Legislation Text

File #: 16-1946, **Version:** 1

Resolution - A Resolution Approving a Modification to the Development Agreement for Mansfield StarCenter Sports Facility between the City of Mansfield, the Mansfield Park Facilities Development Corporation and DSE Hockey Centers, L.P.

Consider approving a resolution approving a modification to the development agreement for Mansfield StarCenter Sports Facility

Approve the resolution

Dallas StarCenter's representatives contacted the City to discuss the possibility of creating a public/private partnership for the construction and operation of a sports facility called Mansfield StarCenter Sports Facility.

The City Council approved the Development Agreement at the City Council meeting at the February 8, 2016, meeting contingent on funding participation from other entities. The additional funding was never secured so the Development Agreement was not executed.

The City has determined a better site for the facility might be to locate it on land near or adjacent to the 4.22 acres of property currently owned by the City. The City published notice of bids for the purchase and exchange or real property to find a more suitable site.

Geyer Morris Company, the retail developer for the Shops at Broad submitted a bid to exchange approximately 5.13 acres of land currently owned by the Company along with $2 million.

The modification to the Development Agreement includes the new site location to be leased and adjusts the construction and opening dates.

The development agreement outlines the scope of the project to include design, development and construction of an indoor skating rink approximately 82,500 square foot facility with two ice surfaces, locker rooms, programming space, viewing area, party and meetings, retail area, concession area, on-site parking and off-site shared parking and infrastructure. The estimated cost of the project is $15.1 million and will be completed through the Construction Manager At-Risk (CMAR) delivery method. Pete Durant and Associates, Inc. was awarded the CMAR contract by City Council at their July 11, 2016 meeting.

The construction of the facility will be paid in part by MPFDC allocating $8.5 million to the project. The facility will be built on City-owned land and will be a public facility. DSE Hockey Centers, L.P. will operate the facility through a lease and operating agreement between the City and DSE Hockey Centers L.P. This modification was approved with a vote of 5-0 at the August 18, 2016 MPFDC board meeting.

This facility will add an additional indoor element to our parks and recreation system that could operate year-round focusing on ice hockey leagues and tournaments and ice dancing. This facility will provide sports opportunities to our local youth and adults as well as out-of-town visitors. An economic and feasibility study was conducted on this project by Conventions Sport and Leisure, International.

MPFDC ½ Cent Sales Tax

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General Fund

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