Baseball and Softball Complex Development Agreement

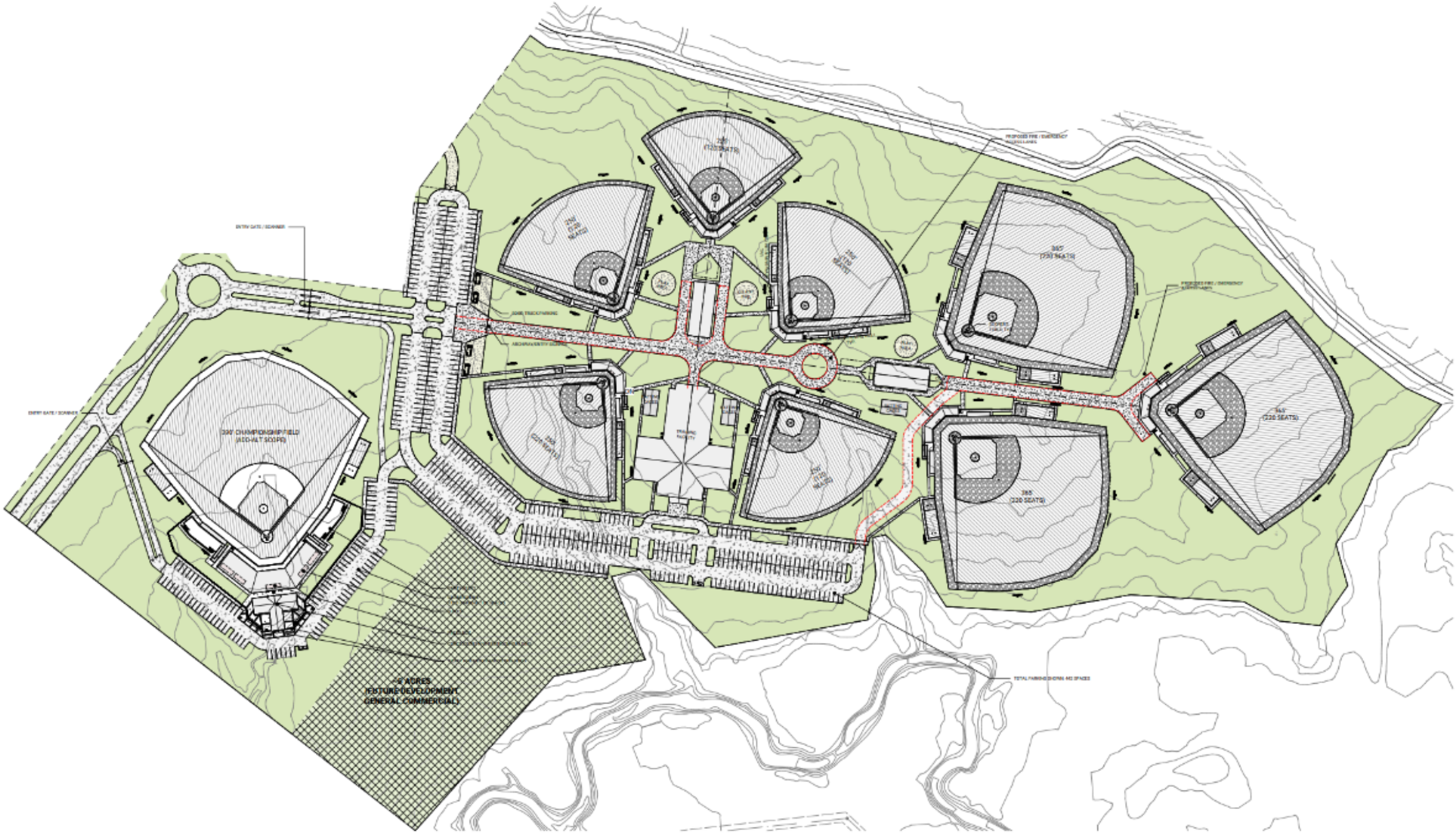
City Council: November 23, 2026



Grow COLLEGE STATION

Project Overview

- City entered into a Letter of Intent with The Station Baseball, LLC in February 2026
- Developer to construct and operate a destination baseball and softball complex in the Midtown Business Park
- Complex to serve both local needs and serve as a tourism draw



ENTRY GATE / SCANNER
ENTRY GATE / SCANNER
300' CHAMPIONSHIP FIELD
(ADD-VAT SCOPE)
TRAINING FACILITY
365'
(220 SEATS)
365'
(220 SEATS)
365'
(220 SEATS)
PROPOSED FIRE / EMERGENCY ACCESS LANES
PROPOSED FIRE / EMERGENCY ACCESS LANES
TOTAL PARKING SHOWN 443 SPACES
~6 ACRES
(FUTURE DEVELOPMENT
GENERAL COMMERCIAL)


MAKERS DESIGN
MDC
COLLABORATIVE
THE NINTH


MAKERS DESIGN
MDCo
COLLABORATIVE


MAKERS DESIGN
MDCO
COLLABORATIVE


MAKERS DESIGN
MDCO
COLLABORATIVE
THE NINTH
CONCESSIONS



High School Field



Little League / Softball Field


THE NINTH
PRO SHOP & TRAINING FACILITY
27



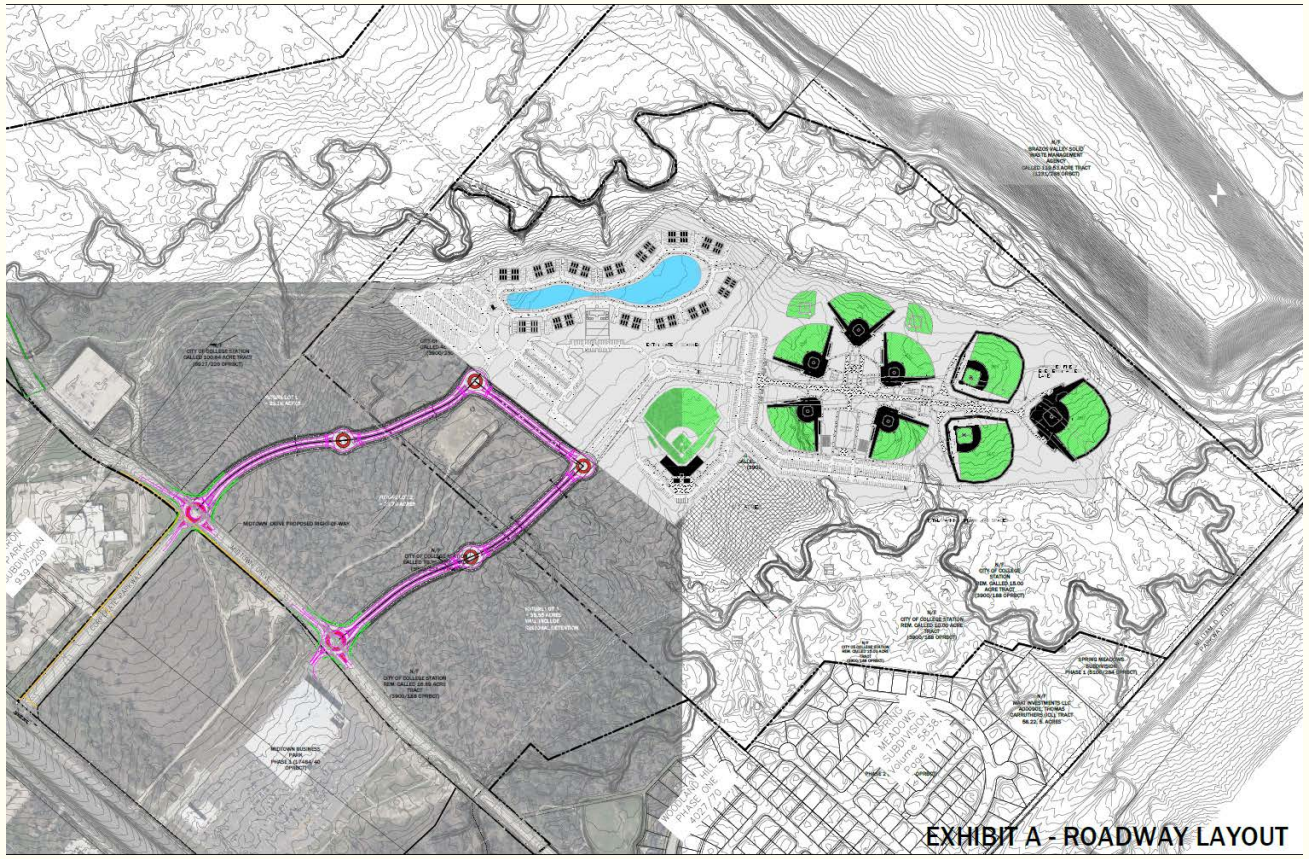
Developer Obligations

- Developer to construct 9 synthetic turf fields (one field would be a championship style field, which would be home to the Brazos Valley Bombers)
- Developer shall make a minimum capital investment of $30 million and shall be solely responsible for all project financing, construction costs, and any cost overruns.
- Developer shall operate, maintain and replace fields and facilities



City Obligations

- City to provide approximately 63 acres of land through a deferred, forgivable lease payment
  - Ground lease: Approximate $12-$13 million in deferred lease payments, subject to performance and potential forgiveness
  - Lease term is 50 years with option to extend the lease for up to five additional 10-year lease terms
- City shall provide up to $23 million in construction reimbursements
- City shall provide annual operating reimbursements in an amount equal to the municipal tax payments for 10 years (maximum of $5 million total)
- City shall construct off-site roadway and utility extensions to the site



Performance Measures

- At least 25 Tournaments to be held at the Project each year for at least 3 years after Completion of Construction
- At least 40 Tournaments to be held at the Project each year for at least 5 years after Completion of Construction
- At least 40,000 non-Brazos County residents visiting the Project per year for at least 5 years of the Compliance Period
- Increase in valuation of the Property by $18 million

THE SPORTS FACILITIES COMPANIES

ECONOMIC IMPACT

Economic Impact Drivers

Before converting the per-person average daily expenditure into a total direct spending projection, SFA analyzed the two most important drivers of economic impact: non-local days in market and room nights generated for each event projected. Non-local days in market are the number of days that non-local visitors will spend in the College Station market because of the tournament or event they are attending at the new facility. Hotel room nights are the number of nights that visitors will stay in the local area to take part in tournaments and events at the modeled facilities.

The tables that follow summarize the total direct economic impact generated based on demonstrated out-of-market visitation through non-local days in market, the total room nights generated, and the dollar value of direct economic impact generated directly by the construction and operation of the facility.

	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
Non-Local Days in Market	100,338	118,580	136,824	155,067	173,310	182,432
Room Nights	23,334	27,576	31,819	36,062	40,304	42,426
Total Economic Impact	**$13,862,327**	**$16,628,492**	**$19,474,522**	**$22,402,192**	**$25,413,310**	**$27,152,115**

Source: The Sports Facilities Companies, The Station Executive Summary, September 2026 – Market study provided by developer

Early Benefit Release

The Early Benefit Release provisions are intended to recognize that the public benefits contemplated by the agreement have been achieved and a reduction in City controls on the project then allows the Developer additional operational flexibility.

- Compliance Period is reduced from 50 years to 20 years
- Previously accrued deferred lease payments are forgiven
- Compliance reporting requirements are reduced
- Developer is no longer subject to potential repayment (City's recapture rights) of up to $28 million



Use of Facility

- During the standard season, the Facility will be available for public use from 4:00 p.m. to 10:00 p.m., Monday through Thursday, in accordance with the Use Agreement. All users must execute a rental agreement and pay the applicable rental fees.
- During the standard season, the championship field will be available for the Brazos Valley Bombers home games and practice sessions.
- ***Use Agreement will be approved at a later date***





Protections

- **Pay Only After Performance**: The City provides no upfront grant funding. Reimbursements are limited to documented, paid, and eligible project costs submitted by the Developer.
- **Clawbacks and Remedies**: If the Developer defaults and fails to cure the default, the City may recapture reimbursements already paid and certain deferred lease payments. The City may also suspend incentives, pursue available legal remedies, or terminate the agreement.
- **City Retains the Land**: The City retains ownership of the land throughout the term and grants only a ground lease. Land use, operations, and maintenance obligations are secured through recorded agreements that remain in place for the compliance period.
- **Debt and Lien Limits**: Developer debt associated with the project is capped at approximately $30 million, adjusted for CPI. The Developer cannot mortgage the City's ownership interest in the land.
- **Reserves and Oversight**: The Developer must maintain required financial reserves and provide regular compliance reporting. The City retains inspection, monitoring, audit, and cost-verification rights throughout construction and operations.
- **No City Debt**: The City does not issue debt (except infrastructure improvements), pledges no credit, and uses no tax increment funds.



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