



MEMORANDUM

Council Agenda
Item No. X. X
4/9/2024

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 near NW 10th Street and County Line Road, revenue of \$1,000, March 28, 2024 through March 31, 2025. Ward 3.

Location:

Near NW 10th Street and County Line Road

Background:

For a number of years, Group has leased various Oklahoma City Riverfront Redevelopment Authority (OCRRA) property for use with recreational paintball activities available to the public for paid admission. On March 30, 2021, Group began leasing a new site within the North Canadian River Corridor, on some 27 acres near Northwest 10th Street and County Line Road ("Location"). Group desires to relocate or expand its paintball operations ("Facility") at the Location.

Under the current agreement, which expires on March 28, 2024, Group's stated goal was to secure approval of a new Planned Unit Development ("PUD"), complete other site-preparation work, construct the initial phase(s) of the Facility, and be ready to begin operations in spring 2024.

However, Group informed staff it has experienced financial challenges in the current economy. Group also said it has not requested to modify the existing PUD, pending information from the City's Planning Department on necessary steps to initiate that process. (Group was subsequently provided with the information.)

As requested by Group, this Management and Use Agreement ("Agreement") will allow the parties to continue to mutually determine the feasibility of implementing Group's proposal to privately construct, operate, and maintain the Facility at the Location. Group will be authorized to apply for, and take necessary steps to secure, rezoning of the Location (or a modification to its existing PUD) to allow for construction and operation of the Facility. If Group successfully completes these steps, it will undertake other site-preparation work, with the goal of being ready to begin Facility operations in spring 2025.

Group is responsible for necessary mowing and maintenance at the Location. Group must also remove trash and debris from the Location and report suspected homeless activity to the City's Police Department.

Upon approval by OCRRA, the Agreement will be effective from March 28, 2024, through March 31, 2025. It may be terminated earlier, with or without cause, under certain conditions. Group must provide required insurance and indemnification; protect OCRRA property; and comply with applicable laws, rules, and policies. Group will pay OCRRA \$1,000 for the Agreement. OCRRA approved the Agreement on March 26, 2024.

Revenue:

\$1,000 to be deposited in OCRRA - OCRRA-UNASN - Leases-Operating (OCRRA - 200 - 0875 - 43600003)

Review:

Parks and Recreation

Recommendation: Concur with the OCRRA in approving the Agreement.