



TO: VICTOR CARDENAS, CITY MANAGER
FROM: JEFF MUCK, PRCS DIRECTOR
SUBJECT: MICHIGAN JAGUARS FC CONCEPT
DATE: OCTOBER 3, 2024

Mayor and Council –

Sharing this in the executive packet as we are in the early stages of a possible P3 (public private partnership) initiative. We've had initial conversations with the Jags however, before we move forward with any formal proposals we are looking for thoughts from Council. Please reach out to me if you are opposed to further conversations.

- Victor

Parks, Recreation and Cultural Services (PRCS) has a long-standing relationship with the Michigan Jaguars FC (fka Novi Jags Soccer). This includes field rentals, agreements on programs and marketing and a past joint fundraising initiative with the Novi Parks Foundation to raise funds for ITC Community Sports Park.

In 2022, the Jags expressed interest in assisting with the funding of the proposed ITC Community Sports Park renovation project. The Michigan Jaguars FC proposed the construction of two 11v11 artificial turf soccer fields and suggested entering into a 30-year agreement with the City upon which repayment would be covered across the first 15 years. After 15 years, the Michigan Jaguars FC would be responsible for replacing the turf surface. Michigan Jaguars FC acknowledged this agreement would not be exclusive and the club and Novi Parks & Recreation would work together to mutually agree upon field usage. Discussions halted when the ITC expansion property purchase became a reality, necessitating a new vision for the future of ITC Community Sports Park.

Earlier in 2024, the Jags presented the concept of building a sports dome at ITC Community Sports Park due to skyrocketing field rental rates from Total Sports (at the Wixom location), Jags has begun to investigate alternative solutions. City staff were not in favor of a dome concept due to the impact to the park property, the aesthetics as a gateway into the southwest corner of Novi and potential maintenance concerns.





Now, the Jags have returned with a new concept to construct a Clearspan Indoor Sports Facility on the ITC Community Sports Park expansion property. They [have referenced](#) a similar facility in [Murfreesboro, TN.](#)



Possible benefits include year-round indoor daytime space for PRCS programs and expanded winter programming options with mutually agreed upon time sharing. However, some of the key issues to be discussed/negotiated would include:

1. City retaining property ownership versus granting an easement for the facility
2. Funding of initial build and construction management responsibilities
3. Long term agreements for maintenance, utilities, etc.
4. Exit clauses for both parties.
5. Lease/ or use agreement for programs and services

6. Additional investigation of construction feasibility, including a new Due Care Plan.

City Staff is seeking direction from City Council on whether this potential project should be pursued before allocating any additional time and resources.