



Office of the
**INDIAN RIVER COUNTY
ADMINISTRATOR**

Jason E. Brown, County Administrator
Michael C. Zito, Assistant County Administrator

MEMORANDUM

TO: Members of the Board of County Commissioners

FROM: Jason E. Brown
County Administrator

DATE: February 1, 2021

SUBJECT: First Amendment to the Amended and Restated Facility Lease Agreement
Jackie Robinson Training Complex

On January 2, 2019, the County entered into the Amended and Restated Facility Lease Agreement with Major League Baseball (MLB) doing business as Verotown, LLC (Verotown) to operate the Jackie Robinson Training Complex at the facility previously known as Historic Dodgertown. (The Agreement).

The initial term of the Agreement is ten years and eight months with three successive renewal options of five years each. The Agreement represents a partnership where the County and MLB, share in the cost of facility improvements. In broad summary, the County is responsible for initial repairs on items consisting mostly of roof replacements and concession stand replacements/repairs where maintenance had been deferred during the economic downturn. Verotown will be responsible to make some initial facility improvements such as the design and construction of an indoor training facility. Additionally, Verotown has completed facility repairs such as replacing the entire Holman Stadium seating bowl. Under the Agreement, the County reimburses Verotown for 50% of these costs within the limits of the Capital Reserve Account as set forth in the lease agreement. Other than the County-funded initial improvements, the County's annual contribution is its only obligation for facility improvements and maintenance. Verotown will be responsible for all other capital improvements and maintenance for the duration of the initial term and any renewal term. The Agreement essentially transitions from the County funding the initial deferred maintenance items, to Verotown and the County sharing Verotown's initial improvement costs on a 50%/50% basis, to Verotown fully funding any facility costs beyond the amount approved in the Capital Reserve Fund.

The course of performance over the first 2 years of the Agreement has led the parties to mutually endeavor to amend certain terms and conditions as specifically set forth in the proposed First Amendment to the Amended and Restated Facility Lease Agreement. (The Amendment). Under the Amendment, Verotown will take on responsibility for construction of certain improvements using previously allocated funding to complete those improvements. Additionally, the parties have extended specified time frames in which to complete their obligations under the Agreement. The time extensions are primarily reflective of challenges related to the Covid Pandemic and the transfer of construction management to Verotown; however, completion of the original roster of repairs and improvements remains a top priority for both Verotown and the County.

Under the proposed Amendment, the County will no longer be obligated to remove and replace the Press Box at Holman Stadium or replace the first and third base concession stands (the New Renovations). Instead, Verotown will complete the New Renovations utilizing funds initially allocated by the County to perform these improvement obligations under the Agreement. To that end, the County will deposit into the Capital Reserve Account, \$2,050,000 to cover the cost of the New Renovations, which is the amount initially allocated to fund these County construction responsibilities. Additionally, the County's original obligation to complete jointly identified mold remediation projects has been extended to coincide with roof repairs and other improvement projects giving the County additional time to complete these obligations congruently.

In order to expedite the New Renovations mentioned above, Verotown will manage these projects, with funding provided by the County. County staff requests that the Board of County Commissioners expand its previous waiver of the requirements for bids in order to allow for this procedurally, per the County Purchasing Code. This is the same process that has been utilized for other Verotown managed construction projects such as the stadium seating and the indoor training facility.

Funding:

Provided below is a summary of the improvements from the initial agreement, with changes based upon this amendment highlighted with additions shown in underline and deletions shown in ~~strikethrough~~.

County Improvements

- Roof repairs or replacements at Vero Beach Dodger Office, Executive Building, Conference Center, Alston, Koufax and Campanella Buildings, Sleeping Rooms, and Spring Training Building
- Removal ~~and Replacement~~ of 1st and 3rd Base Concession Stands
- Replacement of Press Box (2nd Floor) at Main Concession Stand with a like facility
- To the extent jointly identified by the parties, any mold remediation needed in the existing facility
- Remove and replace TV Platforms at Holman Stadium (County may provide camera lifts as needed for Holman Stadium events)

Verotown Improvements

- A new indoor training facility, which will include;
 - Indoor turf infield
 - Multiple batting cages/tunnels
 - Classrooms
 - Office space
 - Any demolition needed to make room for facility
- Initial WiFi upgrades
- Initial security upgrades including security cameras and keycard entry to buildings
- Fire safety upgrades
- Replace entire seating bowl at Holman Stadium
- Upgrade covered dugout areas at Holman Stadium
- New Scoreboard at Holman Stadium
- Padded outfield fences at Holman Stadium
- NCAA-approved standard turf baseball field
- Initial hotel room upgrades including carpet and bed replacement
- Kitchen replacement including reconstructed/renovated dining and preparation areas and new kitchen equipment
- Initial signage installation throughout facility
- Renovation of home plate restrooms at Holman Stadium
- Renovation of third base restrooms at Homan Stadium
- Renovation of the Press Box at Homan Stadium
- Repair the roof of the home plate concession stand at Holman Stadium

The changes as detailed above and stated in the amendment do not result in a change to the original financing plan as approved by the Board of County Commissioners on December 18, 2018. These improvements will be funded by a combination of Tourist Tax and the One Cent Sales Tax. A copy of the December 18, 2018 agenda item is attached, which includes the original financing plan.

Staff Recommendation:

1. Staff Recommends the Board of County Commissioners approve the attached First Amendment to the Amended and Restated Facility Lease Agreement for the Jackie Robinson Training Complex and authorize the Chairman to execute the Amendment after review and approval by the County Attorney.
2. Staff requests that the Board of County Commissioners waive the requirement for bids in order to allow Verotown to manage the additional projects under the Amendment and to complete facility improvement projects contemplated by the Agreement and Amendment as detailed above in a similar manner to the original approval on December 18, 2018.
3. Staff recommends that the Board of County Commissioners approve the Financing Plan detailed above to fund the County's responsibilities under the agreement.

Attachments:

- First Amendment to the Amended and Restated Facility Lease Agreement – Historic Dodgertown (now known as Jackie Robinson Training Complex)
- Facility Lease Agreement Agenda Item – Approved December 18, 2018