PROGRESS REPORT:
Proposed TopGolf Development Project

November 1, 2016
City Council Meeting
HISTORY

- 2012
  - February: TopGolf concept introduced
  - August: City Council directed staff to begin negotiations with CenterCal
  - August-December: 12 Public Meetings
- 2013
  - May-June: Golf Course Advisory Group formed and presented findings to City Council
  - November: City Council approves initial Ground Lease Agreement w/ CenterCal
- 2014
  - March: City Council approved a revised Ground Lease Agreement
  - December: City Council voted to solicit proposals for a third-party Financial Analysis
- 2015
  - February: The Lakes Vision Committee was formed
  - May: Financial Analysis presented by Pro Forma Advisors
  - May: Vision Committee presents findings from community meeting and survey results
  - June: Golf Course Design Task Force formed
  - September: City Council approves revised Ground Lease Agreement
- 2016
  - February: Due Diligence Period commences
DUE DILIGENCE PERIOD

- Commencement Date: February 2, 2016
- Period = 12 months (February 2, 2017)
  - Option to extend for 150 days (June 30, 2017)
- CenterCal apply for required project entitlements
- Golf Course and Clubhouse Design
  - Modifications to “Exhibit D” approved by City Council August 2016
  - City must approve the final design and plans
- Environmental Review / CEQA
  - Traffic Study
  - Parking Demand Analysis
  - Soils Reports
- Financial Guarantee Review and Approval - City to issue letter to CenterCal
- Chevron Agreements - in progress
- Title Due Diligence - requesting extension through February 2017
GOLF COURSE DESIGN
CLUBHOUSE DESIGN

平面图展示了俱乐部房的设计布局，包括入口、接待区、更衣室、办公室、咖啡厅/酒吧和户外露台等区域。各区域有明确的标识和尺寸标注，确保了设计的实用性和美观性。
AFTER DUE DILIGENCE PERIOD

- Once conditions are satisfied, final approval can be sought from City Council by CenterCal.
- CenterCal must submit a Due Diligence Acceptance Notice within ten days of the end of the Due Diligence period and once entitlements have been approved.
- Immediately following, the City and CenterCal will execute an addendum to the lease agreement identifying the “Premises Turnover Date”, which will require the facility to close and CenterCal to begin payment of the “Initial Rent” of $18,000/month.
- Once the TopGolf facility opens for operation or after ten months, whichever comes first, CenterCal will begin paying the “Fixed Rent” of $43,750 per month ($525,000 annually).
- It is required that the City-operated portion of the facility be re-opened at the same time or sooner than the TopGolf facility.
CONSTRUCTION PHASE

- Estimated Timeline for Due Diligence Period / Environmental Impact Report
  - January through February: 45-day DEIR Public Review Period
  - January 26: Planning Commission comments on DEIR
  - May 25: Planning Commission Public Hearing
  - June 20: City Council Certification Hearing and 1st Reading of Entitlements
  - July 18: City Council 2nd Reading
  - August 17: Effective Date (30 days from 7/18)
    - Would trigger addendum to establish “Premises Turnover Date”

- Construction of Golf Course/Clubhouse ~6-8 months (re-open by Spring 2018)
- Construction of TopGolf Facility ~12 months (open by September 2018)

- Timeline could fluctuate, earlier or later, so Golf Course Design Task Force is requesting the City Council discuss the impacts to the course closure as it relates to Summer 2017 programming, golf operations and event planning
PLANNING FOR THE PREMISES TURNOVER DATE

- City timeline estimates entitlements to be effective on or around 8/17/17
- If approvals occur earlier, the City cannot hold up the process
- Considerations to The Lakes Golf Course operations
  - Youth Summer Camps
    - Planning begins now
    - Relocation options and impacts
  - Banquet Rentals
    - Book several months ahead for weddings, parties, meetings, and tournaments
  - Peak Season
    - Higher revenue is generated during the summer from camps, greens fees, and driving range
  - Employees and Independent Contractors
    - Will retain modified scope of management services for landscape maintenance
    - Provide employees and golf instructors ample notice
PENDING ITEMS

- Course Lighting
  - Financial Contribution
  - Project Management and Construction Contract
  - Southern California Edison Easement
- West Basin Municipal Water District Property for Expanded Parking
- Explore Onsite Construction Management Oversight
- Integration of Timelines and Action Plans
- Public Information will be available on the City website
Discussion and Questions