

# City of Chino Hills Sports Complex “Big League Dreams”

VS

# Huntington Beach Sports Complex

4/16/26

Presented by Dave Chennault

Finance Commissioner

City of Huntington Beach

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# Big League Dreams – City of Chino Hills

- 35 Acre cooperative public and private effort
  - City and Army Corp of Engineers own the land
- Facility paid for by the city and run by private company
  - The 35-acre sports park was built by the city for \$14.8 million in 2003 under a profit-sharing agreement.
  - The park is owned by the city and the business belonged to the Big League Dreams firm.
  - The city borrowed from various internal funds to construct the project, and those loans have all been repaid, city manager Rad Bartlam said.

# Big League Dreams Chino Hills

- Facilities include
  - 6 Ball fields and several sports fields
  - batting cages
  - two restaurants that overlook the playing fields
  - a playground
  - sand volleyball courts and
  - an indoor pavilion
- This facility is the headquarters of 6 facilities called Big League Dreams
  - CATHEDRAL CITY, CA
  - CHINO HILLS, CA
  - JURUPA VALLEY, CA
  - LAS VEGAS, NV
  - MANTECA, CA
  - PERRIS, CA

# History

2016 - [Chino Hills awakens from Big League dream | News | championnewspapers.com](http://championnewspapers.com)

“Big League Dreams sports park on Fairfield Ranch Road in Chino Hills is an investment that has not panned out for the city”, Mayor Art Bennett said.

“We thought it would be a good thing, but it’s not the revenue source we hoped for,” he said.

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The quarterly budget review approved Tuesday by the city council showed that revenues from Big League Dreams for fiscal year 2015-16 fell \$8,974 short of the city’s budget amount of \$114,900.

“We got zip,” Mayor Bennett said. “The bottom line is Big League Dreams is not performing at the level we anticipated in the budget. The sale of alcohol is keeping their head above water.”

Although the sports park cleared \$454,000 in 2008, all of it went to the city under the profit-sharing agreement.

Under the agreement, for the first five years of operation, the sports park received the first \$300,000 in profits, and the city received the next \$750,000 in profits, with any excess to be split.

In the next five years, beginning in 2008, the city was to receive the first \$750,000 in profits, and the park was to receive the next \$300,000

# Rebirth – 2022 – TC Sports

- [New owners of Big League Dreams Sports Park introduced | News | championnewspapers.com](https://www.championnewspapers.com)
- TC Sports purchased the rights to operate all Big League Dreams USA facilities in January 2021, with the Chino Hills facility as the corporate headquarters
- TC Sports will invest \$1.8 million in capital improvements for the aging facility including restaurant upgrades, turf and pavement enhancements, and new paint on all the buildings.
- A new revenue model has been worked out where rent is set at 9 percent of gross revenue with a minimum annual rent of \$400,000 to be paid to the city – this increases to \$600,000 over 10 year span.
- A \$442,170 payment of net revenue from TC Sports will be paid to the city for the operation of the park in 2021
- TC Sports pays nearly all costs including all maintenance, capital and utilities – see next slide

# TC Sports Agreement with Chino Hills vs Current HB Sports Complex Agreement

Category	HB Sports Complex	Chino Hills Sports Complex
Number of Ball Field	8	6
Capital Expenses	Paid By City	Paid By Operator
Maintenance Expenses	Paid By City	Paid By Operator
Turf	Paid By City	Paid by Operator
Utilities	Paid By City	Paid by Operator
Total Expenses paid by City 2025	Over \$2 million	None
Batting Cages	Not Open since June 2024	Open
Concessions	1 Open and 1 closed	1 Open
Concession Agreement	Separate Lease - 3 X 5 year tranches	Included in Sports Complex Lease
Minimum Rent	None	\$400K sliding to \$600K through 10th year
Agreement Type	Management Agreement	Lease
Term	3 X 3 years Traunches	30 Years
Gross Revenue Amount	16% Sports Complex	9% gross sales with minimum
Parking	\$2 Weekday and \$10 weekends	Free
Entrance Fee	None	\$8 - 10 dailt over 12 year sol
Alcohol Sales	Pending	Yes
Hotel Commission Paid to City	None	80%
Rent for Offices On Premises	None - Included in agreement	Monthly - \$2765.10 over 30 year term
Required Capital Improvement by Tenant	none	At least \$1.8 million in year 1
Total Net to City 2025	at least - \$1.8 Million lost	At least 450K positive

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# Big League Dreams (BLD) Similarities and Differences

- Mostly travel ball and some adult leagues during the week – like HB
- An admission fee is charged to every person over age 12 on the weekends at BLD – amount varies but around \$8 per person
- BLD does not have a large parking lot so many people park in neighborhood
- BLD allows alcohol sales in concessions and they have been OK but drinking in cars between adult league games has been an issue
- Outside food is strictly prohibited – only water allowed in for teams at BLD. No coolers...
  - Interestingly – The Perfect Game Tournament in September, 2026 at the HB Sports Complex is stating no coolers allowed
  - <https://www.perfectgame.org/Events/Default.aspx?event=144056>

# Lessons Learned per Chino Hills City Manager

- The presence of alcohol means that little league teams cannot play in their complex
- No, alcohol sales and consumption are not allowed at AYSO games, tournaments, or on the premises of any AYSO facility. AYSO enforces strict policies, including a "Kids Zone[!]" pledge, prohibiting alcohol, tobacco, and drugs at all events to maintain a safe and positive environment for children
- Specify exactly what improvements you want in any new agreement and not just a lump sum
- Chino Hills said we are in a “Sellers Market” and large companies are looking for sports Complex like we have – especially given our climate
  - He is familiar with our Sports Complex – His daughter played here many times and was a college softball player
  - He believes the city of HB could easily be making over \$1 million a year or more given the size and location of the Sports Complex
  - Chino Hills cleared \$500K last year and paid virtually nothing
  - He said he will be sharing info on companies to contact in the coming months

# Chino Hills Agreement and Next Steps

- A copy of the agreement and exhibits between Chino Hills and TC Sports is included in agenda
- Subcommittee will visit the Big League Dreams and report back
- Bottom Line – City can probably financially do MUCH better than we have been with a new agreement
- Current Agreement ends on 9/6/27 – we need to get moving

HBSC Net Rent To City				
2021	2022	2023	2024	2025
\$ 15,383.60	\$ 19,136.88	\$ 51,433.16	\$ 67,426.93	\$ 110,987.62