



MEMORANDUM

Council Agenda
Item No. X. Q
4/26/2022

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 Lease Agreement with EPIC Paintball Park, LLC, for site work and other 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 29, 2022 through March 28, 2023. Ward 1.

Location:

Near NW 10th Street and County Line Road

Background:

For a number of years, EPIC Paintball Park, LLC, (Lessee) has leased various OCRRA property for use with recreational paintball facilities available to the public for paid admission. In 2020, Lessee proposed relocating and/or expanding his paintball operations (Facility) to a new site within the North Canadian River Corridor, on some 27 acres near Northwest 10th Street and County Line Road (Location).

The current Lease Agreement (Agreement), which expires on March 29, 2022, allows the parties to mutually determine the feasibility of implementing Lessee's proposal to privately construct, operate, and maintain the Facility (which may include an indoor axe-throwing area) at the Location. On February 14, 2022, Lessee requested a new Agreement to allow him to continue the activities described above.

Under the Agreement, the parties can continue to mutually determine the feasibility of implementing Lessee's proposal. Lessee's duties include, but are not limited to, securing approval of a Planned Unit Development (PUD); completing other site-preparation work; constructing the initial phase(s) of the Facility; and being ready to begin Facility operations in spring 2023.

Lessee must provide required insurance and indemnification; protect OCRRA property; and comply with applicable laws, rules, and regulations. In addition, Lessee must secure necessary building permits, be responsible for mowing and debris removal at the Location, coordinate activities with City staff, and pay OCRRA \$1,000.

The Agreement is for one year from the date of approval by OCRRA. On March 29, 2022, OCRRA approved the Agreement.

Revenue:

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

Review:

Parks and Recreation

Recommendation: Concur with the Oklahoma City Riverfront Redevelopment Authority in approving the Agreement.