



November 10, 2023

City of Stephenville, Texas

Re: Stephenville, Texas Sports Feasibility Study

Good Morning,

Synergy Sports Charlotte, LLC (“Synergy”) has enjoyed the opportunity to learn more about your ideas for developing a new sports facility in Stephenville. Synergy is deeply committed to bringing sports, education, and enrichment opportunities to deserving communities and sees enormous value in giving back in meaningful ways and providing unparalleled programming and facilities. We are pleased to present this engagement letter to you for the initial stages of assessing new & expanded sport opportunities, determining ideal locations, and projecting financial performance and economic impact.

This Letter Agreement outlines the framework of the relationship between Synergy and the City of Stephenville for the first Phase of the project.

Broadly speaking, Synergy will collaborate with, and provide services to, the City in the following areas:

- Creation of a sports-focused Feasibility Study
 - Assess the current sports ecosystem in the local, sub-regional, and regional markets
 - Identify sports opportunities in the local, sub-regional, and regional markets that are currently underserved and/ or absent in the region
 - Assess the local, sub-regional, and regional demographics, socioeconomics, competitors, etc.
 - Assess the various sites and project opportunities within the City to determine the level of sport participation, opportunities for amateur and collegiate meets, tournaments, and rentals, events, community programs, etc.
 - Provide recommendations on facility components, surfacing, equipment, etc.
- Creation of 5-year financial projections for operations for each component as well as collectively, to include Income Statement, Statement of Cash Flows, Balance Sheet, and supporting details (number and costs for programs, meets, events, etc.)
- Creation of an Economic Impact Analysis to show jobs created or supported, dollars coming into the area, additional hotel stays, restaurant visits, etc.
- Creation of a User Impact Summary to show the number of additional visitors to the area, participants, etc.
- Develop conceptual architecture for any “to be developed” facilities (indoor and/ or outdoor)
 - Indoor facility floor plan and site plan (if applicable)
 - Exterior Rendering of new outdoor components (flat/ diamond fields, etc., if applicable)
- Development of a digital presentation deck (as needed)
- Development of a preliminary cost estimate for construction, surfacing, equipment, etc., and provide an optional phasing plan
- Provide a summary of financing and funding options
- Initial site visit to include meetings with key stakeholders, County Commission, community members, other municipal entities, etc.
- Site visit to present final findings to City Council
- Virtual presentations with Boards of Directors, philanthropic organizations, banks, City Council, School Board, County Commission, EDC, local community, etc. as needed

Cost: \$15,000 (inclusive of all travel expenses)

Terms: 50% due 30 days after Acceptance; Balance due upon completion



The timeline to complete the above and deliver the final assets (including site visit) is estimated to be 45- 60 days from the Date of Execution. This timeline assumes periodic calls as necessary, timely access to client provided data and information, etc.

To get started, please sign, and return this Letter Agreement, indicating acceptance of the fees proposed, timeline, and overall scope. Payment for the services will be due as outlined. This phase will provide key financial information needed for financing and/ or funding, presentation ready materials for key stakeholders and community groups, economic and community impact assessments, and proof of a viable endeavor.

Information and general costs associated with successive phases will be determined and outlined as the project progresses.

Please sign this letter and return it to me by email. We look forward to working with you on this amazing project.

Sincerely,

Jason Boudrie, Founder & CEO
Synergy Sports Charlotte, LLC

I agree to and accept the terms of this Letter Agreement:

Stephenville, Texas Authorized Signature

Date

Jason Boudrie
Founder & CEO, Synergy Sports Charlotte, LLC

Date