

Rapid City Soccer Complex



Soccer Rapid City



West River Adult League



OTHER ORGANIZATIONS

- ❖ HIGH SCHOOL SOCCER – BOYS & GIRLS
 - CENTRAL HIGH SCHOOL
 - STEVENS HIGH SCHOOL
 - SAINT THOMAS MOORE

- ❖ SDSM&T
 - MEN'S TEAM

VISION FUNDING APPROVAL

2005 PHASE THREE FUNDING ROUND

PROJECT	ALLOCATED AMOUNT	CIVIC IMPROVEMENT	MUNICIPAL INFRASTRUCTURE	ECONOMIC DEVELOPMENT
SOCCER	3,800,000	3,587,000		212,625



PRELIMINARY
MASTER PLANNING REPORT
PROPOSED SOCCER COMPLEX
RAPID CITY, SOUTH DAKOTA
FOR
CITY OF RAPID CITY AND
SOCCER RAPID CITY

Project #08-1468-E01

February 18, 2010



PROJECT PHASING

❖ PRELIMINARY MASTER PLAN PHASES

➤ PHASE ONE:	\$4,535,465
➤ PHASE TWO:	\$5,059,921
➤ PHASE THREE:	\$1,000,000
➤ <u>OVERSIZE:</u>	<u>\$(258,997)</u>
➤ TOTAL	\$10,336,389



REVISED PROJECT PHASING

INCLUDES JUST THE BASICS TO GET FIELDS AND PARKING BUILT.

- ❖ REDESIGN OF THE MASTER PLAN TO MINIMIZE CIRCULATION (eliminate loop road), MAXIMIZE PARKING AREAS, RELOCATION OF IRRIGATION POND
- ❖ GRADING & SEEDING OF ALL FIELDS
- ❖ DEVELOPMENT OF PARKING & CIRCULATION
- ❖ DEVELOPMENT OF IRRIGATION WELL, STORAGE & IRRIGATION SYTEM
- ❖ TOTAL ~ \$4,000,000



FUTURE PHASES

- ❖ LIGHTING OF FIELDS
- ❖ CONSESSION & MAINTANENCE BUILDING(S)
- ❖ ON-SITE WATER & SEWER UTILITY IMPROVEMENTS
- ❖ OFF-SITE UTILITY IMPROVEMENTS
- ❖ LANDSCAPING & OTHER AMENITIES



GOAL

TO DEVELOP A BASIC SOCCER COMPLEX THAT MEETS THE NEEDS OF THE COMMUNITY WITH THE ABILITY TO ENHANCE THE COMPLEX IN THE FUTURE.



FUND RAISING

Challenges:

- Large donors unsure of status of the “Vision” Funds
- No clear start date
- No comprehensive fund raising plan

Opportunities:

- Support of the ISIS Group
- Contract with the Abbey Group to facilitate a fund raising plan of \$2,000,000
- Get dirt moving

Other Revenue Options:

- Tax Increment Financing

ECONOMIC IMPACT

CVB formula - (# of out of town participants) x (# of day tournament (3 days avg))
x \$125.00 = Estimated Direct Spending

We understand this is low, however we need to be modest and say this only accounts for participants, this doesn't include the family, friends or fans.

SPRING/SUMMER SEASON

3-4 Tournaments

990 players

\$371,250 estimated direct spending

FALL SEASON

1-2 Tournaments

High School Season

SDSM&T Games

1,200 players

\$450,000 estimated direct spending

Other Tournaments & Events

\$799,875 Estimated Direct Spending



CONSERVATIVE YEARLY ECONOMIC IMPACT

\$1,621,125

City Sale Tax Generated = \$32,422
BBB Tax Generated* = \$8,105

* BBB calculated at ½ of direct spending



IMPACTS TO THE CITY

NO ONGOING OPERATION AND MAINTENANCE EXPENSE TO THE CITY

Soccer Rapid City has funded the maintenance of the existing soccer fields for many years. Soccer Rapid City will continue maintain and operate the new soccer complex.

In addition, the new complex will **NOT** use potable water for irrigation.



OTHER BENEFITS TO THE COMMUNITY

OTHER SPORTING GROUPS THAT NEED SPACE
AND WILL BENEFIT FROM EXISITNG SOCCER
FIELDS BEING FREED UP

- ❖ Black Hills Youth Football League
- ❖ Midget Football
- ❖ Black Hills Rugby Club
- ❖ Black Hills Lacrosse
- ❖ Rapid City Ultimate Frisbee Group



REQUEST

Thanks to the suggestion of Mayor Sam Kooiker, Soccer Rapid City is requesting the release of the remaining Vision Funds allocated to the soccer complex over the next 2 years or as funding becomes available. We believe with the release of these funds and on-going fund raising efforts that Phase One of the soccer complex can be completed without any alternative financing methods such as Tax Increment Financing. In addition, the development of the enhancements of the complex can be on-going project that will be manageable over time.