



Item: Lease Agreement: Great Falls Soccer Complex
From: Park & Recreation Department
Prepared By: Marty Basta, Park & Recreation Director
Presented By: Marty Basta, Park & Recreation Director
Action Requested: Set Public Hearing for Great Falls Soccer Park Lease Agreement

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission set a public hearing for June 16, 2009, to consider the approval of the Great Falls Soccer Park lease agreement.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Staff Recommendation: Staff recommends the City Commission set a public hearing for June 16, 2009, to consider the approval of the Great Falls Soccer Park lease agreement.

Background: On November 4, 2003 the voters approved a \$2,500,000 General Obligation Bond for the construction of a soccer complex. On June 1, 2004 the City entered into a lease agreement with the Great Falls School District for 30 acres of property for an annual cost of One Dollar (\$1.00) per year for 25 years for the use of a soccer park complex. Terms of the lease included the City’s right to assign the lease or sub-lease the subject premises.

It was anticipated at the time that the soccer complex would require approximately 60+ acres to accommodate the construction of 10 soccer fields. On September 2, 2003, the City Commission approved the purchase of 34.61 acres of land located at the SW corner of the intersection of 10th Avenue North and 57th Street North. This property acquisition purchase combined with the School District Lease provided the necessary property for the soccer complex.

The proposed Soccer Park Lease agreement is between the City of Great Falls and the Great Falls Soccer Foundation for establishing and operating a soccer park. The initial term of the soccer park complex lease is for 25 years at a cost to the Soccer Foundation of One Dollar (\$1.00) per year for 25 years. As a condition of the lease agreement the Great Falls Soccer Foundation will be responsible for maintenance and upkeep of all property and buildings, and be responsible for all associated costs.

Concurrences: The soccer park Foundation approved the Soccer Park Lease agreement at their Wednesday May 27, 2009 Board meeting.

The School District has also given its consent to the City of Great Falls as written in the 2004 Lease Agreement to sub-lease the Soccer Park Complex to the Great Falls Soccer Foundation.

Fiscal Impact: The City of Great Falls will receive One Dollar (\$1.00) per year for the 25 year term of the agreement.

Alternatives: To not approve the lease agreement with the Great Falls Soccer Foundation for establishing and operating a soccer park.

Attachments/Exhibits:

1. 2004 lease agreement: City of Great Falls and the Great Falls School District
2. Proposed lease agreement: City of Great Falls and the Great Falls Soccer Foundation
(Attachments/Exhibits not available online; on file in City Clerk's Office.)