

St. Petersburg City Council  
Meeting of November 10, 2022

To: The Honorable Gina Driscoll, Chair and Members of City Council

Subject: A resolution approving the agreement between the City of St. Petersburg, Florida and Rowdies Soccer, LLC for the management, maintenance, and operation of Al Lang Stadium with a three-year term commencing on December 1, 2022; authorizing the City Attorney's office to make non-substantive changes to the agreement; authorizing the Mayor or his designee to execute the Agreement; approving a transfer in the amount of \$200,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the Tax Increment Financing Capital Improvement Fund (3005); approving a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the Tax Increment Financing Capital Improvement Fund (3005), resulting from the above transfer, to the Al Lang Improvements Project (TBD); and providing an effective date.

BACKGROUND: Rowdies Soccer, LLC ("Rowdies"), are the current managers of Al Lang Stadium under an agreement with the City of St. Petersburg that expires on November 30, 2022. The Rowdies have requested a new three-year agreement to manage, maintain and operates Al Lang Stadium commencing on December 1, 2022 and ending on November 30, 2025.

City Administration desires to continue the current relationship with the Rowdies at Al Lang Stadium and has negotiated a new agreement which includes the following major changes from the current agreement:

- Term: December 1, 2022 through November 30, 2025
- In addition to the Rowdies regular and post-season home matches, the Operator shall cause to be conducted at the Facility, at no cost to the City, a minimum of 10 events each contract year.
- City shall have the right, at no cost, to one dasher board sign along the side of the pitch/playing surface.
- Operator has the right to request a change to the Park Name (currently Al Lang Field) and/or the Facility Name (currently Al Lang Stadium). Additionally, Operator may request a naming for a portion of the Facility. Any name change or new name to a portion of the Facility will require the written permission of the City which may be granted only in accordance with applicable law, including City Ordinance requirements.
- During the Term, any net naming rights proceeds shall be shared 80% to Operator and 20% to City, with the City's share capped annually at \$50,000.
- Subject to the receipt of a capital improvement plan, the City agrees to pay Operator \$200,000 each contract year to help defray the costs of the capital improvements to the Facility.

RECOMMENDATION: City Administration recommends approval of the attached Resolution approving a new Agreement with a three-year term commencing on December 1, 2022; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Under the new agreement, the City will annually provide the Rowdies \$200,000 for capital repairs/improvements to the Facility. Funding will be available after the approval of a transfer in the amount of \$200,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the Tax Increment Financing

Capital Improvement Fund (3005) and a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the Tax Increment Financing Capital Improvement Fund (3005), resulting from the above transfer, to the Al Lang Improvements Project (TBD).

Approvals:

Joseph F. Zeoli  
City Development Administration

Budget:

Lance Stanford

**RESOLUTION NO. 2022-567**

**A RESOLUTION APPROVING THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND ROWDIES SOCCER, LLC FOR THE MANAGEMENT, MAINTENANCE AND OPERATION OF AL LANG STADIUM WITH A THREE-YEAR TERM COMMENCING ON DECEMBER 1, 2022; AUTHORIZING THE CITY ATTORNEY’S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT; APPROVING A TRANSFER IN THE AMOUNT OF \$200,000 FROM THE UNAPPROPRIATED BALANCE OF THE DOWNTOWN REDEVELOPMENT DISTRICT FUND (1105) TO THE TAX INCREMENT FINANCING CAPITAL IMPROVEMENT FUND (3005); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$200,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE TAX INCREMENT FINANCING CAPITAL IMPROVEMENT FUND (3005), RESULTING FROM THE ABOVE TRANSFER, TO THE AL LANG IMPROVEMENTS PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of St. Petersburg, Florida (“City”) is the owner of Al Lang Stadium that is located on City-owned real property identified on the City Park and Waterfront Map as number 39 and currently named Al Lang Field; and

**WHEREAS**, the City and Rowdies Soccer, LLC (“Rowdies”) entered into an agreement on July 22, 2021 (“Current Agreement”) for the Rowdies to manage, maintain and operate Al Lang Stadium; and

**WHEREAS**, the Current Agreement expires on November 30, 2022; and

**WHEREAS**, the Rowdies have requested a new agreement with a three-year term commencing on December 1, 2022 to continue to manage, maintain and operate Al Lang Stadium; and

**WHEREAS**, the City wishes to enter into a new agreement with the Rowdies for the Rowdies to manage, maintain and operate Al Lang Stadium until November 30, 2025, except as otherwise provided in the new agreement.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Petersburg, Florida, that the agreement between the City of St. Petersburg, Florida (“City”) and Rowdies Soccer, LLC (“Rowdies”) for the management, maintenance and operation of Al Lang Stadium with a three-year term commencing on December 1, 2022 is hereby approved.

**BE IT FURTHER RESOLVED** that the City Attorney's Office is authorized to make non-substantive changes to the agreement.

**BE IT FURTHER RESOLVED** that the Mayor or his designee is authorized to execute the agreement.

**BE IT FURTHER RESOLVED** that there is hereby approved the following transfer for Fiscal Year 2023:

<u>Downtown Redevelopment District Fund (1105)</u>	
Tax Increment Financing Capital Improvement Fund (3005)	\$200,000

**BE IT FURTHER RESOLVED** that there is hereby approved from the increase in the unappropriated balance of the Tax Increment Financing Capital Projects Fund (3005), resulting from the above transfer, the following supplemental appropriation for Fiscal Year 2023:

<u>Tax Increment Financing Capital Improvement Fund (3005)</u>	
Al Lang Improvements Project (TBD)	\$200,000

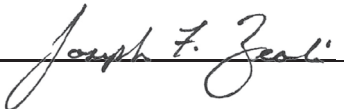
This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
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DEPARTMENT:

  
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BUDGET:

  
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