

High Level Comparison between HB Sports Complex and Chino Hills Sports Complex

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 traunches	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

Required Capital Improvements paid by Tenant in Chino Hills – Year 1

Exhibit H - Capital Improvements

Big League Dreams Chino Hills			
Area	Capital Improvement	Projected Cost	Estimated Completion
Stadium Club Restaurants	Digital Menus	\$5,000	Completed
	Interior Paint	\$20,000	Spring
	Faux Wood Panels	\$30,000	Spring
	65" Televisions	\$20,000	Spring
	Furniture	\$100,000	Spring
	Lighting	\$20,000	Spring
	Restrooms	\$100,000	Spring
	Flooring	\$50,000	Spring
	POS Hardware/Software	\$20,000	Spring
	Kitchen/Bar Equipment	\$100,000	Summer
Fields	Capital Improvement		Estimated Completion
	Outfield Wall Paint	\$20,000	Spring
	Dugout Paint	\$5,000	Spring
	Outfield Wall Graphics	\$75,000	Summer
	Chain Link Fence Repairs	\$25,000	Summer
Facility	Infield Turf	\$1,000,000	Winter
	Capital Improvement		Estimated Completion
	A/C Units	\$150,000	Completed
	Netting	\$70,000	Spring
	Playground Flooring	\$80,000	Spring
	Playground Equipment	\$40,000	Spring
	Building Paint	\$60,000	Spring
New Carpet - Admin Buildings	\$10,000	Summer	
TOTAL		\$2,000,000	

Disclaimer: The following information is provided by an individual Finance Commissioner for discussion purposes only. The content has not been reviewed, verified, or endorsed by City finance staff and does not represent official City data, analysis, or policy.