



MEMORANDUM

Council Agenda
Item No. X. O
4/8/2025

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Concurrence with the Oklahoma City Riverfront Redevelopment Authority in approving a Management and Use Agreement with EPIC Paintball Park, LLC to continue preliminary activities related to the proposed construction and operation of a recreational paintball facility on Oklahoma City Riverfront Redevelopment Authority property at 8700 NW 10th Street, revenue of \$1,000, April 1, 2025 through March 31, 2026. Ward 3.

Location:

8700 NW 10th Street

Background:

For a number of years, EPIC Paintball Park, LLC ("Group") has leased various OCRRA property for use with recreational paintball activities. In 2021, Group began leasing a new site within the North Canadian River Corridor, on some 27 acres at 8700 Northwest 10th Street ("Location"). Group desires to relocate or expand its paintball operations ("Facility") at the Location.

The current Management and Use Agreement ("Agreement") expires on March 31, 2025. It allows the parties to mutually determine the feasibility of implementing Group's proposal to privately construct, operate, and maintain the Facility at the Location.

As part of its preliminary efforts, Group sought to modify the existing planned unit development ("PUD-555") governing the property. When Group formally requested changes to PUD-555, City of Oklahoma City ("City") staff helped Group prepare the necessary documentation and processed the required application and reviews. The City's Planning Director approved an administrative amendment to PUD-555 on July 16, 2024.

Group hoped to begin operations before the end of the current Agreement term. However, the desire to amend PUD-555, as well as certain financial challenges, prevented it from doing so. In fall 2024, Group began preliminary sitework at the Location and is working with City staff to secure related permits and approvals. Group requested a new Agreement to allow it to continue initial steps to construct the Facility while the parties explore a longer-term arrangement for Facility operations.

Under the Agreement, the parties will mutually determine the feasibility of fully implementing Group's proposal. Group's stated goal is to complete site-preparation work, construct the initial phase of the Facility, and begin operations by spring 2026. Group will proceed within the framework of its existing business plan and architectural renderings.

Group is responsible for necessary mowing and maintenance at the Location. Group must also remove trash and debris from the Location and report any illegal activity to the City's Police Department. Group will not prune or remove trees at the Location without OCRRA approval. Such approval may require a written plan for tree removal and pruning or the use of certified arborists.

The Agreement will be effective from April 1, 2025, through March 31, 2026. Group must provide required insurance and indemnification; protect OCRRA and City property at the Location; and comply with applicable laws, rules, and policies. Group will pay OCRRA \$1,000 for the Agreement. OCRRA approved the Agreement on March 25, 2025.

Revenue:

\$1,000 to be deposited in OCRRA - OCRRA-UNASN - Leases-Operating (OCRRA-5500-43600003)

Review:

Parks and Recreation

Recommendation: Concur with OCRRA in approving the Agreement.