



HUNTINGTON BEACH SPORTS COMPLEX

COMMUNITY DRIVEN. FUTURE FOCUSED.

1

JULY 2026

WHERE WE STARTED

Prior to 2021, the City of Huntington Beach operated the HB Sports Complex under the Community & Library Services Department.

In 2021, the City issued an RFP seeking an operating team, to assist in expanding participation, improving the customer experience, increasing field utilization, and positioning the complex as a premier destination for youth and amateur sports.

SPORTS COMPLEX CHALLENGES

01

HISTORIC FACILITY USAGE

City of HB historically budgeted/staffed the Sports Complex operation to support 30-35% facility usage.

02

HISTORIC NET REVENUE

In 2018/19, the Sports Complex generated a net revenue of \$17,237.

03

MULTIPLE PARK MANAGEMENT PROVIDERS

Landscape, concessions, field maintenance, building maintenance, events/community programming, etc. were all managed by separate departments or third-party service providers.

04

AGING INFRASTRUCTURE/DEFERRED MAINTENANCE

Capital infrastructure investment had largely been deferred for 15 years.

WHERE WE ARE TODAY

A LONG-TERM PARTNERSHIP

HBSC PARTNERS & CITY OF HUNTINGTON BEACH

HBSC has transformed the Huntington Beach Sports Complex into a more active, accessible, and financially sustainable community asset—serving more users, creating more opportunities, and generating greater resources for future investment.

COUNCIL ACTION

On 9/7/21, City Council unanimously approved an Operational/Management Agreement between the City of Huntington Beach and HBSC Partners, LLC, for Facility Management and Operation Services at the Huntington Central Park Sports Complex

HIGHLIGHTS

01

PARKING REVENUE

City parking revenue has increased from \$110,411 in FY 21/22 to \$726,126 in FY 24/25.

02

FACILITY USAGE

The Complex has increased from 35% usage (\$17,237 in City net revenue) to 95% usage, producing \$218,887 in City revenue share in 2025.

03

CAPITAL IMPROVEMENTS

HBSC Partners has invested \$650K in park infrastructure, including enclosed dugouts on all fields, flexible fencing to facilitate larger events, and installing a new sports turf field.

04

COMMUNITY OUTREACH

Launched a community outreach program, in November 2025, which has provided over 850 of our local youth with camps, clinics, and \$16,000 in scholarships.

05

EXPANDED PROGRAMMING

The Sports Complex has broadened program offerings to include more camps, sports training, flag football, lacrosse, volleyball, and soccer programming.

WHERE WE ARE TODAY

ONGOING CHALLENGES

As the complex serves nearly three times the number of users and participation continues to increase, strategic improvements are necessary to meet both current needs and future demand.

2x - 3x

LANDSCAPE MAINTENANCE INCREASE

The current landscape maintenance contract will expire in FY 27/28 and is projected to increase 2-3 times in subsequent years

\$1.1M

LED LIGHTING UPGRADES

The City Capital Improvement Plan contemplates a five phase LED lighting retrofit project. Two of five phases have yet to be funded/completed.

~17M

GALLONS OF WATER CONSUMED ANNUALLY

23 acres of natural grass fields consume an estimated 17M gallons of water annually.

DEFERRED INFRASTRUCTURE REPAIRS

Public Works recently replaced a failed water pump at the site and the 20+ year old irrigation system components continue to experience failures. A complete irrigation system replacement is estimated at \$5.2M.

BATTING CAGE CLOSURE

The original batting cages have been closed due to safety concerns since July 2024. The replacement of the existing cages is estimated to cost \$330,000. However, training modalities have evolved and this presents an opportunity to build a modernized, state-of-the-art training facility.

LIMITATIONS ON FIELD USE

Flag Football, Soccer, Lacrosse, amongst other sports require a grass/turf surface. The baseball/softball infield surfaces limit the flexibility and field use for other purposes.

THE NEXT EVOLUTION

BUILDING THE FUTURE OF COMPETITION AND COMMUNITY

Our vision is to create a community hub that benefits everyone—leveraging capital investment to deliver new infrastructure, expanding recreational opportunities for our residents, and generating recurring revenue that supports the future of the Huntington Beach Sports Complex.

HIGHLIGHTS

01

RISE TRAINING CENTER

A training facility that supports modern training modalities for local athletes and provides broader community wellness training.

02

MULTIPURPOSE SPORTS COMPLEX

Maximize the flexibility, usability, and availability of fields for various sports and events.

03

BRAND PRESENCE

Continued expansion with partners that are looking to enhance community experiences, support youth development, and invest in the future of one of Southern California's most active sports destinations.

THE NEXT EVOLUTION RISE TRAINING CENTER



Rise Training Center is more than an athletic performance center—it is a community wellness campus dedicated to developing healthy, confident, and resilient athletes and families through movement, education, and connection.

1

YEAR-ROUND INDOOR TRAINING CENTER

Elite-level training facility for youth, high school, and collegiate athletes. Customized programs built around each athlete's goals, needs, and sport.

2

REPLACE OUTDATED BATTING CAGES

Four premium cages available to the public, including 2 professional-sized and 2 youth-sized. Bookable in 30-minute slots for individuals or teams with adjustable pitching machines for maximum flexibility.

3

COMMUNITY WELLNESS PROGRAMS

Early morning adult bootcamps, senior mobility sessions, nutrition workshops, “open gym” memberships, this training center will serve as a wellness hub for our community.

4

PROVIDE SPONSORSHIP & RETAIL ATTACHMENT

In addition to on-site signage and experiential activations, the facility will support sales of apparel, training/recovery equipment, sport-specific accessories, nutrition and hydration, and/or other related merchandise.



TRAINING CENTER FLOORPLAN



TRAINING CENTER RENDERINGS

THE NEXT EVOLUTION

SPORTS TURF CONVERSION

This transformation is about more than replacing grass, it is about creating a modern sports destination that delivers greater access, enhanced experiences, and long-term value for our community while ensuring that the Huntington Beach Sports Complex remains a premier recreational destination.

1

FEWER CLOSURES & CANCELLATIONS

Minimal downtime for maintenance and reduced closure due to rain/field conditions, provides greater playability and more usable field hours.

2

MAXIMUM FLEXIBILITY

Provides a playable surface for all sports, allowing a flexible combination of uses on a daily basis. This will increase facility capacity without increasing its footprint.

3

PREMIUM EVENT VENUE

Sports turf creates a stronger venue profile. More flexible scheduling and reliable field conditions elevate the facility to a premium level. Premium tournaments bring more visitors which in turn drives community value and local business revenue.

4

REDUCTION IN CITY DIRECT COSTS

Saves 17M gallons of water annually, eliminates \$5.2M in deferred irrigation repairs, and saves the City a projected \$385K annually in landscape maintenance costs over the life of the turf.

WHEN ONE FIELD BECAME SPORTS TURF

HBSC's conversion of a single field to artificial turf served as a proof of concept, demonstrating increased utilization, improved field reliability, expanded programming opportunities, and stronger revenue potential.

4.35x

REVENUE MULTIPLE

Field F: \$27,420 → \$119,340 annually

~1.8M

GALLONS SAVED

Tens of millions of gallons across the full complex

MULTIPURPOSE FIELD

Multiple field configurations provide soccer, baseball, and football overlays, maximizing the flexibility and utilization of the field. As the most requested and heavily used field within the complex, it demonstrates the exceptional value of a multi-purpose playing surface that can accommodate a wide range of sports and community activities.

LOW MAINTENANCE

By eliminating fertilizer, pesticides, weekly landscaping maintenance, and semi-annual reseeding, this field has transitioned to a low-maintenance system requiring only routine brushing and leveling to maintain optimal performance.



THE NEXT EVOLUTION LED LIGHTING RETROFIT

In addition to superior sustainability and performance, converting the sports complex to LED lighting delivers a mix of operational, financial, and user-experience benefits.

1

REDUCED ENERGY COST

70% reduction in electricity consumption from traditional sports field lighting. Instant on/off capability further increases scheduling flexibility and energy control.

2

BETTER FIELD VISIBILITY AND SAFETY

Brighter more uniform light distribution reduces shadows/glare, improves ball tracking, and increases safety for athletes and officials.

3

LOWER MAINTENANCE COST

LED lights last 50,000+ hours in compared to 6,000 lamp hours for traditional metal halide bulbs. This results in fewer lift rentals, bulb replacements, and operational downtime.

STATUS

Through it's Capital Improvement Planning process the City has completed two (of five) phases of LED lighting retrofits. With Phase III, being approved in the 26/27 budget, two phases remain to be completed.

WHAT ARE THE FINANCIAL TERMS & CONDITIONS

The following terms and conditions are critical to supporting the proposed capital improvements, generating an appropriate return on investment (ROI), and delivering long-term value to both HBSC and the City of Huntington Beach.

MANAGEMENT AGREEMENT TERM (20 YEARS)

A longer operating term provides the financial certainty needed to recover project costs and ensure sustained benefits for both HBSC and the City of Huntington Beach

CITY REVENUE SHARE (15%)

City revenue share will be fixed to ensure ROI and cashflow for both HBSC and the City of Huntington Beach.

EVENT RENTAL RATES INCREASE (\$595 PER FIELD/DAY)

Rental rates for tournaments/events will increase to reflect the premium venue profile.

ANNUAL PARKING REVENUE CONTRIBUTION: Years 1-5 (\$900K), Years 6-10 (\$800K), Years 11-15 (\$700K), Years 16-20 (\$500K)

City to contribute Sports Complex parking revenue toward the capital improvement debt service. The contribution will decrease over the term of the agreement and expire once debt service is paid.

OPERATIONS AND MAINTENANCE EXPENSES

HBSC will include all O&M expenses for the training center and sports turf (including repair/replacement) under its management agreement responsibilities.

WHAT IS THE BOTTOM LINE

RISE TRAINING CENTER

\$3.3M

TOTAL CAPITAL INVESTMENT

\$1.8M in initial capital investment
\$75K/Yr. capital replacement

SPORTS TURF CONVERSION

\$13.8M

TOTAL CAPITAL INVESTMENT

\$8M initial capital investment
\$50K capital replacement
\$4.8M full replacement (Year 10)

LED LIGHTING RETROFIT

\$1.1M

TOTAL CAPITAL INVESTMENT

\$1.1M one-time capital investment
*Includes 25 year warranty

24/25 Financials (City Income):

| | |
|--|-----------------|
| Revenue Share (\$1,291,464 x 16%) | \$206,634 |
| Parking Revenue | \$726,126 |
| Annual Operating Income | \$932,760 |
| <i>Annual Approximate City Costs:</i> | |
| Water | \$88,000 |
| Field Maintenance | \$130,000 |
| Electricity | \$100,000 |
| Methane Monitoring | \$231,000 |
| <i>Projected Capital Improvement Costs (annualized over 20 years):</i> | |
| LED Lighting Conversion (\$1,100,000) | \$55,000 |
| Batting Cage Replacement (\$330,000) | \$16,500 |
| Deferred Maintenance: Irrigation (\$5,200,000) | \$260,000 |
| ANNUALIZED NET INCOME | \$52,260 |

Proposed Project Proforma* (City Income):

| | |
|---|------------------|
| Revenue Share (\$2,440,000 x 15%) | \$366,000 |
| Parking Revenue (Annualized @\$1M Gross/yr) | \$275,000 |
| Water Savings | \$80,000 |
| Landscape Maintenance Savings | \$385,000 |
| Annual Operating Income | \$1,076,000 |
| <i>Annual City Costs</i> | |
| Electricity | \$100,000 |
| Methane Monitoring | \$231,000 |
| Projected Capital Improvement Costs: | \$0 |
| ANNUALIZED NET INCOME | \$745,000 |

**Estimated based on average of 20 year projections*

ONE VISION.

COMMUNITY DRIVEN. FUTURE FOCUSED.



1

BUILD A PREMIER SPORTS DESTINATION

With a training center, multipurpose utility fields, and upgraded lighting, the HB Sports Complex will become a preferred destination for youth sports, athletic development, and community recreation in Southern California.

2

FINANCIAL SUSTAINABILITY

Create a financially sustainable community asset that can support ongoing operations, facility improvements, and expanded recreational opportunities without placing an undue burden on taxpayers.

3

OPERATIONAL EFFICIENCY

Maximize the use of resources while minimizing operational costs, allowing the Sports Complex and the City of Huntington Beach to deliver exceptional community value.

4

ADDRESS DEFERRED MAINTENANCE NEEDS

Reduce accumulated infrastructure backlog, restore facility to a state of good repair, and implement a proactive maintenance approach that preserves asset value and improves safety.

NEXT STEP:

Provide City Council with an amended management agreement, between the City of HB and HBSC Partners, LLC to include 1) the construction of a new training center, 2) conversion of existing fields to sports turf, and 3) completion of the LED lighting retrofit project under price and terms mutually agreeable to the parties.