

Salina Athletic Partners

- ▶ *Working to enhance the baseball and softball experience in Salina*
- ▶ *Contributing to Salina's vision to be the best city in Kansas*

Salina Athletic Partners

- ▶ **Salina Baseball Enterprises**
 - ▶ 20-plus years of partnership with City on Dean Evans Stadium, Matson Field
- ▶ **Visit Salina**
 - ▶ Attracting baseball & softball events to our community
- ▶ **USD305**
 - ▶ Salina Central Baseball & Softball
 - ▶ Salina South Baseball & Softball
- ▶ **Sacred Heart High School**
 - ▶ Baseball & Softball
- ▶ **Kansas Wesleyan University**
 - ▶ Baseball & Softball
- ▶ **St. John's Military School**
 - ▶ Baseball

Salina Athletic Partners' Vision Parallels Park & Recreation Dept Master Plan (2018)

1. Master Plan Project Priorities:

- ▶ Scenario #1 – To take care of what we have
 - *Upgrades to Bill Burke & ECRA athletic fields*
- ▶ Scenario #2 – To expand what we have
 - *Expand the ECRA athletic field complex by adding a new stadium (baseball) and two championship fields (softball) provided private partnership funding is secured*
- ▶ Scenario #3 – To fund a new vision or trend
 - *Turf all athletic infields*

2. Management Recommendations – Financial:

- ▶ *...search for opportunities to increase funding to the Department.*

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Our Vision

- ▶ 3 Phases - \$8 million total
- ▶ Keep Salina teams in Salina and bring in tournament revenues to businesses
- ▶ Major upgrades to iconic Dean Evans Stadium
- ▶ Construct new premier softball and baseball stadiums
- ▶ Turf playing surfaces to reduce number of cancellations / rescheduling
- ▶ Significant upgrades and renovations to existing playing fields
- ▶ Multiple new covered batting cages at ECRA and Bill Burke that can be scheduled for use
- ▶ Multiple new Restrooms and Concessions
- ▶ Umpire dressing rooms

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Phase I: \$2.7 Million

Start turfing Dean Evans in Aug 2018

- ▶ Dean Evans Stadium Improvements
 - ▶ Turf infield and outfield
 - ▶ Press Box improvements
 - ▶ New bullpens
 - ▶ Dugout improvements
 - ▶ New restroom and concessions
- ▶ Misc ECRA Improvements
 - ▶ Covered batting cages
 - ▶ Matson Field upgrades (drainage / seating / press box)
 - ▶ Improved fencing and misc upgrades to other existing fields
- ▶ Bill Burke Improvements
 - ▶ Turf four infields
 - ▶ Existing concessions and restrooms improvements
 - ▶ New restrooms / restroom improvements at north and south ends
 - ▶ Covered batting cages
 - ▶ Seating improvements

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Phase II: \$3.6 Million

- ▶ Build 2nd Premier Baseball Stadium (adjacent to Dean Evans)
 - ▶ Turf infield and outfield
 - ▶ Covered grandstand with press box
 - ▶ Bullpens
 - ▶ Premier dugouts
 - ▶ Covered batting cages

- ▶ Build two Premier Softball/Youth Baseball Stadiums (at current ECRA fields 3 & 4)
 - ▶ Turf infield and outfield
 - ▶ Covered grandstand with press box
 - ▶ Bullpens
 - ▶ Premier dugouts
 - ▶ Covered batting cages
 - ▶ Restrooms and concessions

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Phase III: \$1.7 Million

- ▶ Bill Burke Improvements
 - ▶ Construct two new fields
 - ▶ Construct additional parking lot
 - ▶ Additional miscellaneous upgrades to other existing fields
- ▶ ECRA Improvements
 - ▶ Umpire dressing rooms



EAST CRAWFORD RECREATION AREA



- | | | |
|--|---|---|
| <p>1</p> <ul style="list-style-type: none"> ● DEAN EVANS STADIUM ● Artificial Turf Entire Playing Surface (infield, outfield, foul lines) ● Dugout Improvements (add changing rooms, toilets, locker space) ● Press Box Renovations (electrical, lighting improvements, add A/C, new interior finishes) ● Drainage Improvements ● Fenced Bullpens and Intergal Batting Cages Added ● American Legion Baseball "Hall of Fame" Room <p>2</p> <ul style="list-style-type: none"> ● NEW PREMIERE BASEBALL STADIUM ● Artificial Turf on Entire Playing Surface (infield, outfield, foul lines) ● Programmable LED Scoreboard ● Dugouts with Changing Rooms, Toilets, Locker Space ● Fenced Bullpens and Intergal Batting Cages (covered) ● Premiere Grandstand / Press Box ● Security Fencing | <p>3</p> <ul style="list-style-type: none"> ● NEW PREMIERE SOFTBALL / LITTLE LEAGUE BASEBALL STADIUM ● Artificial Turf on Entire Playing Surface (infield, outfield, foul lines) ● Programmable LED Scoreboard ● Covered Dugouts with Changing Room ● Fenced Bull Pens and Intergal Batting Cages (covered) ● Premiere Grandstand / Press Box ● Security Fencing <p>4</p> <ul style="list-style-type: none"> ● Directional Signage at each Entrance Point <p>5</p> <ul style="list-style-type: none"> ● New Access Road <p>6</p> <ul style="list-style-type: none"> ● New Concessions / Men's and Women's Toilet Facilities <p>7</p> <ul style="list-style-type: none"> ● Umpire Dressing Room / Toilet / Lounge (Remodel Existing Concession / Toilet) <p>8</p> <ul style="list-style-type: none"> ● Umpire Dressing Room / Toilet / Lounge (Remodeled Existing Dean Evans Concessions / Toilets) | <p>9</p> <ul style="list-style-type: none"> ● Covered Batting Cages <p>10</p> <ul style="list-style-type: none"> ● MATSON FIELD ● Add Press Box ● Seating Improvements ● Dirt Work / Drainage Improvements ● Remodel Existing Concession / Toilets ● Misc Field Improvements ● Construct Green Monster <p>11</p> <ul style="list-style-type: none"> ● ERCA FIELDS 1 & 2 ● Home Run Fence Improvements to Match Matson Field / Adjustable Modular Fence System ● Dirt Work and Drainage Improvements ● Misc. Additional Facility Upgrades <p>12</p> <ul style="list-style-type: none"> ● KWU Clubhouse <p>13</p> <ul style="list-style-type: none"> ● New Concession / Toilet with Observation Deck |
|--|---|---|

Dean Evans Stadium



MUNSON
STUDIOS

JONES GILLAM RENZ
Architects Planners Designers

ECRA New Premier Stadium



MUNSON
STUDIOS

JONES GILLAM RENZ
Architects Planners Designers

ECRA Softball Stadiums



MUNSON

JGR
JONES GILLAM RENZ
Architects Planners Designers

MUNSON
STUDIOS

Bill Burke Sports Complex



MUNSON
STUDIOS

JGR
JONES GILLAM RENZ
Architects Planners Designers

Why?

WHY ALLOCATE CITY OF SALINA RESOURCES IN THE PUBLIC/PRIVATE PARTNERSHIP FOR BASEBALL AND SOFTBALL VENUES?

Why Turf Current Fields?

- ▶ Turf is the new norm for premier baseball and softball venues in 2018 and beyond
- ▶ Brings playing surface for landmark Dean Evans Stadium up to date
- ▶ Retain and/or add amateur baseball and softball special events
- ▶ Reduce risk on loss of games due to weather
- ▶ Reduces maintenance expense and time
- ▶ Significant reduction of water usage

Why Turf Current Fields?

- ▶ Allows for on-field batting practice prior to games
- ▶ Increase number of fields to use for practice, pre-game, competitions
- ▶ Only KCAC site where pregame batting practice cannot be on playing field
- ▶ Extends the useable playing season or fields during busy months
- ▶ Baseball & softball teams playing from February – October
- ▶ Offers opportunity for useable practice venues for other sports

Kansas Communities with Turf Fields

- ▶ Buhler
- ▶ Emporia
- ▶ Manhattan (Phase II)
- ▶ Pratt
- ▶ Pittsburg
- ▶ Topeka
- ▶ Maize
- ▶ Fort Scott
- ▶ Gardner
- ▶ Garden City
- ▶ Kansas City
- ▶ Wichita
- ▶ Hays (Phase II)
- ▶ Andover

Can Salina be the Best City in Kansas without turf baseball/softball fields?



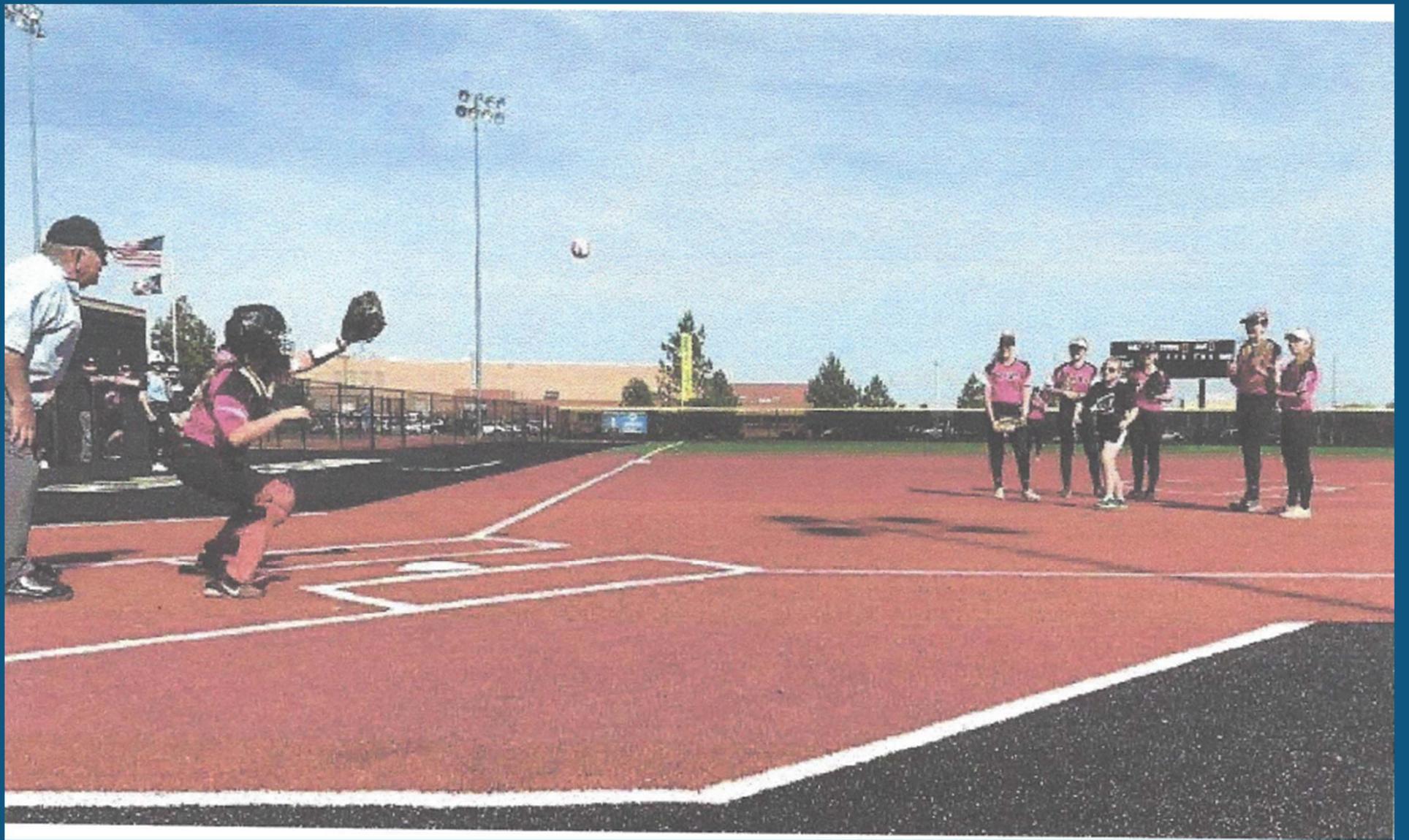






















#CatchitKansas



Turf Field Reality

- ▶ Salina is losing tournaments due to access to turf fields in competing communities
 - ▶ Loss of economic impact in Salina
 - ▶ Salina teams are traveling more, spending money in other communities
 - ▶ Unable to recruit new or larger tournaments without turf fields
 - ▶ Trend is continuing at all age levels
- ▶ Visit Salina has concerns about Class 4A Baseball & Softball KSHSAA Championship events
 - ▶ KSHSAA staff has expressed concern
 - ▶ Salina was only state championship softball venue without turf field
 - ▶ User groups purchased a tarp for Dean Evans Stadium to try to retain the event

Why A Second Baseball Venue?

- ▶ Provides flexibility for the many users during high school and college baseball season
- ▶ Needed for number of users
- ▶ Enhances Salina as a tournament destination for amateur baseball special events with side-by-side location
- ▶ Focuses premier field maintenance staff in one location
- ▶ Ability to use common facilities – restrooms, batting cages, concessions, umpires' locker room

Why Add Softball Venues at ECRA?

- ▶ Provides a showcase environment for KSHSAA and other premier events
- ▶ Provides a more equitable experience for softball
- ▶ High schools and colleges prefer to have the facilities adjacent
- ▶ Focuses premier field maintenance staff in one location
- ▶ Can be used for premier youth baseball events

Why Invest in Baseball & Softball in Salina?

- ▶ Geographic location remains a strong asset for attracting events
- ▶ Interest in retaining KSHSAA events and other amateur tournaments
- ▶ Salina is ideally adjacent to both Hap Dumont and USSSA competition – continue to host and grow participation from both organizations
- ▶ Attractive to regional American Legion tournaments
- ▶ Strong baseball history

Why Invest in Baseball & Softball in Salina?

- ▶ Ability to attract new college events, including KCAC Baseball/Softball Championships and college softball and baseball tournaments
- ▶ Special event games featuring K-State, Wichita State, or KU
- ▶ Exhibition games from professional minor league teams
- ▶ High school recruiting showcase events for baseball and softball
- ▶ Youth benefits - summer instructional camps increase participation numbers

Youth Tournament Economic Impact

Category	Percentage	Estimated Expenses	Total
Meals	85% of participants	\$10 per meal/3 meals	\$42,840
Lodging	35% of families	One night at \$99	\$12,474
Fuel Purchase	80% of families	\$35 purchase	\$10,080
Shopping	65% of families	\$150	\$35,100
Entertainment	45% of families	\$40	\$6,480
Est. Impact Per Tourney			\$106,974
Est. Impact – 20 Events			\$2,139,480

Based on 30-Team Events with average of 12 players/coaches
 (3.0 additional family members per player)
 360 families/1,680 visitors

Youth Tournament Economic Impact

Other Economic Impact that would stay in Salina

- ▶ Admissions Fees
- ▶ Team Entry Fees
- ▶ Concessions
- ▶ Facility Rentals
- ▶ Awards
- ▶ Umpire Fees (about 50% would be local umpires)

Replacement Plan for Artificial Turf

- ▶ Estimated 10-year lifespan of the turf
- ▶ Infrastructure and drainage has longer lifespan
- ▶ Replacement cost estimated at 65% of the installation cost
- ▶ Potential sources of replacement funding – dedicate revenues to replacement fund:
 - ▶ Maintenance savings from grounds staff
 - ▶ Significant water savings for turfed fields
 - ▶ Increase in rental fees for more desirable venues
 - ▶ City staff annually operate 1 baseball and 1 softball tournament
 - ▶ Salina Baseball Enterprises has been co-funding for 25+ years

Salina Athletic Partners

- ▶ Has Willing Investors
 - ▶ Prepared to raise \$4.0 million toward the project
 - ▶ Funds can be provided at the front end of the project
 - ▶ Not asking for matching funds from City until 2019

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▶ Partnership Deal Points

- ▶ Commitment from the City of Salina to partner and complete the project within a negotiated time frame
- ▶ Allow Salina Athletic Partners to manage projects with City oversight (reduce construction costs and delays)
- ▶ Ability to recommend design plans, subject to city approval
- ▶ Naming rights for the new venues and the ECRA.
- ▶ Priority scheduling for Salina Baseball Enterprises through the life of the facilities
- ▶ Branding opportunities for major users within identified facilities

Proposal Summary

- ▶ Supports Key Elements of *The Next Step, the Parks and Recreation Master Plan*
- ▶ Provides additional funding for Parks program that was identified as under-funded
- ▶ Reduces maintenance costs, which was also found to be under-funded in the Master Plan
- ▶ Supports an historically important sport in Salina
- ▶ Contributes to economic impact in Salina
- ▶ Enhances the experiences for the baseball and softball students in youth leagues, Salina high schools, and college
- ▶ Moves Salina toward its goal of the best city in Kansas

Questions?