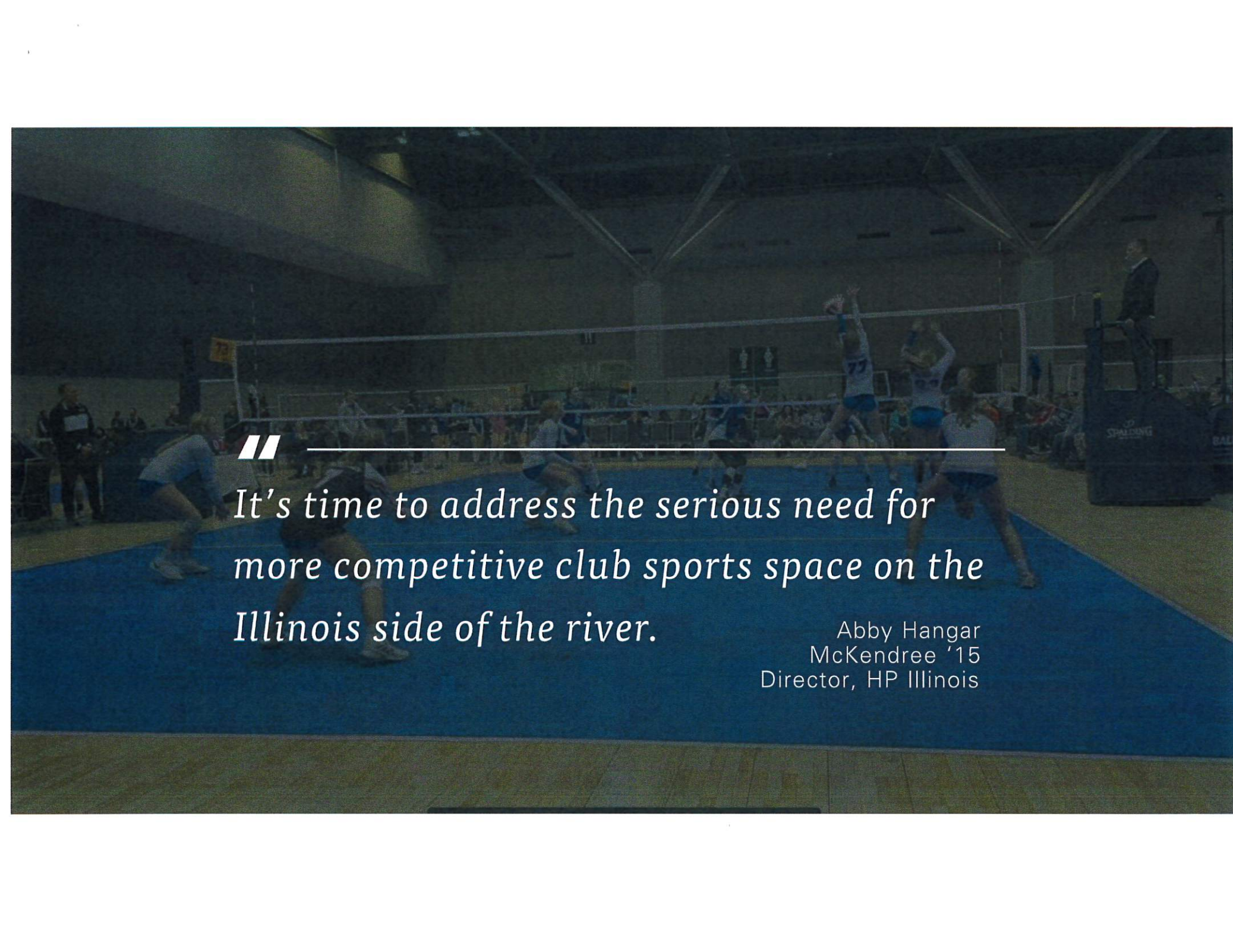




Metro-East Sports Academy

Josh Wilson OD

02/23/2024



// It's time to address the serious need for more competitive club sports space on the Illinois side of the river.

Abby Hangar
McKendree '15
Director, HP Illinois



Metro-East Sports Academy

Ownership Team

Proven local business leaders

Championship level select sports management

Regional coaching connections



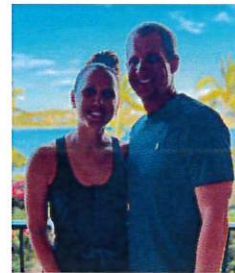
Josh & Lindsay Wilson
O'Fallon, IL
Advanced Vision Care



Abby Hangar
Director,
HP Illinois



Brent & Patti Kreke
Lebanon, IL



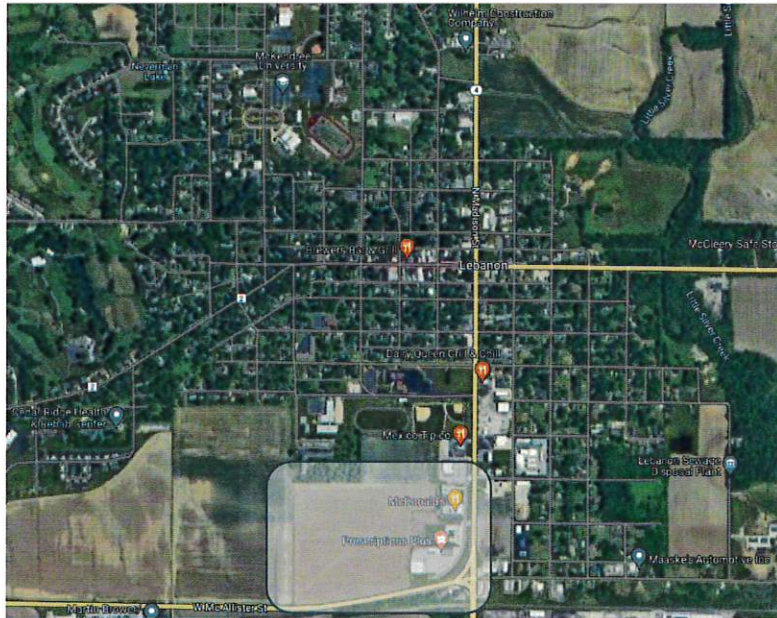
Travis & Amy Venhaus
Lebanon, IL



Justin & Kelsey Dunning
New Baden, IL

Location

34.5 acres at the intersection of Routes 4 & 50 in Lebanon.



Project

\$6 million youth sports complex

66,000 ft² indoor center:

Indoor baseball/softball

8 volleyball courts

4 basketball courts

21 acres of outdoor sports:

6 youth baseball/softball fields

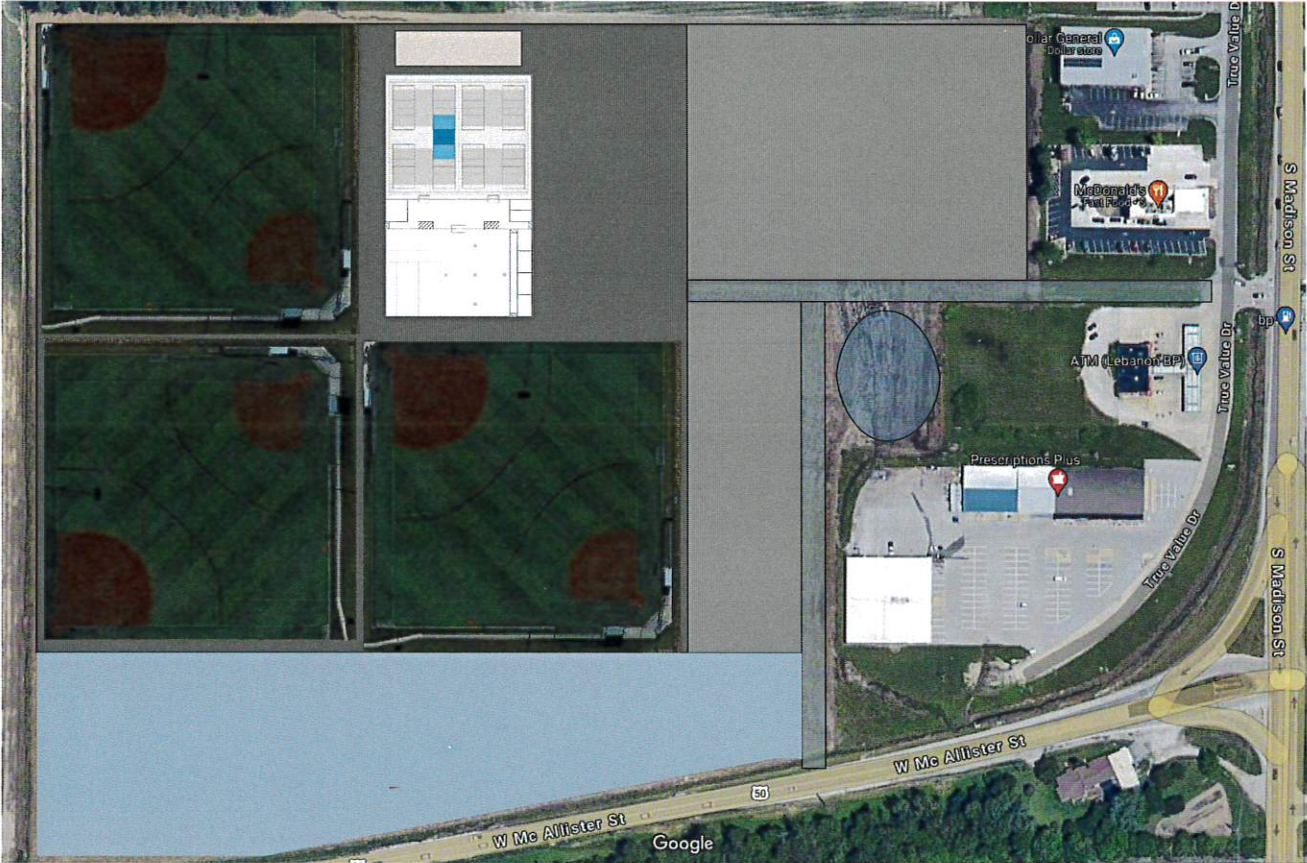
3 soccer fields

2 sand volleyball courts

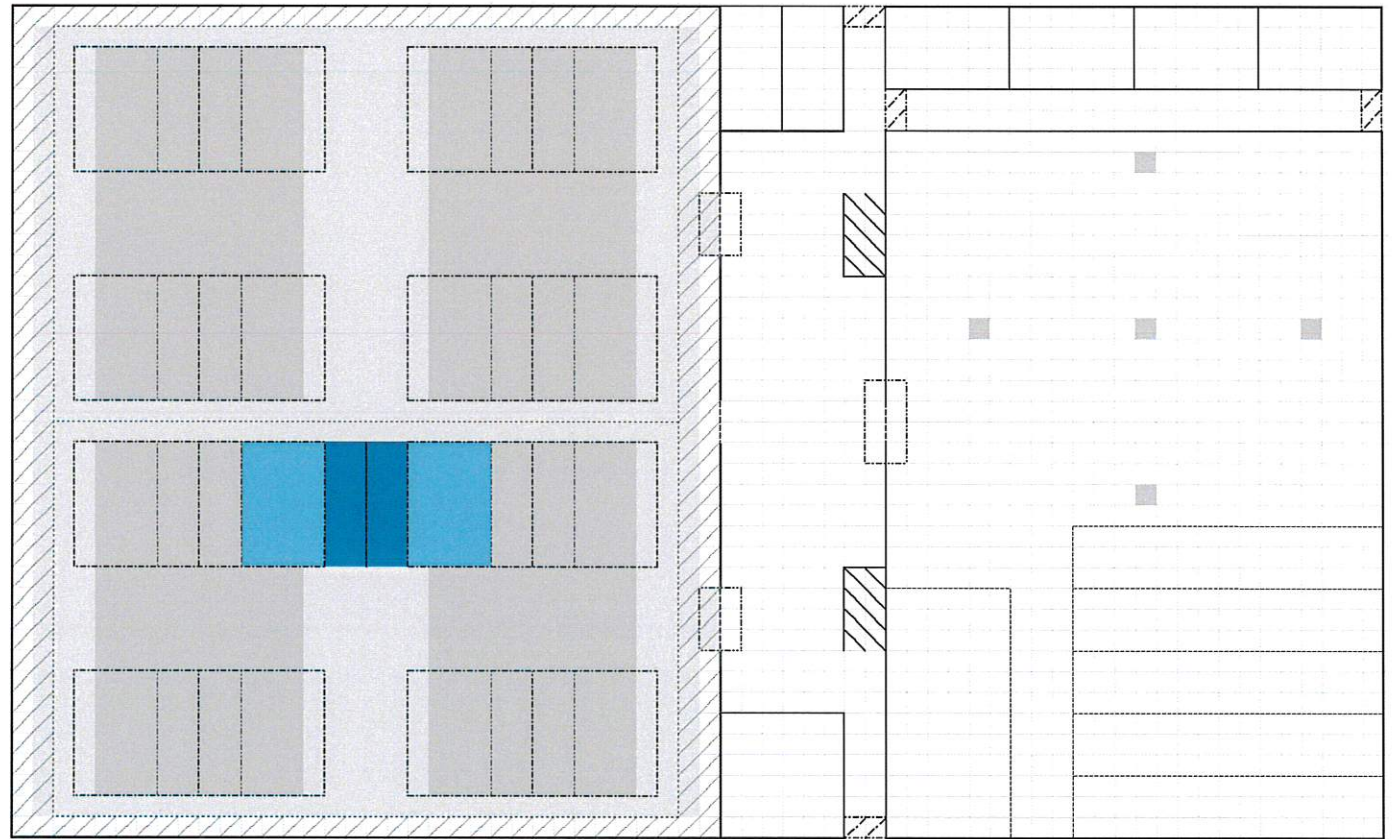
Additional commercial
development



Concept



Concept



Economic Impact

Derived from actual numbers from the HP South facility in Fenton, the 8 volleyball courts would expect to draw 2,000 unique visitors each week.

Volleyball would also conduct Friday night league play and at least 10 weekend tournaments each indoor season (Nov-Apr).

Basketball has the potential to draw another 1,000 unique visitors each week.

Partnership opportunities with the McKendree volleyball program could provide additional benefit to the Lebanon community.

OUR FACILITY

Legacy VTC features 11 volleyball courts. The courts provide NCAA Championship quality lighting with Olympic level volleyball flooring. The flooring is concussion resistant and the safest surface any high impact athlete can play on to dramatically reduce impact, lower body and repetition injuries. Each court boasts full HD Streaming Cameras.

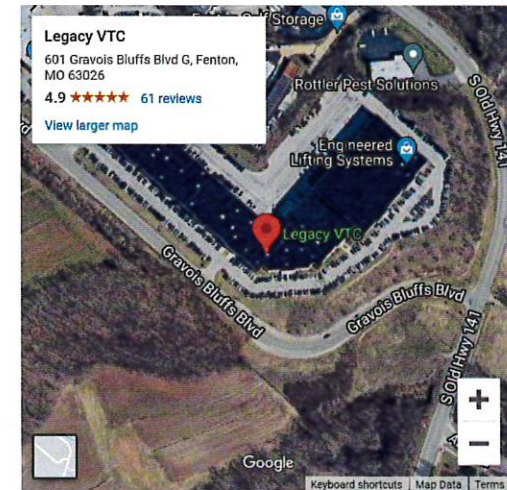
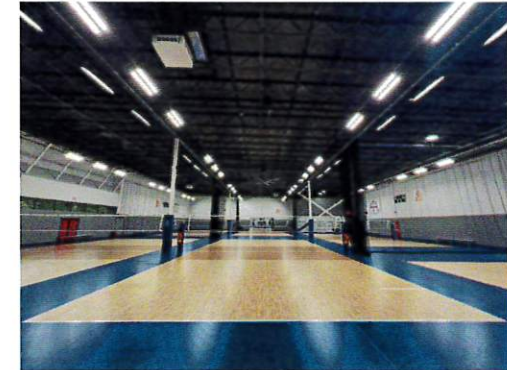
The courts at Legacy VTC can be rented to the public for volleyball, sitting volleyball, and pickleball 7 days a week. Volleyball club teams, developmental programs, camps, clinics, lessons, leagues, tournaments, fundraising events, and more are offered at Legacy VTC.

The facility also has multi-use rooms available for conference meetings, coach's clinics, team meetings, team parties and more!

Over 2,000 unique visitors a week will come through the facility for these hosted activities and events. For more information on programs, rentals, advertising and/or sponsorships please contact us!

 **TONY Stratman**
Managing Partner
Phone: 314-398-5495

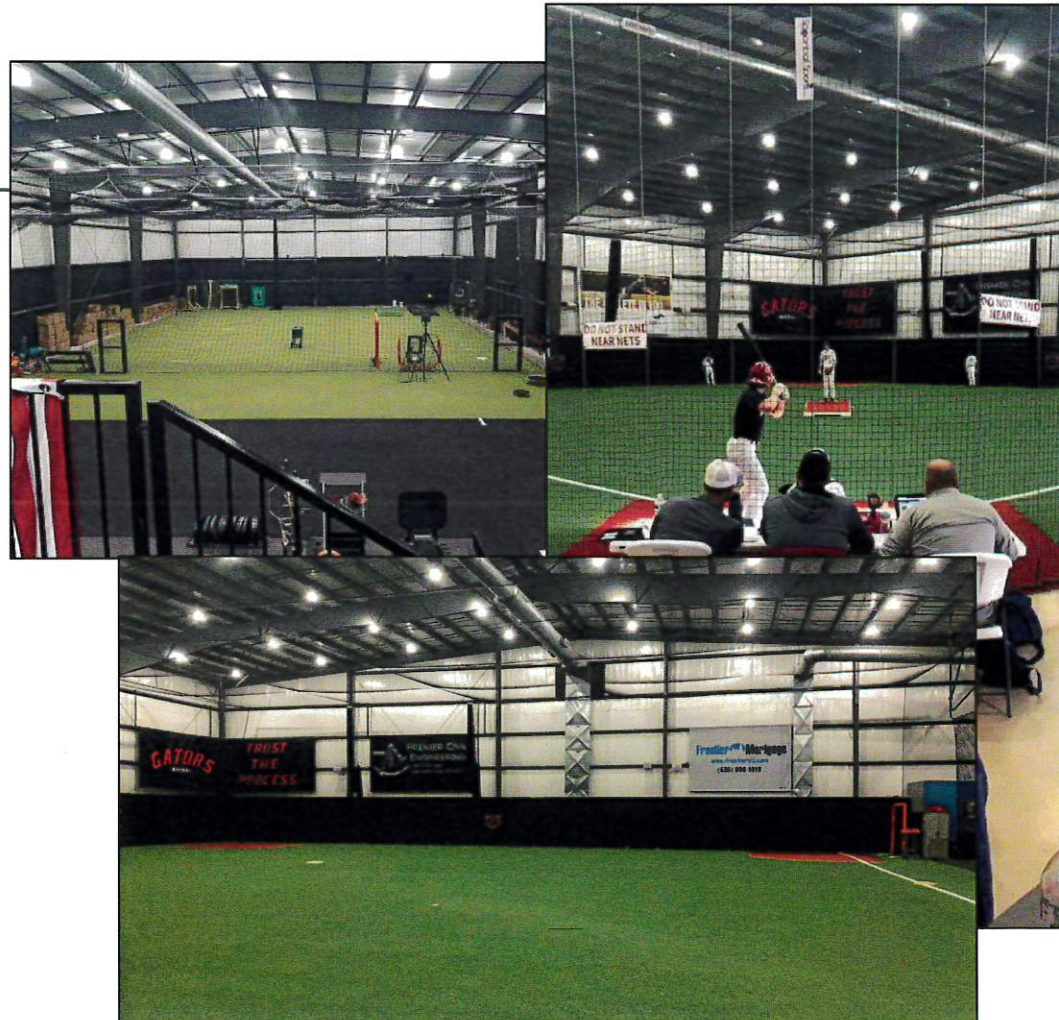


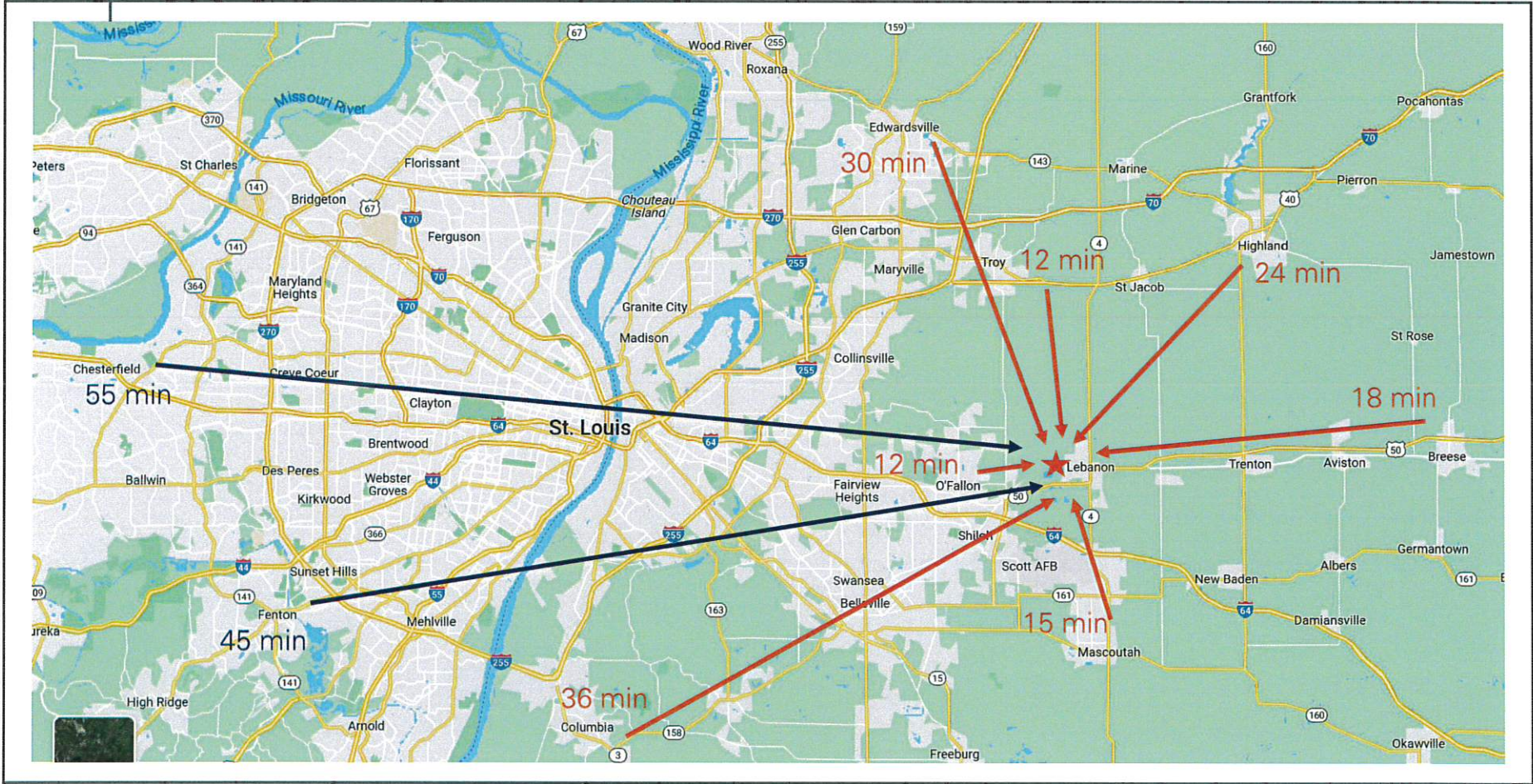
Economic Impact

The baseball/softball portion of the complex will resemble the Sports Barn facilities in Wentzville and Wood River, bring 20,400 of turfed indoor training space.

Developers have existing relationships with several youth baseball and softball clubs, such as the Metro-East Blaze and Dazzlers Softball organizations. Additionally, space exists for athletic training, concessions, terraced spectator viewing, and offices.

Weekly league (4 to 5 days) and tournament (2 to 3 days) play will draw up to 4,000 unique baseball/softball visitors.





Potential Incentives/Needs

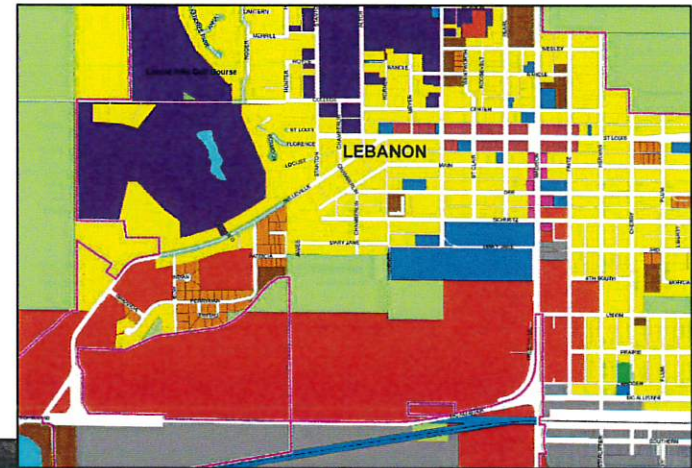
TIF Reimbursable Expenses:

- Up to \$2.5 million in eligible expenses (land acquisition, civil engineering, parking, infrastructure improvements, concrete floors, etc)
- Expected assessed valuation of tilt-up concrete structure x \$0.088784 Lebanon tax rate equals ~\$125,000 annually in taxes over 20-year TIF agreement

Need for extension of Mercantile Drive to connect to property

Help in contacting Scowcroft property owners

Liquor license for concessions



Additional Opportunities

Sales Tax District Overlay:

- Build revenue source for turfing of outdoor fields for almost year-round outdoor tournament play & provide for field lighting for nighttime play
- Overlay Route 4 business district

Partnerships with McKendree University & Lebanon CUSD9:

- Men's and women's volleyball and beach volleyball programs for game and tournament play, camps, etc.
- Training for softball program
- Event space for community activities

