



Legislation Text

File #: 22-1076, **Version:** 1

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: May 25, 2022
COUNCIL DISTRICT(S): 2
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize **(1)** a thirty-year Interlocal Agreement with the Dallas Independent School District for the joint development, operation, and use of Reverchon Park Baseball Field; **(2)** the establishment of appropriations in an amount not to exceed \$5,000,000.00 in the Capital Gifts Donation & Develop Fund and **(3)** the receipt and deposit of Dallas Independent School District funds in an amount not to exceed \$5,000,000.00 in the Capital Gifts Donation & Develop Fund - Financing: Capital Gifts Donation & Develop Fund \$5,000,000.00 (See Fiscal Information for future costs)

BACKGROUND

This item authorizes a thirty-year Interlocal Agreement (ILA) with the Dallas Independent School District (DISD) for the joint development, operation, and use of Reverchon Park Baseball Field.

After the agreement with Reverchon Park Sports and Entertainment (RPSE) to redevelop the field for professional baseball was rescinded, Park and Recreation Department staff sought other partners to assist with the restoration of the facility. The Department engaged DSGN to engage the public, develop scope of work, and prepare concepts and ultimately produce a schematic design package. Further, a Task Force comprising Park Board members, league users, historic preservationists, adjacent businesses and community members was formed to assist with vetting scope of work elements for the project. The efforts resulted in staff and the consultant team presenting concept options to the Park Board in the Fall 2021 and Winter 2022.

The deal points are modeled on existing shared facility agreements the Park and Recreation Department has with DISD including Willis Winters Park/Woodrow Wilson HS and Fair Oaks Park/Conrad High School. The deal points for the use, construction and operation and maintenance include the following:

- Park and Recreation Department Reservation Office shall administer all reservations and scheduling

- DISD shall have priority scheduling rights for baseball activities
- DISD to provide needed dates for games and practices for the upcoming semester by August 15 and November 1
- DISD agrees to use field at 2021 level with ability to increase usage by 10%
- Usage beyond a 10% increase requires mutual agreement
- Park Department recreational leagues, amateur leagues, and other users (including DISD, if needed) can make reservations on a first come first serve basis on other available dates
- Neither party shall intentionally over-reserve the field
- DISD is solely responsible for the control and supervision of its students, faculty, employees and guests whenever DISD is using the field
- DISD police shall have authority to enforce all applicable statutes, ordinances and policies within the facility
- DISD will pay to City a cash sum of not to exceed \$5,000,000.00 for use by the City in construction of the facilities
- City shall own all improvements
- DISD shall not make any improvements without City's written consent
- City to provide general maintenance of the field and facilities
- For seasonal/major maintenance City and DISD propose to cost share (50/50) in order to maintain a high-quality playing surface
- DISD shall have right to store personal equipment at the field in a secure storage facility
- City and DISD will assess capital improvement needs at the facility every four years
- City shall control and must approve all signage, advertising and naming involving the field including school logos
- City retains exclusive authority to generate revenues from the sale of naming rights and advertising provided that naming rights be submitted to DISD for comment and approval, which shall not be unreasonably withheld
- DISD failure to deny approval within 30 days constitutes approval
- City shall have exclusive authority to provide concessions and products in the park and retain all generated revenues
- DISD and its affiliated groups may provide refreshments and products only with written

consent of City and retain those revenues during District reservations

- PTAs/booster clubs/parents groups may sell school spirit and booster type novelties as fund raisers within the field when being used by DISD
- DISD can charge admission fees and retain those revenues for any DISD game at the facility
- If facility is damaged, City shall promptly repair damaged and destroyed areas
- City and DISD shall share (50/50) in the cost to repair the damaged areas
- Each party must carry insurance or self-insurance
- Each party shall be responsible for its own acts of negligence

The estimated annual cost to maintain the improved field and associated amenities is \$134,909.00, which includes routine maintenance activities inside and outside the field. The seasonal or major maintenance activity cost is estimated to be \$40,000.00 per year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved this item April 7, 2022.

The Park and Recreation Board approved change of contract terms on May 5, 2022.

FISCAL INFORMATION

Fund	FY 2022	FY 2023	Future Years
Capital Gifts Donation & Develop Fund	\$5,000,000.00	\$0	\$0

The annual estimated cost to maintain the improved field and associated amenities is \$134,909.00 to be paid from the General Fund (subject to annual appropriations). The major maintenance cost is an additional \$40,000.00 per year to be paid from General Fund (subject to annual appropriations) on an as needed basis that will be a 50/50 cost share with DISD and will be reimbursed by DISD once maintenance has been completed. DISD will disburse \$5,000,000.00 to the City upon the execution of this agreement.

MAP

Attached