



June 5, 2020

City of Riverside, Comm. & Econ. Dev. Dept.
Attn: Teresa Maryanski, Real Prop. Agent
3900 Main Street
Riverside, CA 92522

Riverside Public Utilities
Attn: Richard Small, Utilities Supt.
3901 Orange Street
Riverside, CA 92501

RE: **Letter of Interest**, AB Brown Sports Complex Lease

Teresa and Richard,

I'm contacting you regarding the future of the AB Brown Sports Complex. It recently came to our attention that the Complex lease is set to expire June 30, 2020 and that the current lessee (AYSO Region 47) does not intend to renew the agreement with Riverside Public Utilities (RPU).

It is no secret that the City of Riverside has a shortage of usable athletic fields for soccer play as identified in the recently completed Parks Master Plan Vision 2030. Each season, local soccer groups like ours submit applications to the City of Riverside, Parks and Recreation Department, for practices and games to request permitted use of the limited fields within the city. With AYSO no longer leasing the Complex starting July 1, we know the application process and field availability will be further impacted as they will also be requesting access to City fields.

Riverside City Football Club (RCFC) was established in 2018 in response to limited opportunity for local youth to access affordable and highly competitive soccer development in the region. Our board represents an impressive cross section of professionals across Riverside including local government, private business, finance, real estate, education, faith based, and others. We serve over 600 youth annually and are experiencing a significant growth in our membership thanks to the successes of our first two years.

According to public records, in 2018 and 2019 AYSO expended \$75,000-\$80,000 in landscape maintenance of playing surfaces at the Complex annually. That equates to a \$1,300-\$1,400 per acre investment which is well below the National Parks and Recreation Association industry standard. In the first year of operation, RCFC will invest \$4,500 per acre in landscape maintenance to bring the turf quality up to playable standards. We will also invest in overall facility conditions to enhance user safety and experience through signage, janitorial services, parking, and more.

Our board recently met and gave approval to engage the City and RPU in efforts to secure a lease of the AB Brown Sports Complex for upcoming years. In short, RCFC proposes the following negotiable terms of a ground lease for the Complex from RPU:

- 3-year lease with three additional single-year renewal options
- Annual lease payment of \$12,000
- Water Sale Agreement for wholesale pricing of non-potable irrigation water from RPU throughout the term of the ground lease (and renewal extensions)
- Power Sale Agreement for wholesale pricing of electricity from RPU throughout the term of the ground lease (and renewal extensions)
- Use of all fields (and lights), structures, storage areas, and parking lots





- Provide routine landscape maintenance of all fields of play and spectator areas
- Provide maintenance of all facilities (including: irrigation control and repairs, building maintenance, pest control, graffiti abatement, weed abatement, signage, etc.)
- Utilize generator light standards to illuminate non-lit fields for night use
- Exclusive right to sublet all facilities on property; as approved by RPU
- Exclusive right to rent, book, and schedule activities, events and community use on property
- Option to complete capital improvements; as approved by RPU
- Market and advertise the Complex as a premier regional sports tourism facility with competitive rates and world class amenities (direct mail, web, social media, etc.)

As a club we recognize the important role sports tourism plays in providing economic stimulus in the region. As such, we would work hard to ensure consistent and professional operations of the facility. Our goal is to achieve 80% weekend occupancy (40 plus weekends) within the first year through booking tournaments, leagues and special events. Additionally, **we will work with local sports user groups to provide priority scheduling of fields for weekday practices, trainings; including storage options.** As a non-profit youth sports organization we recognize the need to support local talent and foster youth development for the following Riverside based groups impacted by limited facilities:

- **AYSO Region 47**
- **Milan Academy**
- **Riverside FC**
- **MGFM**

With over 20 years of local government experience in parks and recreation, I have successfully managed hundreds of acres of open space at pay-to-play and community facilities; including the San Bernardino Soccer Complex (enterprise fund) and the IE Surf Soccer Complex (leased). It is our intention to utilize our contacts with California Youth Soccer Association-South (CYSA-S), Coast Soccer League (CSL), and US Youth Soccer to bring events such as State Cup, National Cup, CSL League Cup, and California Regional League play back to Riverside. We understand the tremendous potential the Complex has in the region and we'd like to cement the facility as a historic mainstay and regional destination as identified in the Northside Specific Plan.

We welcome the opportunity to meet with you to discuss how, as the primary lessee of the AB Brown Sports Complex, we can serve as a vital partner in the advancement of youth sports and economic development in Riverside. Please feel free to contact me to explore this in more detail, at rlnnox@riversidecityfc.com or (951) 368-8103.

Sincerely,

A handwritten signature in black ink that reads 'Robert Lennox'.

Robert Lennox
President

