

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 2, 2025

Agenda Item:

Village Center Hub - Sports and Entertainment Public Private Partnership (P3 Solicitation)

Staff is requesting that the Village Council authorize a deeper solicitation process to search for additional, complimentary sports, entertainment and recreational partners within the Village Center Hub.

Background:

In December 2022, the Village of Estero received an unsolicited proposal from High 5 Entertainment to develop an indoor/outdoor family entertainment center within the Village Center. This interest coincided with the Village's vision for the Village Center.

Over the past two years, planning, land assembly and early-stage site development has progressed. Improvements have started within the sport spark campus by upgrading the high school football stadium and hard courts. Initial site construction has been completed within the entertainment campus. The next phase of entertainment campus site construction, the initial phase of sports park site construction and High 5 construction are all scheduled to allow for a Q2 2026 opening of High 5 Entertainment.

On Thursday, March 27, 2025, the Village received a proposal from Kemper Sports for a golf driving range and restaurant to be located adjacent to High 5 within the Village Center. Staff is currently reviewing that proposal.

Description:

The master plan for the Village Center allows for 5 total parcels for entertainment and recreation uses, one of which will be High 5 Entertainment. Staff is prepared to expand a national solicitation/search process to secure high quality, complimentary partners to the Village and High 5, including a golf range concept.

Action Requested:

Staff is requesting that the Village Council authorize a deeper solicitation process to search for additional, complimentary sports, entertainment and recreational partners within the Village Center Hub.

Process and Timeline:

The next step is the public notice process. Staff will place public notice on the Village website and in appropriate public media for the minimum period quired by the P3 statute. Meanwhile, staff will reach out to a qualified list of potential partners that could complement offerings of High 5 and the golf range.

Staff expect the solicitation process to take 3-4 months to complete. Through that timeline and beyond that period, individual negotiations will occur with the outcome resulting in new Public Improvement Agreements and Common Area Maintenance Agreements executed with each new partner.

In short, staff hopes to have this process completed within calendar year 2025 and a new focus on actual development of each parcel, coinciding with the sports park development schedule.

Financial Impact:

There is no immediate cost or financial impact to this project. In the long term, the P3 structure is intended to allow for a measured investment into these P3 relationships that will result in an acceptable return on investment that will be dedicated to offset expenses in operating and maintaining the sports park campus.

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Attachments:

1. Village Center Hub Concept Plan