

Pottawatomie County's Transformative Sports and Economic Hub: Detailed Timeline

10-26-2023

Timeline of Main Events: Baseball Heaven and TIF District Development

This timeline outlines the proposed development phases and key actions for the Baseball Heaven project in Pottawatomie County, as presented in the proposal.

Initial Proposal Presentation: A comprehensive proposal for the "Baseball Heaven" project and surrounding Tax Increment Financing (TIF) District Development is presented to the

Pottawatomie County Commissioners. This proposal outlines the vision, scope, financial model, and community benefits.

Approval from Pottawatomie County Commissioners: The crucial first step, where the Commissioners give their approval to proceed with the formal planning phase of the Baseball Heaven project.

Formation of Baseball Heaven Oversight Board: Immediately following approval, an independent Oversight Board is established. This board will include county officials, community leaders, and local business representatives, tasked with ensuring financial transparency and strategic planning.

Initiation of Public-Private Partnerships: Concurrently with the board formation, efforts begin to secure corporate sponsorships and partnerships with local businesses and national brands to generate additional revenue.

Begin Environmental and Zoning Assessments: Before construction, necessary environmental impact studies and zoning assessments are initiated for the proposed 132-acre development site.

Infrastructure Development (Phase 1): Road Construction: Estimated \$1M - \$1.5M for roads connecting the complex to highways.

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Utility Infrastructure: Estimated \$500,000 - \$800,000 for water, sewage, electricity, and gas lines.

Construction of Core Infrastructure and Baseball Heaven Sports Fields: This marks the beginning of physical construction for the sports complex itself, including the 6 turf baseball and softball fields, indoor training facilities, and the community event center.

Development of Hotels/Motels, Retail, and Dining Zones (Phase 2): Once the core sports complex is established, this phase focuses on building mid-range and extended-stay hotels, as well as retail and commercial zones with restaurants and entertainment, clustered around the sports complex.

Expansion of Community Facilities, Green Spaces, and Additional Sports Programming (Phase 3): The final proposed phase involves further development, including public parks, landscaping (estimated \$200,000 - \$300,000), and an expansion of youth sports programming and community outreach.

Ongoing Operations and Revenue Generation: Throughout and after the development phases, the project is designed for long-term sustainability through various revenue streams:
Field rentals, tournament hosting, concessions, and merchandising from Baseball Heaven.
Sales tax and visitor occupancy tax from hotels/motels (projected \$300,000 - \$500,000 annually).
Sales tax from retail and dining businesses (projected \$225,000 - \$300,000 annually).
Reinvestment of TIF captured property tax increments into infrastructure.
Visitor spending in local businesses.

Ongoing Public Engagement: Hosting community meetings to ensure continuous input and support from residents, sports organizations, and small businesses.

Regular Audits: Ongoing financial audits to maintain accountability and ensure efficient use of public funds.

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Implementation of Umpire Salary Conversion Model: A specific initiative aimed at improving officiating professionalism and ensuring fair compensation.

Youth Scholarships and Community Outreach: Establishment of a scholarship fund for underserved youth and partnerships with local schools and organizations for clinics, educational programs, and mentorship.

Cast of Characters:

The proposal primarily refers to roles and entities rather than named individuals. However, based on the context, we can infer the key "characters" involved:

The Proponent/Author of the Proposal: This individual is the driving force behind the Baseball Heaven project. They have conducted doctoral study on youth sports governance, infrastructure, and financial transparency, drawing on personal journey, case studies (Lions Club ball fields, Florida AG vs USSSA RICO case), and experience with umpire salary conversion proposals. Their expertise underpins the entire project.

Pottawatomie County Commissioners: These are the primary decision-makers to whom the proposal is directed. They hold the authority to approve the formal planning phase and subsequent development of the Baseball Heaven project and the TIF district. Their role is crucial for the project's commencement.

Baseball Heaven Oversight Board (Proposed): An independent body to be established upon project approval. This board will comprise:

County Officials: Representatives from Pottawatomie County government, ensuring alignment with county objectives.

Community Leaders: Individuals representing the interests of the local community, fostering public trust and engagement.

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Local Business Representatives: Individuals from the business community who can contribute insights on economic development and partnerships. Their collective role is to ensure financial transparency, strategic planning, and accountability for the project.

Underserved Youth/Communities (e.g., Shawnee, Tecumseh, McLoud, Bethel Acres): These are the beneficiaries of the youth sports development aspect of the project. They represent towns and populations within Pottawatomie County that currently lack adequate youth sports infrastructure and will gain access to state-of-the-art facilities and programming.

Local Businesses (Hotels, Motels, Retail, Dining Establishments): These entities are crucial partners in the TIF district model. They are expected to generate significant tax revenue (sales tax, visitor occupancy tax) and create jobs, directly benefiting from the increased visitor traffic brought by Baseball Heaven.

Visitors (Visiting Teams and Families): The primary clientele for Baseball Heaven. Their presence in the county for tournaments and events is the key driver of economic activity, leading to increased visitor spending and tax revenues.

Local Residents/Community: The broader population of Pottawatomie County who are expected to benefit from job creation, improved community amenities, and access to sports facilities, as well as being a source of ongoing input for the project.

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