



**MINUTES**  
**LAWTON YOUTH SPORTS TRUST AUTHORITY**  
**SPECIAL MEETING**  
**LAWTON CITY HALL- 212 SW 9<sup>th</sup> Street, Lawton, Oklahoma**  
**3<sup>rd</sup> FLOOR CONFERENCE ROOM**  
**MONDAY, FEBRUARY 27, 2023 2:00 P.M.**

Chairman Henry called the meeting to order at 2:00 p.m. in the Third Floor Conference Room of City Hall. Notice of meeting and agenda were posted on the City Hall notice board as required by law.

**I. ROLL CALL**

**PRESENT:** Brian Henry, Steve Coleman, Sean Fortenbaugh, Hossein Moini, Carey Monroe

**ABSENT:** Albert Johnson, Jr., Clint Powell, Krista Ratliff, Randy Warren

**ALSO PRESENT:** Christine James, COL Parks & Rec Director; Greg Gibson, COL Deputy City Attorney; Jlyn Jorgenson, COL Assistant City Attorney; Tammy Branstetter, COL Deputy City Clerk; Matt Elliott & John Wack, Eastern Sports Management; Kim McConnell, Lawton Constitution; Larry (Dewayne) Burk, COL Deputy City Manager; Eric Swanson, Southwest Ledger

**II. BUSINESS ITEMS:**

**1. Receive a presentation for a feasibility study of the indoor sports facility.**

Chairman Henry said a link to the full 213-page report regarding the feasibility study was sent via email to all members of the Authority. This report is available in the City Clerk's office.

John Wack with Eastern Sports Management reviewed a PowerPoint presentation that highlights the major findings of the feasibility study (see attached).

Moini asked for clarification on why the facility will be built with two floors.

Wack said the main building typically has somewhere between 40-45 feet in height, and an eave height of somewhere between 30-35 feet. If you end up having the support space within that structure and the support space is only one floor, that leaves for quite a bit of unused space above. Wack said a second floor also allows spectators a chance to get off the floor and to look down at what's going on. He said that is particularly important during tournaments. However, Wack said everything that's been programmed for a two-floor support space could be achieved with a single floor, but you would lose the ability to have upper viewing without a second floor.

Christine James asked if Lawton Public Schools is the current owner of the Grandview site.

Chairman Henry said the land on the Grandview site is owned by the State and controlled through the Commissioners of the Land Office.

Chairman Henry said he asked Wack to be conservative with numbers when it comes to the economic impact that the sports facility will have on the community as to not overshoot some of these numbers. Chairman Henry said they also scaled back the number of tournament opportunities from 45 to 35, and the number of teams has been scaled back from 120 to 96.

Moini asked if the report given today will be the same report given to the City Council tomorrow.

Wack said yes.

Chairman Henry said the full 213-page report emailed to Authority members covers the pros and cons of each potential site where the sports facility might be built. He said while the Grandview site is owned by the State, the other two proposed sites have local ownership. He said these landowners are eager to be a part of the process. Chairman Henry said that while the Grandview site is recommended by Eastern Sports Management, the Authority ultimately has the final say on where to begin. He said if the location initially chosen by the Authority is not where the Authority ends up, there are other options.

Moini asked how many additional acres would be available for Phase II and Phase III should the Authority chose the Grandview site.

Wack said the 60 acres includes Phase II and Phase III.

Moini asked how many acres are needed for the sports complex itself.

Wack said building the sports complex would require approximately 12-15 acres.

Moini asked if the Authority would ask the Commissioners of the Land Office for the entire 60 acres should the Grandview site be selected.

Chairman Henry said the reason why the Authority would need only 60 acres is that there's an assumption of improving the existing four fields located on the Grandview site. Chairman Henry said LPS is not currently using these four fields, and they would be okay with the Authority taking them over. Chairman Henry said if one of the other potential sites are selected, approximately 80 acres would be required. Chairman Henry said there are 231 acres available at the Grandview site, but some of the terrain closer to Gore Boulevard is rugged and might prove challenging to develop.

Chairman Henry said there is currently a lease on the Grandview land. He said he's had early discussion with the State as to how that would pan out. Chairman Henry said he's notified the

Commissioners of the Land Office as to what the Authority would use the land for, and they're currently reviewing the plans to make sure there would be no issue with the proposed use. Additional steps would need to be taken with Commissioners of the Land Office should the Authority select the Grandview site.

Moini asked if the Grandview land is currently being used for farming.

Chairman Henry said yes – there is currently an agricultural lease on the property. He said with regards to the Commissioners of the Land Office, they generally have either commercial leases or agricultural leases.

Coleman asked what factors are included with the projection of a \$384,000.00 revenue during year one with regards to tournaments.

Wack said there are three different types of tournaments that will be ran – in-house tournaments, tournaments put on through partnerships and tournaments booked through straight rentals.

Coleman asked if registration fees include admission fees paid by parents and spectators.

Wack said admission fees are covered under ticketing fees.

Coleman asked if parents that come to watch their kids play in games each Saturday will have to purchase tickets separately for each sporting event.

Wack said it depends on the sport, but most court related sports will charge. However, any local league or practice activity will not require ticketing. Wack said ticketing is only for events.

Chairman Henry said common price points for surrounding communities with regards to tickets are \$10 a day or \$20 for a weekend pass.

Coleman inquired about seating for tournaments.

Wack said there will be a total of 64 portable bleachers available. Each of these bleachers have three rows for seating. Wack said in his experience, this is adequate seating for all types of events. However, the facility will have bay doors that can be open to bring in additional bleachers if more are needed.

Moini asked what the next steps in the process are.

Chairman Henry asked that Authority members thoroughly review the 213-page report that was emailed to them before the next Lawton Youth Sports Trust Authority meeting on March 9, 2023. He said at the March 9<sup>th</sup> meeting, the Authority will need to decide whether to move forward with Eastern Sports Management's recommendation of the Grandview site. Chairman Henry said the full report will help members make this decision, as it includes pros and cons for

each site. Chairman Henry said the facilities committee has started the groundwork on all three potential sites.

Moini mentioned that moving forward, there are deadlines the Authority should keep in mind with regards to funding and accessibility to various grants.

Chairman Henry said many of these grants require shovel-ready projects.

Wack noted that a futsal league is currently being comprised. He said this league will serve as an advantage to the new building, as approximately 20 teams that will play in the new sports complex. Wack said Matt Elliott is creating a series of tournaments in other types of sports to start momentum within the community before the facility is built.

Chairman Henry said asking the Commissioners of the Land Office for all 60 acres up front if the Grandview site is selected is an option. With this option, the Authority would have to start making payments immediately. Chairman Henry said another option would be to ask up front only for the acreage that it takes to build the complex and sign a futures contract for the remaining acreage. He said the futures contract would involve deadlines regarding future development of the land, but extensions could be granted if necessary.

Moini asked if a commercial business can be placed on State-owned land.

Chairman Henry said yes.

Moini said that might be one reason for asking for the full 60 acres up front – to avoid any unwanted commercial businesses from building nearby.

Chairman Henry stressed that the topography of the land close to Gore Boulevard would require extensive work to develop.

Monroe asked if the feasibility study discusses other sports that the area would support.

Wack said yes.

James asked what the duration of a lease is with the Commissioners of the Land Office.

Chairman Henry said they do 55-year leases.

James asked if the Authority would save any money by buying the property out right verses taking out a lease.

Chairman Henry said it would really depend on what the terms of the lease look like in comparison to purchasing the property out right.

Moini asked if property leased from the Commissioners of the Land Office can be subleased.

Chairman Henry said yes, but you must declare at the very beginning what the property will be used for.

James asked if the rest of 52<sup>nd</sup> Street will be widened soon.

Fortenbaugh said widening 52<sup>nd</sup> Street all the way to Lee Boulevard is currently being discussed.

Chairman Henry noted that the road that loops around the back of Eisenhower and leads to 52<sup>nd</sup> Street is currently owned by LPS, and it's in poor shape.

### **III. ADJOURNMENT**

**Motion** by Moini, **Second** by Monroe, to adjourn the meeting of February 27, 2023. **AYE:** Moini, Monroe, Henry, Coleman, Fortenbaugh **NAY:** None. ***Motion Passed.***

There be no further business, the meeting adjourned at 2:51 PM.