

Proposal to Acquire Lions Club Ballfields

Instrument of Transfer Land – Executive Order 1947)

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Submitted by: Brian Crawford Memorial Foundation (501c3)

Prepared by: Kenneth R. Crawford

I. Executive Summary

The Brian Crawford Memorial Foundation, a registered 501(c)(3), proposes to acquire and revitalize the Lions Club Ballfields in Shawnee, Oklahoma. This parcel, governed by the 1947 Instrument of Transfer (IOT), holds historic significance and federal land-use restrictions intended to protect public recreation. Our plan places compliance, transparency, and community value at the center, featuring a state-of-the-art indoor dome facility and a multi-use outdoor field system supporting youth baseball, softball, and adaptive sports programs.

This proposal is submitted in good faith with a firm offer to purchase the parcel under federal IOT compliance, ensuring continued public access and youth-focused recreation.

II. Legal and Historical Context

A. Instrument of Transfer Land (Executive Order 1947)

- The parcel is governed by a 1947 Instrument of Transfer (IOT) executed under the Surplus Property Act of 1944 and Executive Order 9689, transferring it from

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the federal government to the City of Shawnee for public benefit purposes【149†source】.

- The IOT imposes strict conditions that the land must be used for public recreation or airport purposes, depending on designation. Violations of these terms may trigger a federal reversion clause【149†source】.
- Instead, compliance is tied to the original federal conveyance terms as documented in War Assets Administration records【149†source】.

B. Local Precedents: 2006 IOT Land Sales

- OBU and Shawnee Little Theatre acquired IOT parcels in 2006.
 - Inflation-adjusted sales data confirms a 2025 fair market value benchmark, used for our valuation model.
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III. Verified 501(c)(3) Engagement

A. Historical Engagement with City

- In 2022–2023, the Foundation offered to modernize the site with turf, lighting, and a Little League International charter. The proposal was conveyed to then-Mayor Ed Bolt.

B. Fair Market Value and Offer

- Based on aerial site mapping (~6.5 acres / 283,140 sq ft) and 2006 precedent sales, our estimated value: **\$300,000–\$360,000**.
- Accounting for public-use discount and site conditions, our **official offer: \$325,000**.
- Offer is conditional upon:
 - Federal confirmation of IOT status

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- Deed restriction for youth recreational use
 - Transparent reinvestment of proceeds into Shawnee’s park system
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IV. Facility Concept: Dome + Multi-Field Layout

A. Existing Site Context

B. Proposed Master Plan

- Depending on final land configuration and usable green space confirmed through aerial analysis and site verification, the area is estimated to support the following:
 - Features:
 - The goal is to maximize safe playing spaces and land availability based on real-world dimensions and site optimization.
 - 500' x 250' Indoor Dome (Farley Group)
 - Four to five (4–5) 200' baseball/softball fields
 - Three (3) 125' fields for T-Ball, Coach Pitch, or Challenger League
 - ADA access, safe walkways, and landmark preservation
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V. Community Integration

- The site will serve as home to BCM Sports Affiliated League Play, with enrollment supported by area demographics.
 - This facility fills a public gap in safe, regulated, transparent youth sports venues.
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VI. Financial Viability & ROI

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- The recent FEMA settlement with the City of Shawnee is projected at **\$1.3 million**, earmarked to restore park infrastructure to its 2022 condition. In alignment with Farley Group’s capital funding model, the City could leverage this one-time federal reimbursement by establishing an escrow account to guarantee the buyback or performance-based financing terms required for the dome facility.
- Under this model, the Brian Crawford Memorial Foundation would begin operations and fulfill buyback obligations contractually, enabling the City of Shawnee to reinvest the \$1.3 million into a new regional park or broader recreational update upon completion.
- Based on documented findings from the doctoral study *Integrity of the Game vs Economic Impact (Politics); The Oklahoma Business Plan*:
- BCM Sports documented tournament entry fees at Hidden Valley from 2001–2008 totaled over **\$114,764.03** during the early USSSA years. This financial history supports the site's long-term viability as a revenue-generating, tournament-hosting venue, even before modern upgrades or dome implementation[149†source].
- Furthermore, based on the Hidden Valley dataset (2001–2025), aggregate USSSA tournament entry fees collected at **Firelake Ballfields** alone exceeded **\$1.72 million**, while **Pottawatomie County** facilities combined totaled approximately **\$1.16 million** in team fees. Firelake’s totals are higher because it also functions as a **satellite facility** for events headquartered at Bouse Sports Complex, Buck Thomas Complex, and the Brian Crawford Memorial Sports Complex. This multi-site dependency explains the numerical discrepancy and underscores Firelake’s critical role in statewide tournament logistics. When compared to total documented tournament entry fees across the state of Oklahoma, which exceeds **\$34 million**, the Lions Club site—when upgraded—stands to recapture substantial market share.
 - One 3-day tournament = \$190,944 economic impact

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- 32 annual events = 15.6-year return on \$5M facility investment
- Dome ROI accelerates due to year-round operation
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- Under this model, the Brian Crawford Memorial Foundation would begin operations and fulfill buyback obligations contractually, enabling the City of Shawnee to reinvest the \$1.3 million into a new regional park or broader recreational update upon completion.
- Based on documented findings from the doctoral study *Integrity of the Game vs Economic Impact (Politics); The Oklahoma Business Plan*:
- Additionally, BCM Sports documented tournament entry fees at Hidden Valley from 2001–2008 totaled over **\$114,764.03** during the early USSSA years. This financial history supports the site's long-term viability as a revenue-generating, tournament-hosting venue, even before modern upgrades or dome implementation[149†source].
 - One 3-day tournament = \$190,944 economic impact
 - 32 annual events = 15.6-year return on \$5M facility investment
 - Dome ROI accelerates due to year-round operation

VII. Request to City of Shawnee

1. Halt closed-door negotiations (e.g. YMCA)
2. Open public bid process for IOT parcels
3. Notify federal authorities of potential conveyance

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4. Accept this proposal for formal review
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VIII. Conclusion

This proposal honors federal land intentions, leverages modern facility design, and guarantees youth-first programming. The goal of this doctoral study is to help pave the way for youth sports reform throughout the state of Oklahoma. With a documented IRS Form 211 whistleblower submission and an Oklahoma Attorney General complaint on file, this proposal stands at the intersection of transparency, accountability, and recovery.

My initial observations of a lack of public safety have led to the discovery of eyebrow-raising land sales, non-competing municipal loans, and a persistent absence of transparency in public facility governance. This partnership opportunity between the City of Shawnee and the Brian Crawford Memorial Foundation is an olive branch—a chance to leave behind the flawed practices of the past and instill a new era of integrity and grassroots community stewardship. We hope you'll consider this a step forward together for the betterment of our youth and our shared public spaces. The Brian Crawford Memorial Foundation respectfully requests the City of Shawnee's partnership to preserve, protect, and modernize this valuable public asset.

Contact:

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