spectator-based uses, including feature games, staged events, and more.

As a result, the facility will have the ability to tap into local, sub-regional as well as regional court-based tournaments and events that will drive both non-local visitation and direct spending to the marketplace on an annual basis.





PROGRAM AND TOURNAMENT SETUP  
 (SHOWING 8 COURTS; 2 ADDITIONAL COURTS RECOMMENDED TO DESIGN LEFT)



BASKETBALL – 10 COURTS

**THE** SPORTS FACILITIES  
**COMPANIES**



VOLLEYBALL – 20 COURTS

**THE** SPORTS FACILITIES  
**COMPANIES**

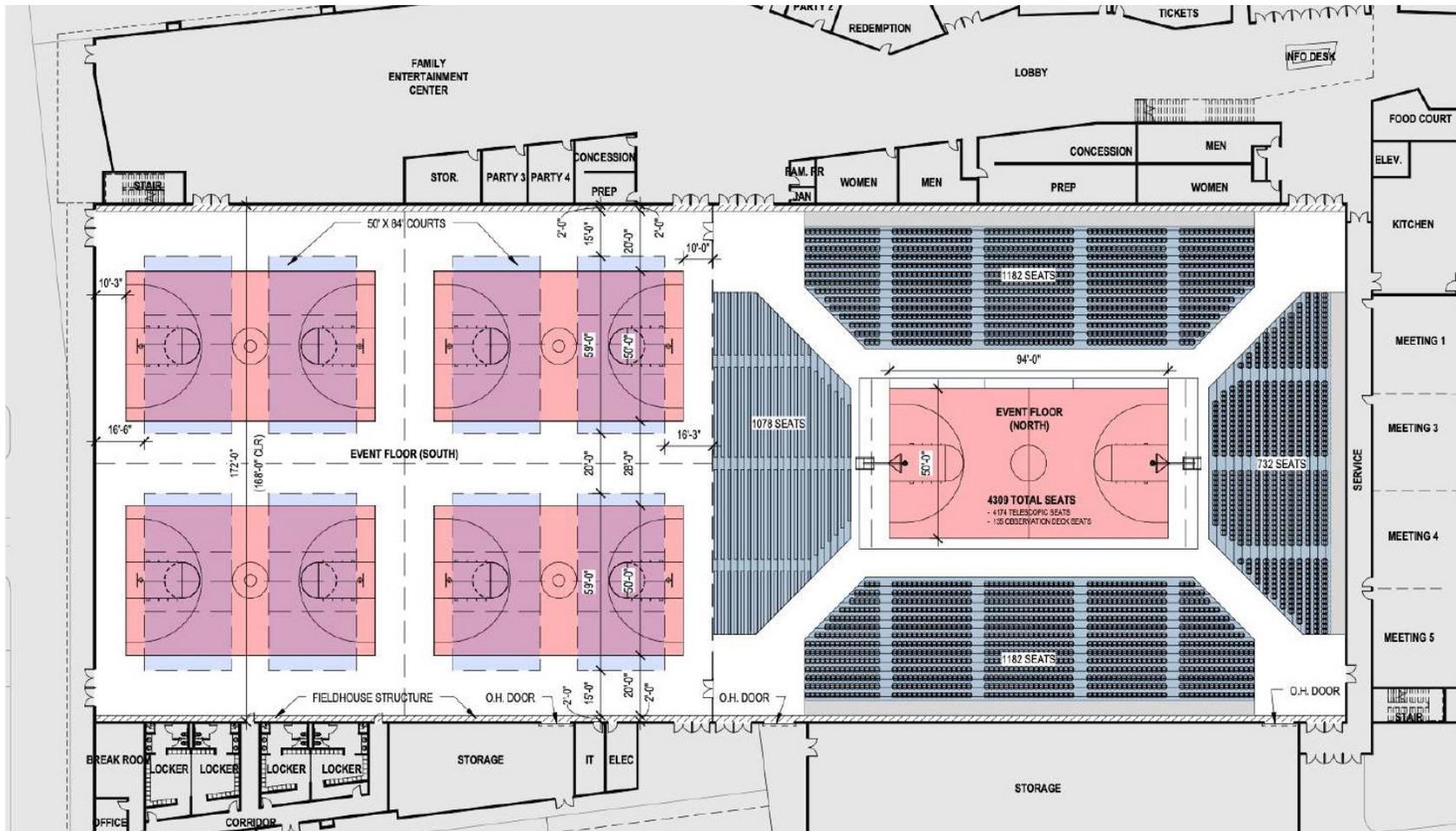


PICKLEBALL – 30 COURTS

**THE** SPORTS FACILITIES  
**COMPANIES**



MAT SPORTS (WRESTLING, GYMNASTICS, ETC.) - CAPACITY FOR NATIONAL EVENTS



FEATURE GAME / MASTER COURT FLOOR - 4,000 SEATS  
 (SHOWING 8 COURTS; 2 ADDITIONAL COURTS RECOMMENDED TO DESIGN LEFT)



FEATURE GAME / MASTER COURT FLOOR - 4,000 SEATS

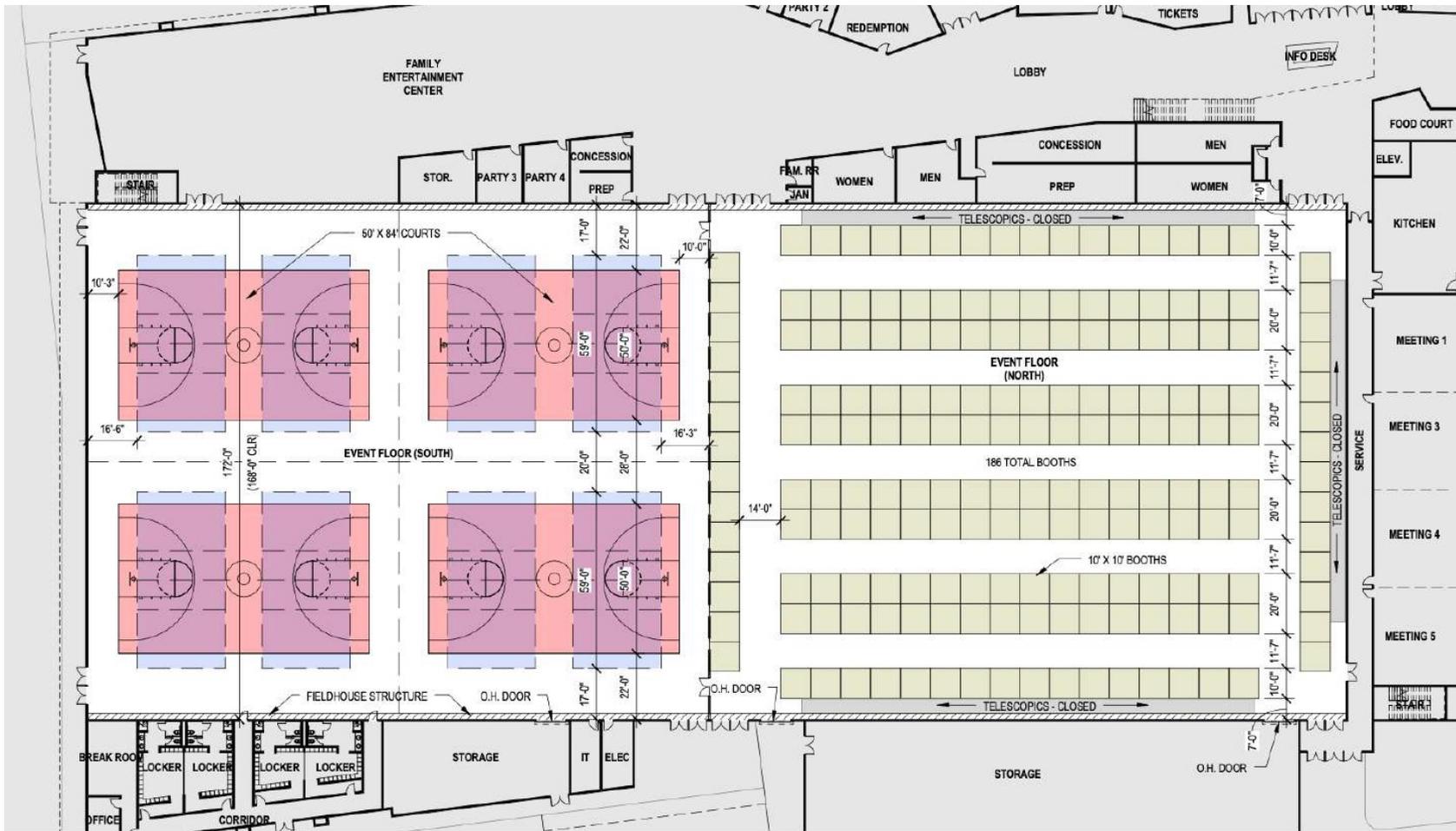


LIVE ENTERTAINMENT - 4,500 SEATS  
 (SHOWING 8 COURTS; 2 ADDITIONAL COURTS RECOMMENDED TO DESIGN LEFT)



LIVE ENTERTAINMENT - 4,500 SEATS

**THE** SPORTS FACILITIES  
**COMPANIES**



TRADESHOW / VENDOR SHOWCASE SETUP  
 (SHOWING 8 COURTS; 2 ADDITIONAL COURTS RECOMMENDED TO DESIGN LEFT)



# FAMILY ENTERTAINMENT CENTER

VIDEO ARCADE, REDEMPTION STORE + FOOD AND BEVERAGES

## FACILITY COMPARABLES

- HOOVER MET COMPLEX, AL
- WINTRUST SPORTS COMPLEX, IL
- ADVENTHEALTH SPORTS PARK AT BLUHAWK, KS
- ROCKY MOUNT EVENT CENTER, NC

When it comes to elevating the customer experience, family entertainment and adventure centers are the perfect compliment to the overall sports tournament experience, where there is something to do for the whole family.

From Virtual Reality Simulators and Boutique Bowling to Arcade and Redemption Stores, complemented by a variety of food and beverage options, family entertainment centers generate some of the highest revenues per square foot, increase customer dwell times and retention.

There are a wide range of one-of-a-kind experiences designed to get consumers off the couch, creating powerful emotions and memories with immersive attractions that range from simulators to virtual reality, esports gaming and more.





## SPORTS PERFORMANCE TRAINING

SPORT-SPECIFIC + STRENGTH + SPEED, STRENGTH, AGILITY & QUICKNESS

SIZE  
5,000 SF

LOCATION  
INDOOR SPORTS & EVENTS  
FACILITY

### SFM FACILITY COMPARABLES

- CEDAR POINT SPORTS CENTER, OH
- BLUHAWK SPORTS PARK, KS
- IRON PEAK, NJ
- BO JACKSON ELITE SPORTS, OH

When it comes to the elite athletes that will train and compete at this facility, it is only appropriate that the facility feature a top-notch sports performance training program.

Sports specific strength, speed, agility and quickness training will focus on providing young athletes and visiting international teams with the best training and conditioning programs to help supplement their in-season performance and help get them to the next level of their chosen sport.

The program will also serve a broader audience that will include other non-court and turf sport athletes in and around metro Atlanta marketplace.





# MEDICAL LEASE SPACE

## SPORTS MEDICINE AND/OR PHYSICAL THERAPY

**SIZE**  
5,000 SF

**LOCATION**  
INDOOR SPORTS & EVENTS FACILITY

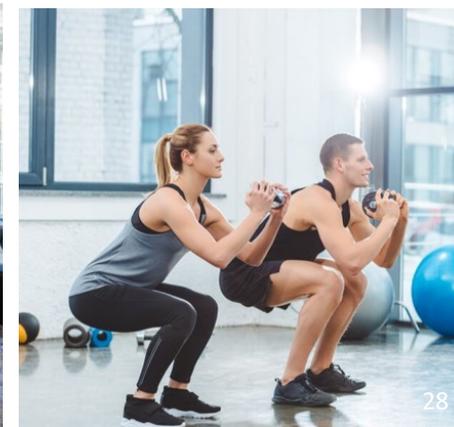
**SFM FACILITY COMPARABLES**

- CEDAR POINT SPORTS CENTER, OH
- BLUHAWK SPORTS PARK, KS
- IRON PEAK, NJ
- BO JACKSON ELITE SPORTS, OH

There is up to 5,000 SF of on-site Medical Tenant Lease Space for medical specialty practices like Sports Medicine and Physical Therapy and Rehabilitation.

A broader medical sector partnership opportunity centers around the facility's ability to provide access to direct revenues onsite as well as the ability to build emotional equity with a multi-generational audience of young athletes and families from around the regional marketplace.

The complex will be a community-facing venue that can be leveraged on behalf of medical sector partners as a multi-faceted platform for accomplishing a number of strategic business objectives including direct and downstream revenues.



An architectural rendering of a modern, multi-story sports and events facility. The building features a prominent glass facade and a complex, angular roof structure. It is situated on a grassy slope overlooking a body of water. The scene is set during twilight, with a dark sky and some clouds. The text is overlaid on the image.

**MANOR SPORTS & EVENTS FACILITY**  
**OPINION OF PROBABLE COST**  
**&**  
**PERFORMANCE EXPECTATIONS**

# PROBABLE COST (RANGE)

USE OF FUNDS	LOW	MID	HIGH
Land Cost	TBD	TBD	TBD
Hard Cost	\$48,238,475	\$53,598,305	\$58,958,136
Field and Sport Equipment Cost	\$5,770,481	\$6,411,645	\$7,052,810
Furniture, Fixtures, and Equipment	\$6,099,223	\$6,776,914	\$7,454,605
Soft Costs Construction	\$6,276,766	\$6,974,184	\$7,671,602
Soft Costs Operations	TBD	TBD	TBD
Escalation	\$5,250,196	\$5,833,551	\$6,416,906
Working Capital Reserve	TBD	TBD	TBD
<b>Total Use of Funds</b>	<b>\$71,635,140</b>	<b>\$79,594,600</b>	<b>\$87,554,059</b>

# FINANCIAL PERFORMANCE (RANGE)

EXPECTATIONS BASED ON NATIONAL BENCHMARKS

Revenue	Benchmark Thresholds		
	Low Perf.	Mid Perf.	High Perf.
Indoor Courts	\$894,400	\$1,341,600	\$1,788,800
Family Entertainment Center	\$600,000	\$900,000	\$1,200,000
Leased Space	\$200,000	\$250,000	\$350,000
Food & Beverage	\$303,300	\$505,500	\$1,011,000
Sponsorship & Advertising	\$202,200	\$272,970	\$404,400
Meeting Space & Non Sports Events	\$150,000	\$225,000	\$300,000
<b>TOTAL REVENUE</b>	<b>\$2,349,900</b>	<b>\$3,495,070</b>	<b>\$5,054,200</b>

Operating Expenses	Benchmark Thresholds		
	Low Perf.	Mid Perf.	High Perf.
Cost of Goods Sold	\$939,960	\$1,223,275	\$1,516,260
Operations & Maintenance	\$1,644,930	\$2,097,042	\$2,527,100
<b>TOTAL OP. EXPENSES</b>	<b>\$2,584,890</b>	<b>\$3,320,317</b>	<b>\$4,043,360</b>

NET OPERATING INCOME	Benchmark Thresholds		
	Low Perf.	Mid Perf.	High Perf.
	<b>(\$234,990)</b>	<b>\$174,754</b>	<b>\$1,010,840</b>

# ECONOMIC IMPACT (RANGE)

EXPECTATION BASED ON NATIONAL BENCHMARKS

ECONOMIC IMPACT (DIRECT SPENDING ONLY)	Benchmark Thresholds		
	Low Perf.	Mid Perf.	High Perf.
	\$22,500,000	\$30,000,000	\$40,000,000

An architectural rendering of a modern, multi-story building with a prominent cantilevered upper section. The building is illuminated from within, and its reflection is visible in a large, dark body of water in the foreground. The sky is a mix of dark blue and purple, suggesting dusk or dawn. In the foreground, there are some green plants and a person walking on a path. The overall scene is a high-quality architectural visualization.

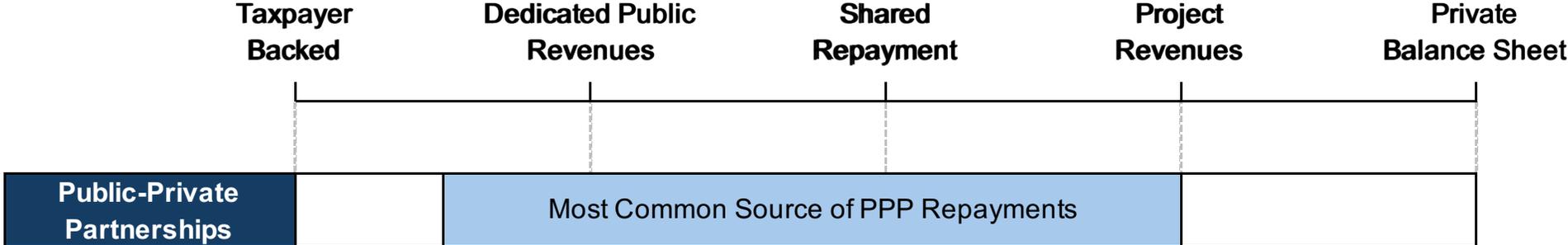
# FUNDING, EXAMPLES, & FRAMEWORK

# STANDARD REPAYMENT SOURCES

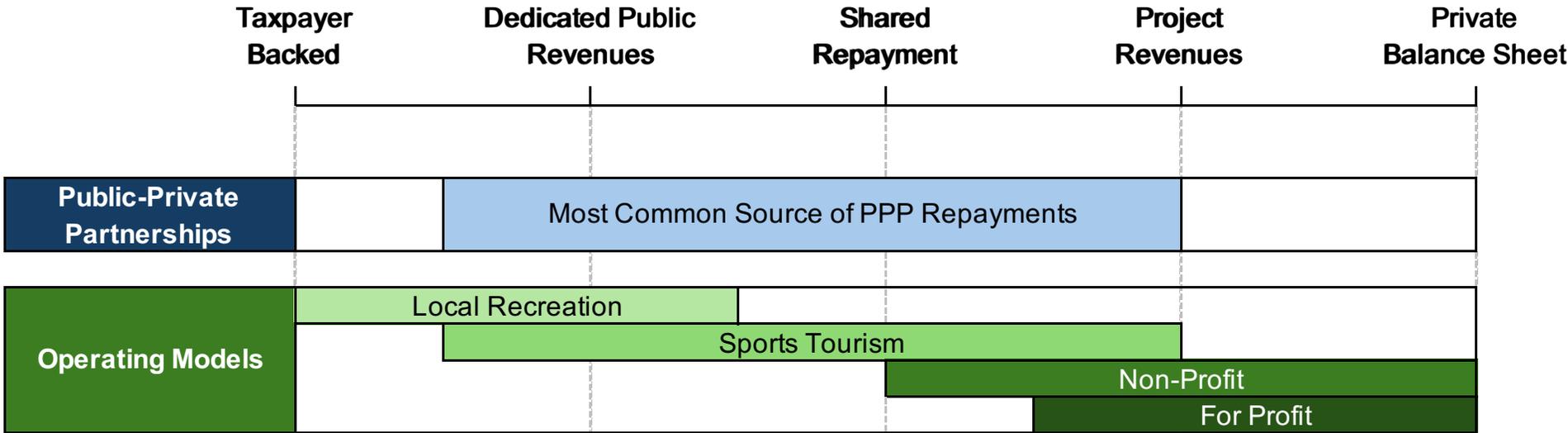
PUBLIC  
PRIVATE

Taxpayer Backed	Example: City issues GO bonds repaid from general fund property tax or broad taxing authority.
Dedicated Public Revenues	Example: Hotel/occupancy tax or sales tax pledged to revenue bonds for a sports complex.
Shared Repayment	Example: City issues lease-revenue bonds with annual appropriation, plus a private operator provides a minimum revenue guarantee or fixed “facility use” payment.
Project Revenues	Example: Facility issues debt repaid primarily from program revenue (memberships, rentals, tournaments) with limited backstop, like a DSRF and conservative covenants.
Private Balance Sheet	Example: Developer funds construction with bank debt + equity, repaid from their broader portfolio and project cash flow, often under a long-term ground lease or ownership.

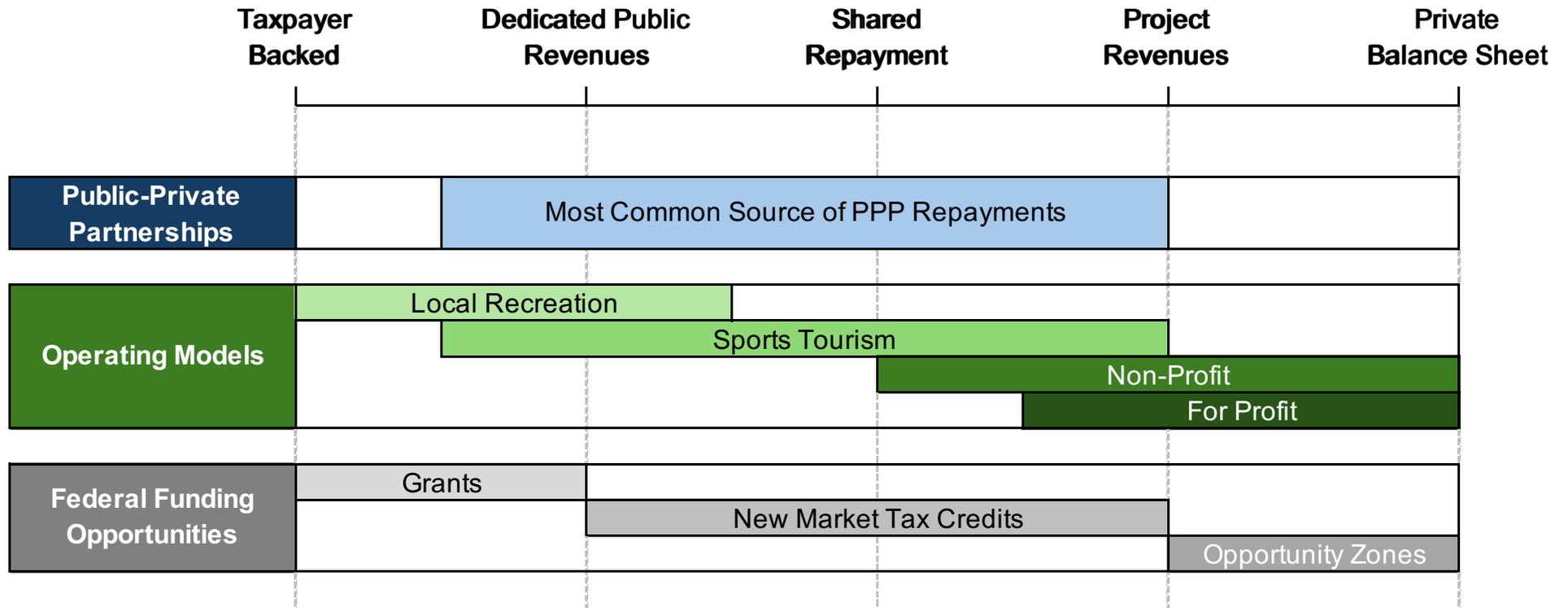
# CONTEXT: PPP, OPERATIONS, & FEDERAL FUNDING



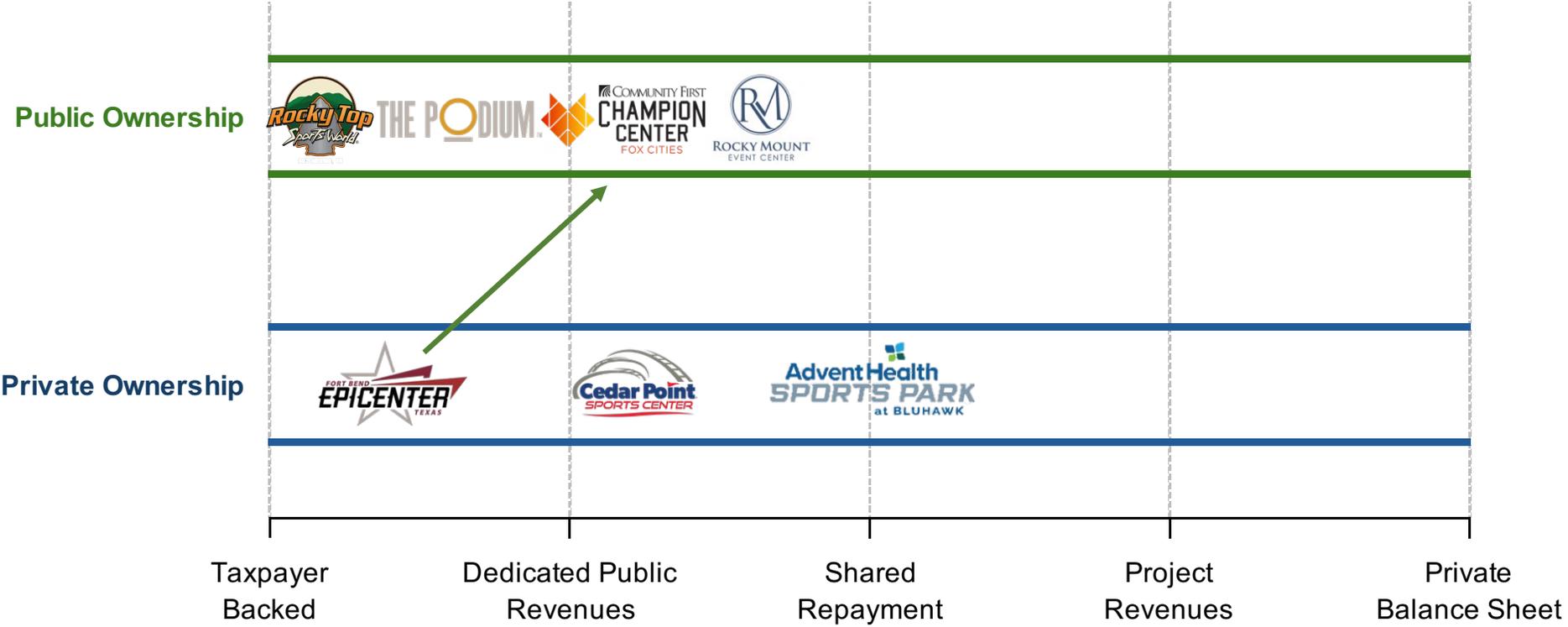
# CONTEXT: PPP, OPERATIONS, & FEDERAL FUNDING



# CONTEXT: PPP, OPERATIONS, & FEDERAL FUNDING



# DESTINATION FACILITY EXAMPLES





- Facility
  - 86,000 SF Indoor Sports Center
  - 7 Multi-Purpose Fields
  - Access to Additional On-Site Assets (High School & Rec Center Courts)
- Funding: Taxpayer Backed - \$20 Million (2014)
  - Public Joint Venture - Bond
    - Sevier County
    - City of Gatlinburg
  - School System - Land
- Economic Impact
  - \$76.3 million annual economic impact
  - 70,000+ room nights

## Rocky Top Sports World

Gatlinburg, TN





## Community First Champion Center

Fox Cities, WI

- Facility
  - 164,000 Square Foot Indoor Sports and Events
  - Permanent Courts – 4 Basketball/8 Volleyball
  - Permanent Ice – Rink and Seating
  - Temporary Courts or Ice – 4 Courts or Ice Rink
- Funding: Public Revenues - \$30 Million (2019)
  - Led by Fox Cities CVB
  - 14 Communities Raised Hotel Occupancy Tax from 6% to 10%
    - HOT pays back bond for Champions Center and other facilities in the community
- Economic Impact
  - \$11-15 million economic impact annually

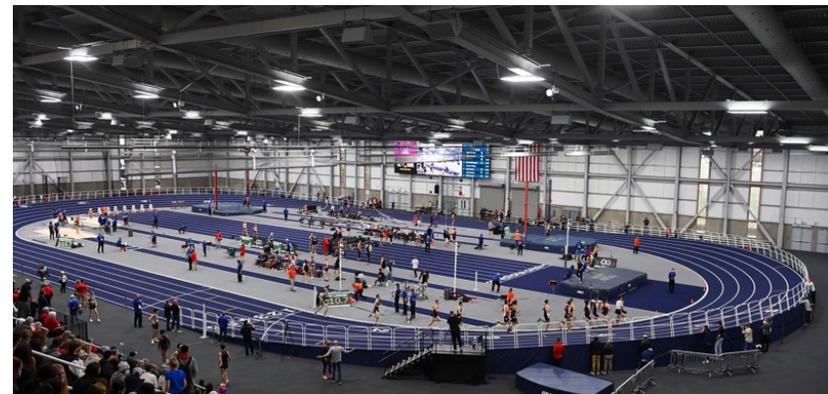




## The Podium

Spokane, WA

- **Facility**
  - 135,000 Square Foot Indoor Sports and Events
  - 4,000 Seats
  - 75,000 SF competition space (200m track, courts, events)
- **Funding: Taxpayer and Public Revenues - \$53 Million (2021)**
  - City of Spokane – \$5 million capital contribution
  - Spokane Public Facilities District – Capital Reserves Contribution
  - Spokane Hotel/Motel Association – Lodging Taxes (existing)
  - State of Washington – Sales Tax Rebate (existing)
  - Spokane County - \$35 million bonds loaned to SPFD
  - Spokane Parks & Rec Department – Land Donation
- **Economic Impact**
  - \$71 million annual economic impact
  - 77,000 annual room nights





ROCKY MOUNT  
EVENT CENTER

- Facility
  - 165,000 Square Foot Indoor Sports and Events
  - 8 Basketball/16 Volleyball
  - 4,000 Seats
  - Meeting and Conference Space
- Funding: Public Revenues and NMTCs - \$38.7 Million (2018)
  - City of Rocky Mount
    - Special Obligation Bonds
  - New Market Tax Credits - \$7 million
- Economic Impact
  - \$25.8 million annual economic impact

## Rocky Mount Event Center

Rocky Mount, NC

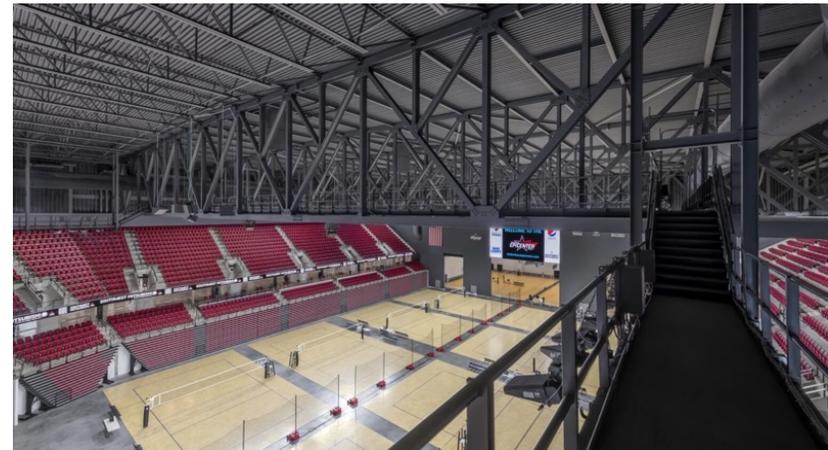




- Facility
  - 230,000 Square Foot Indoor Sports and Events
  - 10,000 Seat Arena
  - 170,000 multi purpose and court event space
- Funding: Taxpayer Backed Lease - \$120 Million (2023)
  - Stonehenge Holdings, LLC
    - Bond holder
  - Fort Bend County
    - Retains ownership of the land
    - Owns building once the lease is paid
    - Pays debt service to Stonehenge
- Economic Impact
  - \$22 million annual economic impact

## Fort Bend Epicenter

Rosenberg, TX





## Advent Health Sports Park at Bluhawk

OVERLAND PARK, KS

- Facility
  - 260,000 Square Foot Indoor
  - Courts, Ice, Turf, FEC/Adventure, Training, Events
- Development
  - 600,000+ SF Mixed-Use Commercial Space
- Funding: Public Revenues and Project Revenues - \$125 Million (2024, Sports Asset Only)
  - Price Brothers – Equity
  - State of Kansas – STAR Bonds
    - Sales Tax Anticipated Revenue Program
  - City of Overland Park – Master Plan Partnership
  - Advent Health – Naming Rights, Facility Development
- Economic Impact
  - \$26.2 million annual economic impact





## CEDAR POINT SPORTS CENTER

SANDUSKY, OH

- Facility
  - 180,000 Square Foot Indoor
  - 10 Basketball/20 Volleyball Courts
  - Medical Lease Space
- Funding: Public Revenues and Balance Sheet - \$42 Million (2020)
  - County Hotel Tax - \$23 Million
  - Firelands Regional Medical - \$11 Million
  - City Tax Financing - \$2 Million
  - Private Equity - \$ 6 Million
- Economic Impact
  - \$22.6 million annual economic impact



# FRAMEWORK OPTIONS FOR MANOR

1

### Traditional Public Financing (Bonds)

- **Primary Funding Sources:** GO Bonds and/or Public Rev.
- **Ownership:** City
- **Timeline:** Slow for Sports and Mixed-Use

2

### City-Backed Private Financing (No Bonds)

- **Primary Funding Sources:** Private Funds, City Backstop
- **Ownership:** Private Converting to City
- **Timeline:** Fast for Sports Complex, Mid or Slow for Mixed-Use

3

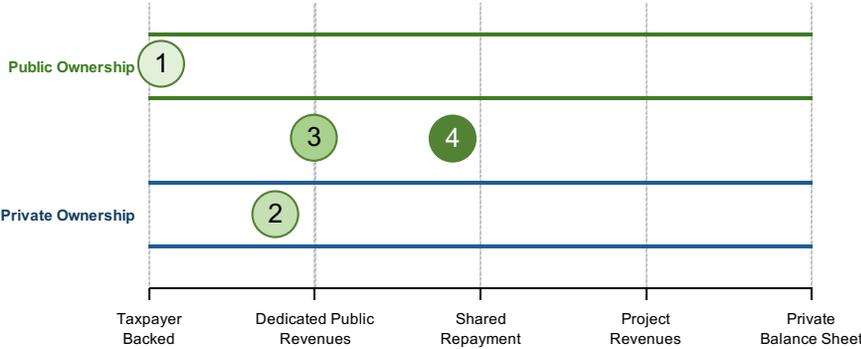
### Developer-Led Sports Complex

- **Primary Funding Source:** Dedicated Public Rev.
- **Ownership:** City or Private Converting to City
- **Timeline:** Mid for Sports, Slow for Mixed-Use

4

### Developer-Led Mixed-Use Development

- **Primary Funding Source:** Dedicated Public Rev. + Project Rev. and/or Private Balance Sheet
- **Ownership:** City or Private Converting to City
- **Timeline:** Mid or Slow for Sports + Mixed-Use





CHAMPIONSHIPS  
LIKE NO OTHER

# Q&A

SPORTS FACILITIES  
COMPANIES

