

THE SPORTS FACILITIES
ADVISORY™

FEASIBILITY REPORT

PREPARED FOR: TOWN OF RIVERHEAD, NEW YORK

FINAL REPORT DELIVERY DATE: OCTOBER 2024



THIS PROJECT IS REPRESENTED BY

THE SPORTS FACILITIES
ADVISORY™

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*Hoover, AL – Finley Center – Managed by Sports Facilities Management

EXECUTIVE SUMMARY

DEFINITIONS OF SUCCESS

In January of 2024, the Town of Riverhead, (henceforth, the “Client”) engaged Sports Facilities Advisory, LLC (SFA) to complete a full, five-year financial forecast, economic impact analysis, and development of this feasibility report to explore the potential development of a new indoor and outdoor sports tourism complex in Riverhead, New York.

In order to understand the Client’s desired outcomes, SFA facilitated an exercise to define success for the project. Based on that exercise, SFA created those desired outcomes as the “definitions of success.” As such, SFA considers meeting the following criteria critical to determining the success of the project:

- Capitalize on the continued growth in sports tourism to develop a premier sports tourism complex that attracts, hosts, and retains sports tournaments and events
- Create a significant driver of economic impact in Riverhead that supports existing local businesses by generating new room nights, fosters opportunities for expanding the local lodging industry and ancillary development to accommodate demand, and supports the community by generating spending from non-local visitors
- Serve as a community asset that enhances the sense of place and quality of life for local residents by creating access to top quality sports and recreation assets for all
- Feature diverse and flexible programming capabilities for sports, as well as community, civic, and school activities, to serve a wide variety of potential partners and stakeholders

EXECUTIVE SUMMARY

Based on the market analysis conducted during this scope of work and SFA's industry experience, SFA developed a recommended facility program model for an indoor and outdoor sports tourism facility and developed a five-year financial forecast (pro forma) for the entire complex that also includes additional non-sport amenities like an RV Park and go-kart track. SFA developed the included facility program while considering the availability of approximately 90 acres of land at the old airstrip site and surrounding land in Riverhead. SFA believes this land allotment can accommodate the Client's envisioned development, while also meeting the requirements for SFA's recommendations. A detailed breakdown of the sports and recreation assets for the model is listed below, alongside the total project development costs according to a range between low and high development costs, and the approximate acreage required for the complex.

RECOMMENDED FACILITY PROGRAM

INDOOR SPORTS FACILITY – 4.76 ACRES

- Indoor Courts – 68,120 Square Feet
 - 7 Basketball Courts
 - 1 Basketball Court (With Championship Seating)
 - 24 Pickleball Courts (Over Basketball Courts)
 - 16 Volleyball Courts (Over Basketball Courts)
- Indoor Ice – 58,050 Square Feet
 - Primary Ice Rink (600 Seats)
 - Secondary Ice Rink (600 Seats)
 - Supporting Amenities
- Family Entertainment Center – 15,000 Square Feet
- Sports Performance – 9,600 Square Feet
- Flex Space
- Leased Space – Ice Pro Shop - 1,000 Square Feet
- Leased Space – Medical – 10,000 Square Feet

OUTDOOR SPORTS FACILITY – 26.47 ACRES

- 12 Full Synthetic Turf Fields
- Three (3) Secondary Support Buildings
- Maintenance Building

RV PARK – 3.13 ACRES

- 125 RV Spots, Restroom/Shower/Laundry, and Pavilions

SITE DEVELOPMENT – 41.22 ACRES

- 1,911 Parking Spaces
- Go-Kart Track (2,365 Ft. Track) – Existing Site
- Setbacks, Green Space, Trails, etc.

TOTAL COMPLEX ACREAGE – 75.58 ACRES

SFA PROJECTS THE ENTIRE COMPLEX TO COST BETWEEN APPROXIMATELY **\$130.7 MILLION AND \$159.2 MILLION**, NOT INCLUDING LAND ACQUISITION COSTS, AND REQUIRE APPROXIMATELY **75.58 TOTAL ACRES** OF LAND.

SFA PROVIDED A DETAILED OPINION OF COST WITH A DEVELOPMENT COST RANGE IN THE “FACILITY PROGRAM & OPINION OF COST” SECTION OF THIS REPORT.

EXECUTIVE SUMMARY

SUMMARY OF FINANCIAL PERFORMANCE

SFA's determination of feasibility for the sports complex in Riverhead depends on the financial forecast of the business and the ability for it to achieve results that support the long-term financial goals of the Client. SFA constructed a detailed pro forma/financial analysis model for the complex that projects the financial viability for the first five years of operations. In creating the financial forecast, SFA intentionally projects numbers that are dependent on timely marketing, attention to detail, ongoing financial analysis, a focus on customer service, and intelligent management practices.

The following table combines and summarizes the forecasted revenues, cost of goods sold, and operating expenses through the first five years of operations at the entire complex. The financial performance details have been provided in the full financial forecast documents. SFA has projected the items within the financial forecast according to standard processes backed by more than a decade of industry experience including the production of hundreds of institutional-grade pro forma documents, the development of numerous youth and amateur sports facilities, and the real-world management experience gained from the day-to-day operations of more than 60 youth and amateur sports facilities around the United States.

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total Revenue	\$5,604,304	\$6,473,070	\$7,761,976	\$8,819,770	\$9,681,420
Total Cost of Goods Sold	\$1,640,479	\$1,922,296	\$2,303,514	\$2,629,479	\$2,879,195
Gross Margin	\$3,963,825	\$4,550,774	\$5,458,462	\$6,190,290	\$6,802,225
Total Operating Expenses	\$3,731,036	\$3,889,691	\$4,232,917	\$4,489,545	\$4,731,484
EBITDA	\$232,789	\$661,083	\$1,225,544	\$1,700,745	\$2,070,741
% of Revenue	4.2%	10.2%	15.8%	19.3%	21.4%

As demonstrated in the previous table, the operations at the entire complex are expected to generate a positive Earnings Before Interest, Tax, Depreciation, and Amortization (EBITDA) of approximately \$233,000 in year one before improving to continue generating a positive return in year five, resulting in an EBITDA figure of approximately \$2.1 million annually at maturity.

SUMMARY OF ECONOMIC IMPACT EXPECTATIONS

SFA developed its forecasts based on the prioritization of events that meet the Client's objectives related to tournament programming and best practices for managing successful sports tourism facilities around the country and in the Northeast. SFA projected per-person spending in the categories in which visitors to the Riverhead area are expected to spend for regional youth and amateur tournaments and events.

The table that follows summarizes the total direct economic impact generated based on out-of-market visitation, showing the total room nights generated and the dollar value of economic impact generated directly by the construction and operation of the new sports complex.

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Non-Local Days in Market	139,328	169,407	210,122	260,369	281,172
Room Nights	33,541	40,722	50,569	62,611	67,624
Total Economic Impact	\$21,314,669	\$26,305,051	\$33,116,492	\$41,651,277	\$45,653,912

The table above demonstrates that SFA expects the facility to generate approximately 281,000 new non-local days in market, almost 68,000 new room nights, and a total of approximately \$45.7 million in direct economic impact at maturity in year five of operations.

RECOMMENDATIONS FOR NEXT STEPS

Based on the work completed to date, SFA believes that an opportunity exists to develop a premium sports tourism complex in Riverhead with the capability of meeting the Client's objectives. SFA has detailed the recommendation for a new sports complex that has the highest likelihood to achieve the Client's goals. Assets have been right sized to meet the local demand and sports tourism opportunity for the indoor and outdoor amenities, including the go-kart track.

SPORTS TOURISM COMPLEX – NEXT STEPS

- Explore and define the potential for funding mechanisms, development incentives, and/or strategic partnerships that could create a viable investment into the construction and operation of the recommended facilities being considered.



*Hoover, AL – Hoover Met Complex – Managed by Sports Facilities Management

INTRODUCTION

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In order to understand the Client’s desired outcomes, SFA facilitated an exercise to define success for the project. Based on that exercise, SFA created those desired outcomes as the “definitions of success.” As such, SFA considers meeting the following criteria critical to determining the success of the project:

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INTRODUCTION

SCOPE OF WORK

THE FULL SCOPE OUTLINED IN THE AGREEMENT CONSISTS OF THE FOLLOWING STEPS:

- **Step 1: Project Kick-Off Call**
 - In this step, SFA facilitated an initial Zoom call to cover six topics such as project history, existing data, potential partners, etc. In this step, SFA reviewed work completed during a prior scope of work and recognized changes to the Project Team, goals, and potential partners.
- **Step 2: Existing Data Review and Market Analysis**
 - SFA discussed the current facilities used for local programming and sports tourism with the Client. SFA then conducted market research on various local sports and recreation assets, as well as sports tourism assets in the region.
- **Step 3: Development Planning Session (DPS)**
 - SFA facilitated a “deep dive” planning and strategy session with the Client that focused on defining success and refining the Client’s vision, value propositions, financial resources, core competencies, products and services, strategic alliances, and financial success metrics.
- **Step 4: Detailed Financial Forecast (Pro Forma) and Economic Impact Analysis**
 - SFA developed a full, five-year financial forecast that models the business units for every asset within the sports complex, finalized the model for the indoor and outdoor assets, provided a final opinion of cost for those assets, and estimated the five-year direct economic impact generated by the indoor and outdoor sports and entertainment amenities.
- **Step 5: Feasibility Report**
 - To finalize the Client’s engagement with SFA, SFA prepared this Feasibility Report that outlines the Client’s opportunity based on SFA’s expertise and experience in the industry. The report features various substantive sections, including:
 1. Executive Summary
 2. Key Data: Demographic and Socioeconomic Analysis
 3. Key Data: Sports in the Region
 4. Key Data: Existing Local and Regional Service Providers
 5. Facility Overview – Facility Program(s) and Opinion of Cost
 6. Business Model Overview – Programs, Products, and Services
 7. Financial Performance Overview
 8. Economic Impact Analysis
 9. Potential Funding Sources and Funding Case Studies
 10. Conclusion and Next Steps

PROCESS & WORK COMPLETED

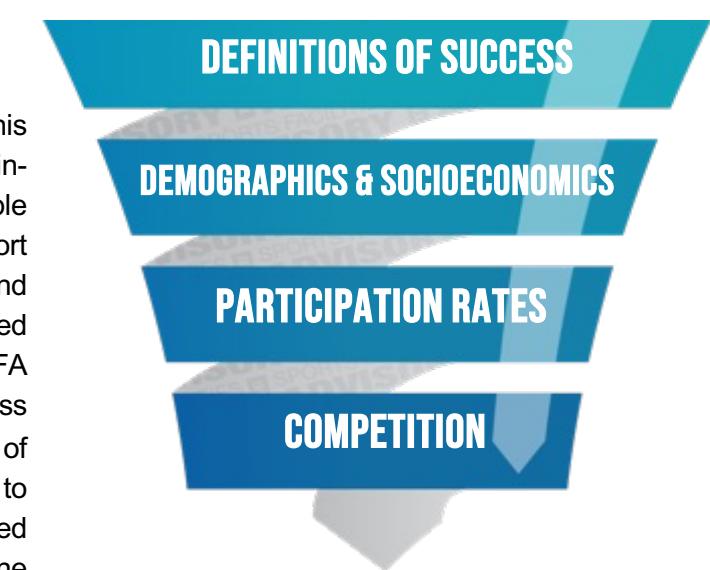
OUTLINE OF PROCESS USED TO FORM RECOMMENDATIONS

In order to create the recommendations detailed in this report, SFA utilized a proven process to develop an in-depth understanding of goals, opportunities, and viable strategies for improving the market's access to quality sport and recreation facilities and enhance the local youth and amateur sports tourism position. The process included dozens of steps in a non-linear timeline. However, SFA summarizes the work completed as a six-phase process that begins with developing a contextual understanding of desired outcomes and ends with recommendations to achieve those outcomes. The "SFA Funnel Model" depicted here demonstrates SFA's process to develop and refine recommendations for the Client.

OUTLINE OF WORK PERFORMED

IN ORDER TO COMPLETE ITS WORK, SFA PERFORMED THE FOLLOWING STEPS:

- **Reviewed existing data, including:**
 - 2021 Town of Riverhead Parks Update
 - Redevelopment Area Map
 - EPCAL Park Idea Overview
 - And more
- **Conducted a market analysis, including:**
 - Demographics and socioeconomic
 - Sports participation
 - Sports tourism industry, participation, and competition trends
- **Researched existing local assets including:**
 - Facility amenities
 - Facility quality
 - Event Seasonality
- **Researched existing sports and events and tournaments, including:**
 - Location
 - Length
 - Number of teams
 - Pricing
 - And more
- **Created a facility program plan and opinion of cost for the development of new facilities, including a range of development costs to demonstrate the low and high projected cost to develop the recommended facilities**
- **Developed a full, five-year financial forecast for the indoor and outdoor sports tourism facility**
- **Identified preliminary funding sources and developed funding case studies for the Client to consider in determining the opportunities to invest in sports tourism assets**



KEY DATA: DEMOGRAPHIC & SOCIOECONOMIC ANALYSIS

SFA conducted an in-depth demographic and socioeconomic analysis of the local, sub-regional, and regional market. The goal of this portion of the analysis is to determine the key characteristics of the most regular users of new facilities during non-tournament and event times. SFA also determined the characteristics of those users who would participate in tournaments and events in Riverhead. SFA has included comprehensive local demographic reports in the Appendix of this document.

SFA made recommendations that best meet the definitions of success set forth by the Client, that also match the market opportunity, research, and analysis. SFA researched the numbers below and utilized the demographic data based on the project location in Riverhead.

The chart that follows displays some of the key demographic factors used in analyzing the utilization of facilities by the local population; these customers will be the most frequent users of a sports and training facility during non-tournament and event times. SFA also analyzed the regional population based on drive time from the Riverhead market. While these statistics do not serve as strict predictors of a facility's opportunity to meet its objectives, SFA has developed a proprietary analytical process which considers these factors and several others as an integral part of the financial forecast, sports participation projections, and other analyses required in SFA's study.

KEY LOCAL, SUB-REGIONAL, AND REGIONAL DEMOGRAPHIC FACTORS

Riverhead, New York						
Category	10 Minutes	15 Minutes	30 Minutes	60 Minutes	90 Minutes	240 Minutes
Population	25,158	86,043	608,954	1,951,638	5,996,434	35,226,226
Growth Projections – Next 5 Years	-1.15%	-0.95%	-0.70%	-0.90%	-0.50%	0.00%
Median Age (U.S. Median: 38.5)	47.3	43.5	41.9	42.4	40.2	40.1
Median HH Income (U.S. Median: \$70,784)	\$95,462	\$94,618	\$106,351	\$120,177	\$88,870	\$84,311
Median HH Income % Above/Below Adjusted Cost of Living (Index: 147.1)	-8.32%	-9.13%	+2.14%			
Spending Rec. Lessons (U.S Avg.: \$143)	\$203.74	\$199.44	\$230.43	\$275.62	\$210.28	\$193.23

KEY DATA: DEMOGRAPHIC & SOCIOECONOMIC ANALYSIS

POPULATION SIZE:

SFA uses drive times from the preliminary location to analyze the population of the possible participants that a sports complex would seek to capture. The immediate area, within the 30-minute drive-time window, is made up of approximately 609,000 people, while the overall region (240 minutes) is made up of approximately 35.2 million people.

SFA views the local market as a positive factor for local programming, since the assets are right-sized to meet local utilization needs. The regional population offers a significant base to attract teams and participants from metropolitan markets in the Northeast like New York City and Philadelphia, as well as smaller markets like Harford, Trenton, and more.

POPULATION TREND:

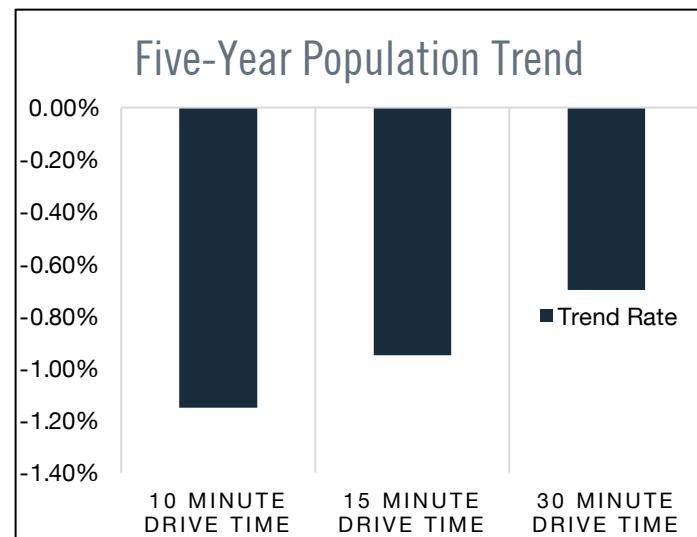
The population is expected to decrease in the immediate area, with estimates suggesting up to an approximate 1.15 percent decrease over five years in the 10-minute drive time interval.

SFA views the decreasing population trend as a challenging factor for new facility development.

AGE:

The median age within all local drive time intervals is greater than the national median of approximately 38.5. Based on SFA's experience, a below average median age typically suggests that there are a high percent of children and young adults in the market, which are key age segments for sports and recreation.

The median age market characteristic will not impact the success of the sports tourism assets but could present a challenging factor for the success of any local-programmed assets.



MEDIAN HOUSEHOLD INCOME:

The median household income levels in all drive time intervals appear to sit above the national median, which is approximately \$70,784. SFA adjusted the median household income based on the cost of living in the Riverhead, NY area. Based on these adjustments, SFA calculated that the adjusted median household income falls between 9.13 percent below and 2.14 percent above the median in Riverhead.

AS A RESULT, SFA VIEWS MEDIAN HOUSEHOLD INCOME AS A NEUTRAL FACTOR IN DETERMINING THE LOCAL MARKET OPPORTUNITY, WHILE THIS COULD ALSO MINIMALLY IMPACT THE SPORTS TOURISM ASSETS.

FEES FOR RECREATIONAL LESSONS:

The surrounding communities have above average spending on recreational lessons when compared to the national average, which is approximately \$143. Based on SFA's experience, communities with above-average level of household expenditures on fees for recreational lessons displays the willingness to purchase recreation-based programs and services in the immediate area.

Because fees (spending) for recreational lessons are above average, SFA views spending on recreation as a positive factor for the local market opportunity, although this will likely have a neutral effect on the sports tourism assets.

KEY DATA: DEMOGRAPHIC & SOCIOECONOMIC INSIGHTS

Within the local Riverhead market, the population ranges up to approximately 609,000 people, which is a positive characteristic for new facility development. The five-year population trend shows decreasing figures that demonstrate previous and existing residents leaving the local market, resulting in a challenging factor for a new development. The median age sits above the national median, which demonstrates a likely low presence of younger families and youth residents in the market. The median household income presents a neutral characteristic for the local market, although the spending on recreational lessons characteristic suggests residents are more predisposed to spend on athletic and recreation activities. However, a sports tourism complex would rely more heavily on the regional market and the regional population. As mentioned previously, the regional market offers a significant population base to attract from for sports tourism tournaments and events.

KEY DATA: SPORTS IN THE REGION

As part of the process of analyzing the opportunity for the development in the Riverhead, NY area, SFA determined the total number of sports participants in the local, sub-regional, and regional markets.

SFA calculates sports participation using a blend of national and regional sports participation rates as reported by the National Sporting Goods Association (NSGA) and the Sports and Fitness Industry Association (SFIA). The projections consider only active sports participants who play their respective sport in an organized format a specific number of times per year. The qualifying participation threshold varies by sport and is intended to separate casual participants from core participants; core participants are more likely to pay to visit the facility because they play consistently enough to consider paying for and participating in an organized program on a regular basis.

The table on the following page lists the “primary” sports and activities that could be accommodated within the facility types that most regularly drive a high volume and frequency of indoor and outdoor sport participants and events, as well as the number of potential participants that could be attracted from the local, sub-regional, and regional marketplaces. “Primary” sports are those identified as having regular competitive seasons or a large base of participants to draw from the market.



KEY DATA: SPORTS IN THE REGION

POTENTIAL CORE SPORTS PARTICIPANTS (SAMPLE)

Sport/Activity	Core Participation Rate	Local (30 min.) Participants	Sub-Regional (60 min.) Participants	Regional (240 min.) Participants
Basketball	6.98%	42,487	136,168	2,457,779
Soccer	3.55%	21,602	69,232	1,249,606
Volleyball	3.33%	20,294	65,039	1,173,931
Ice Skating	2.58%	15,686	50,271	907,366
Flag Football	1.64%	10,013	32,089	579,195
Pickleball	1.57%	9,552	30,614	552,573
Gymnastics	1.44%	8,795	28,187	508,767
Lacrosse	1.27%	7,711	24,712	446,050
Tackle Football	1.15%	6,983	22,379	403,933
Cheerleading	0.96%	5,871	18,815	339,596
Wrestling	0.95%	5,760	18,462	333,228
Futsal	0.77%	4,687	15,022	271,140
Ice Hockey	0.57%	3,473	11,131	200,914

SFA calculates the potential participants by multiplying each primary sport's core participation rate with each drive time population. SFA notes that this calculation does not factor in existing service providers, and it is likely that existing facilities in the local, sub-regional, and regional marketplaces will impact the likelihood that a new facility could capture more or less core participants from those areas. SFA initially explored the potential for indoor court, indoor ice, and outdoor long field assets.

KEY DATA: SPORTS IN THE REGION

As a preliminary step in determining the market opportunity for certain sports and recreation services, SFA groups core participation rates and potential participants in the region by asset type. As shown in the charts below, there is a sizable base of potential participants that new indoor court, indoor ice, and outdoor long field assets could capture.

Indoor Court Sport/Activity	Core Participation Rate	Local (30 min.) Participants	Sub-Regional (60 min.) Participants	Regional (240 min.) Participants
Basketball	6.98%	42,487	136,168	2,457,779
Volleyball	3.33%	20,294	65,039	1,173,931
Pickleball	1.57%	9,552	30,614	552,573
Gymnastics	1.44%	8,795	28,187	508,767
Cheerleading	0.96%	5,871	18,815	339,596
Wrestling	0.95%	5,760	18,462	333,228
Futsal	0.77%	4,687	15,022	271,140
Total	16.00%	97,447	312,307	5,637,015

Grouping court sports together, new court-based assets in Riverhead, NY could serve approximately 16.00 percent of the regional population totaling over 5.6 million players of various sports including basketball, volleyball, and gymnastics.

Indoor Ice Sport/Activity	Core Participation Rate	Local (30 min.) Participants	Sub-Regional (60 min.) Participants	Regional (240 min.) Participants
Ice Skating	2.58%	15,686	50,271	907,366
Ice Hockey	0.57%	3,473	11,131	200,914
Total	3.15%	19,159	61,402	1,108,279

Grouping ice sports together, ice-based assets in Riverhead, NY could serve approximately 3.15 percent of the regional population totaling over 1.1 million ice skaters and ice hockey players.

Outdoor Long Field Sport/Activity	Core Participation Rate	Local (30 min.) Participants	Sub-Regional (60 min.) Participants	Regional (240 min.) Participants
Soccer	3.55%	21,602	69,232	1,249,606
Flag Football	1.64%	10,013	32,089	579,195
Lacrosse	1.27%	7,711	24,712	446,050
Tackle Football	1.15%	6,983	22,379	403,933
Ultimate Frisbee	0.23%	1,404	4,498	81,192
Rugby	0.13%	813	2,607	47,055
Total	7.97%	48,525	155,518	2,807,031

Grouping outdoor long field sports together, new field-based assets in Riverhead, NY could serve approximately 7.97 percent of the regional population totaling over 2.8 million players of various sports including soccer, flag football, and lacrosse.

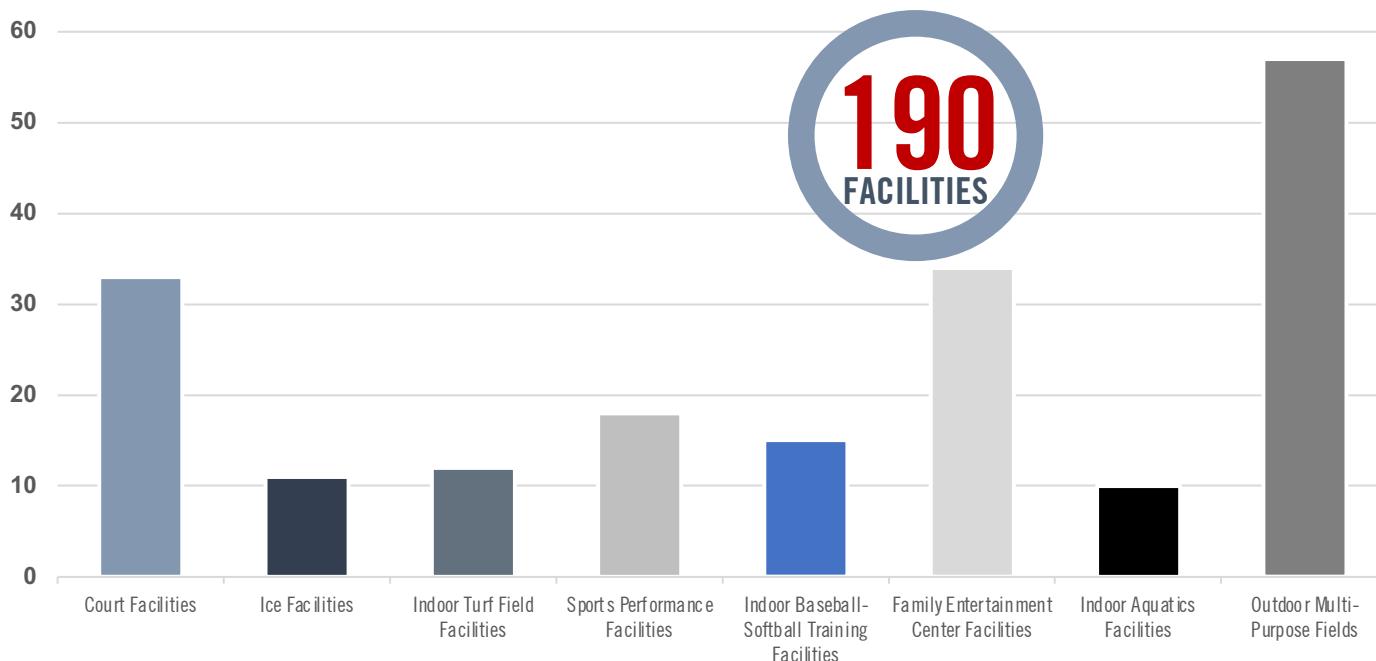
KEY DATA: EXISTING SERVICE PROVIDERS – LOCAL

As a preliminary step in determining the market opportunity for certain sports and recreation services, SFA reviewed the local and regional market for existing service providers. SFA analyzes specific asset types based on the Client's vision and direction for the facility. In addition, SFA conducts a standard review of the market to identify additional areas of focus for a new facility in the market. SFA researched the following asset types in the Riverhead area:

- INDOOR COURT FACILITIES
- INDOOR ICE FACILITIES
- INDOOR TURF FIELD FACILITIES
- SPORTS PERFORMANCE FACILITIES
- INDOOR BASEBALL-SOFTBALL TRAINING FACILITIES
- FAMILY ENTERTAINMENT CENTER FACILITIES
- INDOOR AQUATICS FACILITIES
- OUTDOOR MULTI-PURPOSE FIELD FACILITIES



EXISTING SERVICE PROVIDERS



KEY DATA: EXISTING SERVICE PROVIDERS – LOCAL

The tables that follow show a sampling of the indoor and outdoor sports and entertainment facilities analyzed by SFA. SFA presented these facilities in order of proximity to the Client's proposed location rather than their similarity to the Riverhead, NY project. SFA included facilities from the aforementioned asset types within the body of the report due to their relevance to the recommended facility program. SFA has included an expanded list of facilities analyzed in the local market in the Appendix.

Indoor Court Facilities	Drive Time (Minutes)
Riverhead High School	15
SCCC Eastern Campus	19
Sportime Quogue	22
LA Fitness	24

Indoor Ice Facilities	Drive Time (Minutes)
Peconic Ice Rinks	0
Southampton Ice Rink	32
The Rinx	33
Superior Ice Rink	41

Indoor Turf Field Facilities	Drive Time (Minutes)
All Star Arena	24
Center Island Sports Inc	28
All Island SportsPlex	40
KK Athletics of Brentwood	40

Sports Performance Facilities	Drive Time (Minutes)
Infiniti Sports Performance	19
NRG Athletics	23
The Trainer Page	23
Revolution Athletics: Speed, Strength, & Agility Training for Athletes	29

Indoor Aquatics Facilities	Drive Time (Minutes)
Safe-T Swim Riverhead	11
Brookhaven Aquatic Center	22
LA Fitness Patchogue	24
Brookhaven Roe YMCA	24

Indoor Baseball-Softball Training Facilities	Drive Time (Minutes)
The Cage	15
Lasorda Legacy Park/Baseball Heaven	16
365 Athletics	19
In the Zone Bsaeball Club	28

Family Entertainment Center Facilities	Drive Time (Minutes)
Scott's Pointe	0
Kidzville Rides and Toys	10
Game On Retro Arcade	12
Safari Adventure	14
The All Star Bowling Alley	18

Outdoor Multi-Purpose Field Facilities	Drive Time (Minutes)
Longwood Youth Sports Association (LYSA)	11
Mastic Sports Complex	14
Coach Mike McKillop Memorial Field	15
Center Moriches HS	16

KEY DATA: EXISTING SERVICE PROVIDERS – REGIONAL

In exploring the sports tourism opportunity for the Riverhead market, SFA researched indoor court, indoor ice, and outdoor multi-purpose facilities in the region. The tables that follow show a sampling of the tournament and event-capable dedicated facilities analyzed by SFA in the region, for the asset types listed above. SFA presented these facilities in order of proximity to the Client's proposed location rather than similarity to the Riverhead project. SFA has included an expanded list of facilities analyzed in the regional market in the Appendix.

Indoor Court Facilities	Drive Time (Minutes)	Assets/Amenities
SPORTIME Bethpage Multi-Sport	47	2 BB/5 VB courts
Island Garden	62	53,000 sq ft facility
Aviator Sports and Events	86	20,000 SF fieldhouse
Basketball City	87	7 total BB courts
House of Sports	88	4 BB courts, 80-yard turf, and additional training surface

Indoor Ice Facilities	Drive Time (Minutes)	Assets/Amenities
Athletic Republic The Rinx	31	2 NHL-size rinks
Clark Gillies Arena	38	2 NHL-size ice rinks
Ice Works	47	2 NHL-size ice rinks
Islanders IceWorks	48	2 ice sheets
Northwell Health Ice Center	55	2 NHL-size rinks, 1 outdoor rink, gym/training center, rehab facility, daycare, pro shop, and more

Outdoor Multi-Purpose Field Facilities	Drive Time (Minutes)	Assets/Amenities
Sachem Youth Soccer League Soccer Park	22	9 full grass MP fields
Peter C. Collins Sports Complex	42	8 MP fields of various sizes
Wright National Soccer Campus	92	4 soccer fields/8 youth soccer fields
West End	139	7 soccer fields
West Seneca Soccer Complex	173	9 grass soccer fields plus 4 additional youth soccer fields

KEY DATA: EXISTING SERVICE PROVIDERS

SFA conducted additional analyses during the pro forma development to determine each competing facility's effect on the ability of new youth and amateur sport assets to achieve operational success. The facilities researched represent potential competitors in the market that are currently hosting programs, tournaments, or other events that may impact the operations at a new facility. The factors SFA used to perform this analysis include, but are not limited to:

EXISTING SPORTS AND RECREATION INVENTORY:

SFA analyzed existing facility inventory in terms of the quantity of existing sports assets, the quality of those assets, and their proximity to critical supporting structures and businesses.

PROXIMITY TO THE FACILITY:

SFA determined the proximity of existing sports and recreation assets to the new facility, recognizing that closer assets will have a larger impact from a competitive standpoint than assets that are farther away.

PRICING:

SFA examined the market prices of user fees, rental rates, registration fees, etc. Unless otherwise directed, SFA sets prices in its financial forecast that are either in line with or slightly above current-year market rates.

SEASONALITY:

SFA utilized its experience in managing similar facilities to determine the optimized seasonality for hosting programs and events. In addition, SFA recommended asset types based on their ability to flexibly support year-round programming, especially in climate-challenged markets.

MARKETING REACH AND CAPTURE RATE:

SFA based the ability of a new facility to effectively market and capture sports and recreation participants, tournaments, and events on market factors such as demographics and socioeconomic, competitive factors such as the quality of existing facilities in the region, and destination factors such as site accessibility and the reputation of the destination.

PROGRAM MIX AND SERVICE OFFERINGS:

SFA created a financial forecast that reflects a robust, detailed set of revenue streams for the facility based on the type, size, quantity, and quality of assets.



*Hoover, AL – Finley Center – Managed by Sports Facilities Management

KEY DATA: EXISTING SERVICE PROVIDERS

KEY INSIGHTS:

- SFA observed a moderate volume of indoor court facilities in the local market, with most facilities featuring just a single court operating between 20 and 35 minutes from the site location.
- SFA observed a moderate volume of indoor ice facilities in the local market, with multiple facilities offering two ice sheets within 30 minutes of the site location.
- SFA analyzed sports performance and indoor baseball-softball training facilities in the local market and observed a moderate volume of existing assets with most facilities offering a small turf space in addition to the dedicated sports training assets approximately 25 to 40 minutes from the site location.
- SFA identified a moderate volume of indoor turf field facilities within 45 minutes of the site.
- SFA identified a moderate volume of Family Entertainment Center facilities in the local market, with most facilities located around 25 to 45 minutes from the site.
- SFA identified a moderate volume of indoor aquatics facilities in the local market, with most facilities operating between 20 and 40 minutes from the site.
- SFA located a high volume of outdoor multi-purpose fields, with many facilities operating on or adjacent to school properties, and various locations offering up to four full-size fields in one location.
- SFA reviewed the existing service providers in the region and observed that among the largest tournament-capable facilities located within four hours of the Riverhead area, facilities offer up to 10 full hardwood composite courts, with that facility operating almost outside of the standard four-hour drivetime region. Developing eight (8) dedicated hardwood courts would enable a facility to maximize the sports tourism development opportunity.
- SFA observed various multi-sheet indoor ice facilities in the regional market. SFA notes that in order to host sports tourism tournaments and events, a facility must feature at least two full ice sheets.
- SFA also explored the potential to develop outdoor sports tourism assets, including outdoor multi-purpose fields. SFA notes that the development of at least 12 full multi-purpose fields will enable a facility to compete with existing facilities for sports tourism tournaments and events in the region, which would draw significant out-of-market visitation to Riverhead.

SPORTS TOURISM INDUSTRY INSIGHTS

Based on the desire of the Client to develop assets that drive non-local visitation to the community through sports tourism that generates economic impact, in addition to providing high-quality local recreation spaces, SFA has provided insights related to the sports tourism industry. As a focus of potential sports tourism assets in Riverhead, sports tourism could help drive economic impact and non-local spending in the market, benefitting the entire community, including those who may never utilize the facility itself.

GENERAL OVERVIEW

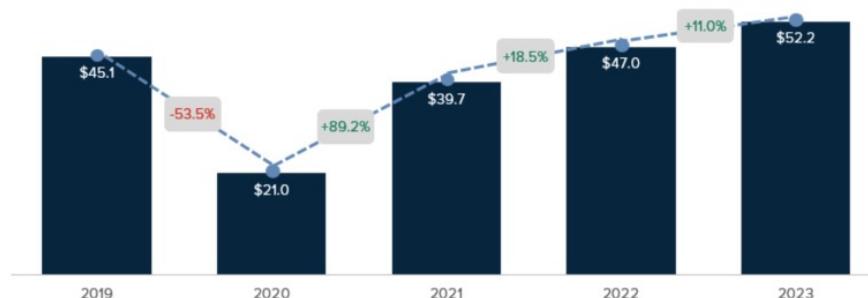
According to survey data collected by the Sports Events & Tourism Association (Sports ETA) published in its most recent “State of the Industry Report” in April of 2024, the sports tourism industry continues to grow and be an impactful part of life in the United States:

- In 2023, nearly 205 million people traveled to a sports tournament or event, setting a new all-time high for annual travelers.
- In 2023, there was approximately \$52.2 billion spent on travel for sports related tournaments and events.
 - \$13.5 billion was spent on transportation.
 - \$10.9 billion was spent on lodging and accommodations.
 - \$9.7 billion was spent on food, beverage, and dining.
 - \$6.9 billion was spent on recreation/entertainment.
 - \$6.5 billion was spent on retail.
 - \$4.7 billion was spent on tournament operations.
- Year-over-year total spending increased by 11 percent to exceed pre-pandemic spending levels by approximately \$7.1 billion.
- In 2023, spending related to travel sports tournaments and events resulted in approximately 757,600 jobs generated in total, with 63 percent of markets reporting that sports was the leading generator of room nights, and sports tourism leading to \$20.1 billion in generated tax revenues.

INDUSTRY GROWTH

The sustained growth in the youth and amateur sports tourism industry over the last 15+ years is one of the most compelling reasons to consider sports tourism as a reliable, attractive industry. In fact, sports tourism is the only segment of the tourism industry that did not decline in any quarter of the Great Recession, allowing it to be considered “recession resistant” and therefore of increased interest to communities across the country.

Sports-related travel spending and annual growth
(\$ billions and year-over-year percentage change)



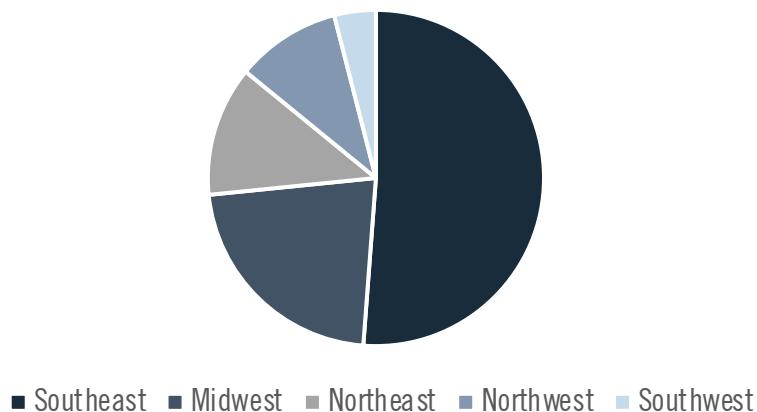
Source: Sports ETA, Longwoods International, U.S. Travel Association, Tourism Economics

SPORTS TOURISM INDUSTRY INSIGHTS

EVENTS AND SPENDING BY REGION

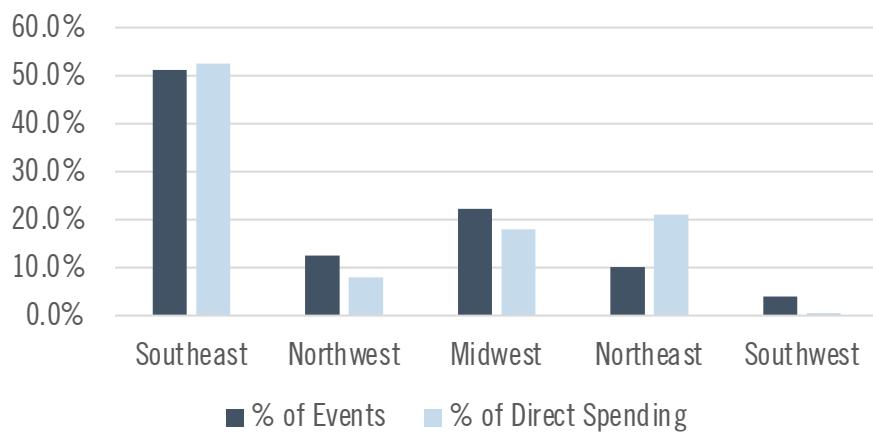
In addition to overall growth, Sports ETA research breaks down youth and amateur sports tourism spending by region to demonstrate where activity has taken place. The chart that follows shows the distribution of events across five regions of the United States.

EVENTS BY REGION



The chart that follows demonstrates the percent of events and direct spending occurring in each region of the United States, with approximately 10 percent of events, and 21 percent of direct spending taking place in the Northeast

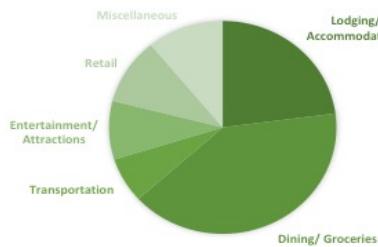
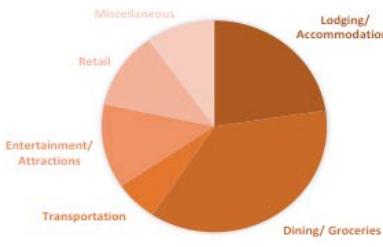
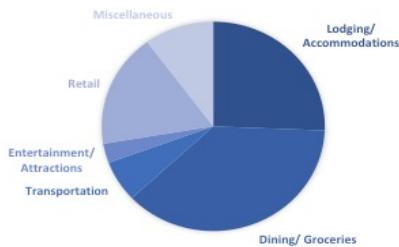
% of Events vs. % of Direct Spending



AVERAGE EXPENDITURES

Based on data from hundreds of events, SFA analyzed how individuals and families typically spend when traveling for youth and amateur sports events by type of destination. The graphs that follow demonstrate the average individual spending per day and family spending per weekend for travelers attending events in standard and tourism destination markets. A standard market is categorized as a location that does not have a significant, established tourism industry while a tourism destination is defined as a location that generates significant activity through tourism outside of youth and amateur sports.

SPORTS TOURISM INDUSTRY INSIGHTS



Standard Market
\$110.37/Person/Day
\$883/Family/Weekend

Tourism – Off-Peak
\$150.58/Person/Day
\$1,205/Family/Weekend

Tourism - Peak
\$185.82/Person/Day
\$1,487/Family/Weekend

As demonstrated in a standard market, families currently spend approximately \$883 per weekend of travel for youth and amateur sports tournaments and events.

SPORTS TOURISM DESTINATION AND OPERATIONAL SUCCESS FACTORS

To capitalize on the opportunities created by youth and amateur sports tourism activities as described above, SFA highlights several destination and operational success factors that are important in the industry today.

DESTINATION FACTORS

- **High Quality, Large Facilities and Assets**
 - The success of youth and amateur sports tourism starts with facilities. With the proliferation of competitive destination facilities, amenity quality is increasingly important as well as the number of spaces available to host teams, participants, and spectators. Additionally, supporting amenities like food and beverage services, entertainment options, etc. create a competitive advantage for facilities that feature them.
- **Variety of Lodging, Dining, and Entertainment Options**
 - Outside of the facility, decisions related to events to attend are often made in part on the lodging, dining, and entertainments options in the market. For players and teams traveling regularly, having known brands and affordable options to choose from is often important. For players and teams traveling infrequently or for families opting to create a vacation around a tournament, having unique and exciting lodging, dining, and entertainment is critical.
- **Desirable Competition**
 - One of the primary reasons to travel for tournaments and events is to compete against unfamiliar teams. Tournaments that feature a mix of teams from a large geographic range and have a well-defined competitive level structure are best able to draw teams and to bring them back year after year.
- **Affordability**
 - Affordability continues to be a top concern of coaches, parents, and participants as they decide which events to attend and how many times to travel. The increase in number of competitive events and the expansion of traditional seasons has created a need to be cost conscious when selecting events.
- **Reputation of the Destination**
 - Establishing and maintaining a reputation as a great place to visit is a critical factor for attracting and retaining events and participants.

SPORTS TOURISM INDUSTRY INSIGHTS

OPERATIONAL SUCCESS FACTORS

- **Program-Driven Design**
 - In today's climate where new special-purpose sports tourism facilities are being opened regularly across the country, facilities must be built for and operated to create a best-in-class experience for visitors. To successfully attract, host, and retain events and participants, the facility must have been designed with event operations and participant satisfaction in mind.
- **Dedicated Marketing and Business Development Personnel and Budget**
 - With so many communities and facilities seeking to capture a portion of the sports tourism industry, it is imperative to dedicate people and money to marketing and selling opportunities. While the recommended organization structure and budget varies significantly from location to location, all successful destinations have some level of dedicated personnel and money available to secure business.
- **Dedicated Management**
 - Similar to dedicated resources to selling the facility, successful venues have a dedicated and specialized management team to ensure the investment into the facility is protected and the reputation within the industry is built and maintained.
- **Collaboration**
 - The youth and amateur sports tourism industry consists of a variety of existing destinations and events across activities, levels of competition, governing bodies, rules of play, etc. The increasingly mature industry now features an environment in which it is often difficult to build new events and attract visitors to events that are not already established. This necessitates collaboration with tournament and events rights holders to attract existing events, working with existing facilities to grow events that demand greater capacity, and maximizing visitation and economic impact during early years of operations.
- **Owner, Member, and Community Buy-In**
 - Sustainable facilities often feature a balance of tournaments/events and local leagues, camps, clinics, etc. To set expectations for how an optimal balance is achieved and to execute on a well-rounded, sustainable business plan, the facility must educate all stakeholders and communicate the purpose as well as the schedule for tournaments and events on a regular and ongoing basis.

FACILITY PROGRAM AND OPINION OF COST

FACILITY OVERVIEW

Based on the data and insights detailed in this report, SFA has provided facility program recommendations for the development of a new sports tourism complex as a part of the airstrip redevelopment project in Riverhead. In constructing the facility program models, SFA considered the site's unique features, including the vacant airstrip, in order to evaluate opportunities for environmental and economical efficiencies. The facility program models outline the recommended indoor and outdoor amenities and space requirements.

RECOMMENDED FACILITY PROGRAM (INDOOR)

Indoor Athletic Facility

Space	Indoor Programming Product/Service	Count	Dimensions L (')	W (')	Approx. SF each	Total SF	% of Footprint
Courts	Basketball Courts (actual courts 84' x 50')	7	104	80	8,320	58,240	24.6%
	Basketball Courts (w/Championship Seating)	1	104	95	9,880	9,880	4.2%
	Pickleball Courts	24	44	20	Over Basketball Courts	0.0%	
	Volleyball Courts	16	60	30	Over Basketball Courts	0.0%	
	Telescopic Bleacher System: 500 Seats	1	-	-	Championship Court	0.0%	
<i>Total Courts Sq. Ft.</i>						68,120	28.7%
Ice	Primary Ice Rink (600 Seats)	1	220	115	25,300	25,300	10.7%
	Secondary Ice Rink (600 Seats)	1	220	115	25,300	25,300	10.7%
	Locker Rooms	8	25	20	500	4,000	1.7%
	Ref Locker Rooms	4	20	15	300	1,200	0.5%
	Zamboni Storage	1	25	40	1,000	1,000	0.4%
	Ice Plant Room	1	25	50	1,250	1,250	0.5%
<i>Total Ice Sq. Ft.</i>						58,050	24.5%
FEC	Family Entertainment Center	1	-	-	15,000	15,000	6.3%
	<i>Total FEC/Adventure Sq. Ft.</i>					15,000	6.3%
Sports Performance	Sports Performance Turf Area	1	120	60	7,200	7,200	3.0%
	Sports Performance Training Area	1	40	60	2,400	2,400	1.0%
	<i>Total Sports Performance Sq. Ft.</i>					9,600	4.0%
Flex Space	Lobby/Welcome Area	1	-	-	2,000	2,000	0.8%
	Control Room	1	15	10	150	150	0.1%
	Ticket Office	1	10	10	100	100	0.0%
	Manager's Offices	6	10	10	100	600	0.3%
	Office Area	1	-	-	1,800	1,800	0.8%
	Kitchen	1	40	30	1,200	1,200	0.5%
	Café Seating Area	1	50	50	2,500	2,500	1.1%
	Secondary Concessions	1	30	20	600	600	0.3%
	Meeting/Banquet Room	1	-	-	3,600	3,600	1.5%
	Flex/Team Rooms	5	60	25	1,500	7,500	3.2%
	Ref Rooms	2	15	10	150	300	0.1%
	Training Room	1	20	15	300	300	0.1%
	Restrooms	4	35	25	875	3,500	1.5%
	Skate Rental	1	12	30	360	360	0.2%
	Skate Storage	1	15	30	450	450	0.2%
	Leased Space - Ice Pro Shop	1	-	-	1,000	1,000	0.4%
	Leased Space - Medical	1	-	-	10,000	10,000	4.2%
	Mezzanine	1	416	16	6,656	6,656	2.8%
<i>Total Flex Space Sq. Ft.</i>						42,616	18.0%
Required SF for Products and Services						193,386	81.5%
Mechanical, Electrical, Storage, etc.						18,239	7.7%
Common Area, Stairs, Circulation, etc.						25,534	10.8%
Total Estimated Indoor Athletic Facility SF						237,159	100%
Estimated Building Footprint						207,452	
Total Building Acreage						4.76	

INDOOR ATHLETIC FACILITY

By developing eight (8) total fixed, hardwood basketball courts with the capability to overlay 16 volleyball courts or 24 pickleball courts, the facility will have the potential to host a wide range of court events (basketball, volleyball, pickleball, wrestling, cheer, dance, and more). The combined quantity and quality of assets can serve the Riverhead area and provide a unique market opportunity for the Client to develop a significant client base within the local and regional market.

FACILITY PROGRAM AND OPINION OF COST

INDOOR ATHLETIC FACILITY (CONTINUED)

The two ice rinks combine for sufficient inventory to host sports tourism tournaments and events. In addition, the two rinks offer a total of 1,200 spectator seats that properly accommodate guests and visitors to ice tournaments and events. SFA envisions these additional ice sheets to add to, rather than compete with, existing inventory in and around Riverhead. SFA also expects future partnership opportunities to become available should the current operations at nearby facilities grow and require additional ice time. The family entertainment center space offers 15,000 square feet of year-round, accessible entertainment space to local residents, while also providing an attraction to facility guests during tournament and non-sport event times. In addition, the family entertainment center supports the facility's revenue goals by driving greater revenue per square foot.

The indoor sports performance space also contributes to the facility achieving greater revenue per square foot and creates an additional recreation amenity for local residents. The inclusion of a sports performance space also offers greater versatility in spaces and programming, in that the turf area can fit various training and development programs like sport-specific youth training and adult fitness, further contributing to the facility's ability to host year-round indoor programming.

It is also important to note that within the indoor facility there are spaces to host and offer coaches clinics, training opportunities, team film reviews, and other team/coach/player development opportunities. These spaces could also host outside events/rentals, trainings, meetings, parties, etc. Maximum utilization of these spaces will further help the Client achieve revenue and occupancy goals. Further contributing to the Client's revenue and occupancy goals, the recommended indoor facility program also includes 10,000 square feet of leased space for a medical tenant. This additional space pairs well with the sports performance space and adds a revenue driver by serving as a magnet to attract visitors to and retain them within the indoor facility.

RECOMMENDED FACILITY PROGRAM (OUTDOOR)

Outdoor Athletic Facilities

Space	Outdoor Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
Multi-Purpose Fields	Synthetic Turf Field - (With 12' Apron)	12	384	249	95,616	1,147,392	99.5%
	<i>Total Outdoor Multi-Purpose Fields Sq. Ft.</i>						
Support Buildings	Secondary Support Buildings	3	40	40	1,600	4,800	0.4%
	<i>Total Support Buildings Sq. Ft.</i>						
Maint.	Maintenance Buildings	1	30	30	900	900	0.1%
	<i>Total Maintenance Sq. Ft.</i>						
Total Estimated Outdoor Athletic Facilities SF						1,153,092	100%
Total Outdoor Athletic Facility Acreage						26.47	

SFA recommends 12 dedicated synthetic turf multi-purpose fields to meet the requirements to host sports tourism tournaments and events in the region. SFA has also recommended sufficient secondary support buildings and a maintenance building in order to properly support regular operations for the outdoor field assets.

FACILITY PROGRAM AND OPINION OF COST

RECOMMENDED FACILITY PROGRAM (OUTDOOR AMENITIES)

Outdoor Amenities

Space	Programming Product/Service	Count	Dimensions L (')	W (')	Approx. SF each	Total SF	% of Footprint
Outdoor Amenities	RV Spots	125	50	20	1,000	125,000	91.7%
	Restroom/Shower/Laundry Facility Structures	15	-	-	350	5,250	3.8%
	Pavilion	5	35	35	1,225	6,125	4.5%
<i>Total Outdoor Amenities Sq. Ft.</i>						136,375	100.0%
Total Estimated Outdoor Adventure SF						136,375	100.0%
Total Outdoor Adventure Acreage						3.13	

SFA recommended an RV Park amenity in order to attract additional out-of-market visitation to the sports and entertainment assets within the overall complex. Based on SFA's industry experience and the operating expertise of SFA's management partner, Sports Facilities Management (SFM), RV Park amenities can provide an additional revenue source to traditional sports and recreation assets and further support the Client's goals of generating direct economic impact through non-local visitation. SFA has recommended a total of 125 RV spots with 15 dedicated restroom, shower, and laundry facility structures, alongside five pavilions.

SITE DEVELOPMENT

Site Development

		Quantity	Dimensions L (')	W (')	Approx. SF each	Total SF	% of Total
Parking Spaces Total	Parking Spaces Total (10'x18') (20' x 20' Inc. aisles)	1,911	20	20	400	764,400	42.6%
	Go-Kart Track (2,365 Ft. - Existing Site)	1	-	-	143,333	143,333	8.0%
	Setbacks, Green Space, Trails, etc.				25% Indoor/Parking, 50% Outdoor SF	887,697	49.4%
Total Estimated Site Development SF						1,795,430	100%
Total Site Development Acreage						41.22	
Total Complex Acreage						75.58	

SFA recommends 1,911 dedicated parking spaces for the entire sports tourism complex. Based on current site infrastructure and land availability, SFA recognized the potential to expand the flexibility of this existing space for the development of a go-kart track. SFA has recommended one 2,365 long track on the existing site. SFA expects additional space requirements for setbacks, green space, trails, etc. to set the total complex acreage size at approximately 75.58 acres of land.

In addition to the go-kart track, SFA considered alternative uses for the existing airstrip site elements. While excluded from the facility programs in this report, SFA recognizes the potential to expand auto racing programs over the airstrip. SFA recommends further studying the opportunity for this asset through possible partnerships in the Riverhead community. Auto racing, or drag racing, specifically, could provide an additional asset to support the Client's sports tourism goals by generating non-local visitation through non-traditional recreation amenities. The existing airstrip offers numerous partnership opportunities to help attract visitors and generate economic development revenue. As well as dedicated drag racing events, the space could also feature additional uses like hosting seasonal outdoor festivals, farmers markets, concerts, movies, and more. Potential partners to enable this flexible usage include local elementary, middle, and high schools, local colleges/universities, local farms and family-owned small businesses like apiaries, woodworkers, cafés, bakeries, artists, musicians, and other artisans. These public and private entities can team with local municipal bodies to offer a greater variety of flexible uses at the site.

FACILITY PROGRAM AND OPINION OF COST

SUMMARY OF DEVELOPMENT COSTS

Based on SFA's experience in developing sports and recreation facilities, the table below summarizes the opinion of cost for the new sports complex. In order to provide a more accurate opinion of cost and based on the current volatile construction climate affecting the development of youth and amateur sports facilities, SFA projected a range of development costs including a low and high-end projection.

USES OF FUNDS	LOW	MID	HIGH
LAND COST	TBD	TBD	TBD
HARD COST	\$81,020,886	\$90,023,206	\$99,025,527
COURT, FIELD, AND SPORTS EQUIPMENT COST	\$23,771,059	\$26,412,288	\$29,053,517
FURNITURE, FIXTURES, AND EQUIPMENT	\$4,451,499	\$4,946,110	\$5,440,721
SOFT COSTS CONSTRUCTION	\$9,314,178	\$10,349,086	\$11,383,995
SOFT COSTS OPERATIONS	\$2,573,311	\$2,573,311	\$2,573,311
ESCALATION	\$9,574,405	\$10,638,228	\$11,702,051
WORKING CAPITAL RESERVE	TBD	TBD	TBD
TOTAL USES OF FUNDS	\$130,705,337	\$144,942,229	\$159,179,121

The total use of funds for the entire complex ranges from a low-end opinion of cost of approximately \$130.7 million to the high-end opinion of cost which equals approximately \$159.2 million. Full details on the construction and start-up cost estimates can be found in the facility program and opinion of cost, which SFA has delivered as an associated document within the pro forma. The opinion of cost includes the all-in cost of construction, furniture, fixtures, equipment (including goals, bleachers, scoreboards, etc.), as well as additional items detailed further within the Construction and Start-Up – Indoor and Outdoor sections of the full pro forma.

BUSINESS MODEL OVERVIEW

As mentioned throughout this report, one key area of focus for a new sports complex will be to provide a youth and amateur sports tourism opportunity serving the Riverhead market.

The information below is based on the Client's vision, as well as SFA's recommendation to establish a balance between serving the local community through local programs and the regional market through hosting sports tourism tournaments and events. SFA has first detailed the sports tourism operating model, followed by the local programming operating model. SFA has arranged the information in this order based on the Client's goals, since a larger sports tourism facility will drive more revenue and attract greater visitation than a local-focused facility.

SPORTS TOURISM MODEL

To more clearly define the goal of generating economic impact through sports tourism events, SFA has described the sports tourism operating model below.

The goal of a sports tourism model is to attract out-of-town teams, players, coaches, and spectators to the market to generate revenue for the facility and to create economic impact through non-local visitors staying in hotels, eating at restaurants, shopping at stores, purchasing gas, etc. Within the sports tourism model, there are two primary ways of developing tournaments: creating in-house tournaments and outsourcing tournaments to existing organizers/rights holders.

In-house tournaments require a significant amount of time, energy, and human resources to develop and execute. This type of event requires the facility to market the event, register teams, secure hotels, train staff, hire officials, manage play, etc. As such, significant revenue can be generated, but the cost of doing business is high. Additionally, tournaments typically take multiple years to grow, and as a result first year (and often second year) events are small, marginally profitable, and create a minimal economic impact.

Outsourced tournaments require much less work on the part of the facility because inventory is rented to a tournament provider who oversees securing teams and running the event. Additionally, they often provide greater economic impact in the early years of operation because they are not first-year events, and therefore there are more teams in attendance. However, the amount of revenue the facility can generate on an outsourced tournament is limited because team registration fees go to the rights-holder, as do other revenue streams (e.g., hotel rebates, gate fees, etc.).

BUSINESS MODEL OVERVIEW

SPORTS TOURISM MODEL (CONTINUED)

SFA has found that it is typical for facilities with a sports tourism business model to accomplish their goals by generating large amounts of economic impact rather than relying solely on the operational performance of the facility to determine success. Because large sports tourism-focused facilities generally depend on hosting events that generate economic impact, these provide the facility with one-off revenue streams that occur a limited number of times each year but require large facilities that are generally overbuilt for the local market opportunity. For facilities that pursue sports tourism as an economic driver, room night generation, direct spending, and new tax revenues earned from events are viewed as an attractive return on the investment relative to potential subsidization of operations. As such, these types of facilities serve as a driver of traffic and spending to other businesses in the adjacent area such as hotels, restaurants, retail stores, etc. These facilities often function as an anchor to mixed-use projects that benefit the community alongside additional development.

LOCAL PROGRAMMING MODEL

The local programming model is designed to make any facility development a year-round sports and recreation hub by serving as a community asset providing sports, physical health, recreation, and youth development programming, regardless of skill levels or abilities. By creating a fun, active space with high-quality programming and amenities, the spaces detailed in the facility program will be able to host a multitude of activities and serve a wide range of community pursuits.

Based on conversations with the Client, SFA's recommendations for the spaces and amenities detailed in the facility program, a sports tourism complex has the potential to offer programming for any or all of the following activities from in-house and/or partner organizations: practices, camps, clinics, leagues, showcases, tournaments, private individual and group training, and more.

PROGRAM MIX

The programs listed above offer a robust programming model to be featured at the Riverhead complex including in-house and partner organization offerings. While a model more heavily focused on partner and rental programming typically takes less time to grow revenues and guarantees revenue for the model, it limits the long-term revenue growth opportunities.

BUSINESS MODEL OVERVIEW

PROGRAM MIX

SFA recommends a facility program mix that includes internal or in-house programs in addition to rental or outside service provider programs, however, believes that an in-house local programming model will delivery the best results to achieve the Client's goals. In-house programming presents the complex with the following growth and business development opportunities:

GREATER OWNERSHIP OF THE BUSINESS:

- Running in-house programs will allow the management team to dictate all aspects of the products and services being offered in the facility. This ownership provides the ability to make decisions regarding marketing, sales, and operations of all programs. Furthermore, the facility will rely less on the skills, experience, and relationships of outside people or organizations and therefore strengthen the complex's ability to offer best-in-class services to its customers.

CONTROL OF THE CUSTOMER EXPERIENCE:

- All programs are a reflection of the facility and affect customer perception of the brand. With a rental model, a facility has a minimal level of control over program quality and customer experience. If a program run by an outside organization does not meet customer expectations, the facility will be directly associated with that bad experience. On the other hand, internal programs allow the facility to control the quality of customers' experiences.

HIGHER FINANCIAL RETURNS:

- Rental programs are limited in the level of revenue they are able to generate. This relatively flat revenue restricts the ability to capitalize on growth opportunities. An internal program business model creates the opportunity for the facility to grow programs and increase the amount of revenue that can be generated per hour. With the proper investment in and development of in-house programs, the facility will be able to generate significantly higher levels of revenue.

FACILITY DATABASE AND CROSS MARKETING:

- Internal programming presents the facility with the opportunity to build an extensive internal database of its customers. Owning and running in-house programs will allow the facility to capture and retain important customer contact information. This internal database will create a platform for the management team to cross-market appropriate programs to people who are already customers and invested in taking part in the products and services that the facility has to offer. The ability to cross-market to an internal database is substantially more effective than many traditional marketing initiatives.

ABILITY TO MAXIMIZE SCHEDULING:

- A rental-only model restricts the management team's ability to maximize program scheduling. This is a result of the desire of outside programmers and rentals to purchase only the best and prime time hours in the facility. With an in-house program model, the management team will be able to dictate the day and time that programs are run and therefore allow the facility to maximize the use of available scheduling time.



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BUSINESS MODEL OVERVIEW

A gradual transition towards a higher level of internal programming after opening will allow the facility to maintain relationships and utilize outside programming during the maturation process. As the facility matures, shifting to an increased percentage of internal programs will allow the facility to capitalize on opportunities to grow programs and contribute to a higher level of financial sustainability.

Based on the vision of the Client, SFA believes that there will be a hybrid business model between the local programming model and the sports tourism operating model in order to maximize sustainability, although the Client plans to prioritize sports tourism in order to generate greater visitation to the development, spurring economic development in Riverhead through non-local days in market and hotel room nights. As such, the level of financial and economic impact performance will depend on the type of assets, mix of assets, and business model within any facility that is developed.

FINANCIAL PERFORMANCE OVERVIEW

SUMMARY OF FINANCIAL PERFORMANCE

SFA's determination of feasibility for the sports complex in Riverhead depends on the financial forecast of the business and the ability for it to achieve results that support the long-term financial goals of the Client. SFA constructed a detailed pro forma/financial analysis model that projects the financial viability for the first five years of operations. In creating the financial forecast, SFA intentionally projects numbers that are dependent on timely marketing, attention to detail, ongoing financial analysis, a focus on customer service, and intelligent management practices.

The following tables combine and summarize the forecasted revenues, cost of goods sold, and operating expenses through the first five years of operations at the indoor and outdoor facilities. The financial performance details have been provided in the full financial forecast documents. SFA has projected the items within the financial forecast according to standard processes backed by more than a decade of industry experience including the production of hundreds of institutional-grade pro forma documents, the development of numerous youth and amateur sports facilities, and the real-world management experience gained from the day-to-day operations of more than 60 youth and amateur sports facilities around the United States.

INDOOR AND OUTDOOR SPORTS FACILITIES

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total Revenue	\$5,604,304	\$6,473,070	\$7,761,976	\$8,819,770	\$9,681,420
Total Cost of Goods Sold	\$1,640,479	\$1,922,296	\$2,303,514	\$2,629,479	\$2,879,195
Gross Margin	\$3,963,825	\$4,550,774	\$5,458,462	\$6,190,290	\$6,802,225
Total Operating Expenses	\$3,731,036	\$3,889,691	\$4,232,917	\$4,489,545	\$4,731,484
EBITDA	\$232,789	\$661,083	\$1,225,544	\$1,700,745	\$2,070,741
% of Revenue	4.2%	10.2%	15.8%	19.3%	21.4%

As demonstrated in the previous table, the operations at the Sports Anchor Model are expected to generate a positive Earnings Before Interest, Tax, Depreciation, and Amortization (EBITDA) of approximately \$233,000 in year one before improving to continue generating a positive return in year five, resulting in an EBITDA figure of approximately \$2.1 million annually at maturity.

ECONOMIC IMPACT ANALYSIS

ECONOMIC IMPACT EXPECTATIONS

As stated previously, SFA developed its forecasts based on the prioritization of events that meet the Client's objectives related to both local and tournament programming and best practices for managing successful sports tourism facilities. As part of that exercise, SFA conducted an in-depth analysis of the two components that determine economic impact:

1. The average daily expenditure for non-local visitors to the market, including but not limited to:
 - Average daily rate for hotels
 - Average daily meal costs
 - Percent of spending in market by category
2. The details for each event, including but not limited to:
 - Number of participants
 - Number spectators
 - Markets from which participants travel
 - Day and overnight travel habits in the region and across the industry
 - Length of event

For the purposes of this study, SFA analyzed overnight visitors to the market. Overnight visitors are defined as those coming to the Riverhead area from more than 90 minutes away who stay overnight. SFA's economic impact projections do not include any assumptions for visitors extending their stay beyond the event and do not include any indirect or induced spending projections.

AVERAGE DAILY EXPENDITURE

SFA projected per-person spending in the categories in which visitors to Riverhead, NY are expected to spend for regional youth and amateur tournaments and events. The chart below shows that overnight visitors are expected to spend an average of \$152.98 per person per day in year one before growing to \$162.37 in year five. The estimates for per person spending are based on conservative estimates for how non-local visitors will spend while in market. SFA believes that these are reliable estimates, and that it is unlikely that per person spending will fall below the projected amounts.

Per Person Spending By Category

	Year 1	Year 2	Year 3	Year 4	Year 5
Lodging/Accommodations	\$50.00	\$50.75	\$51.51	\$52.28	\$53.07
Dining/Groceries	\$51.75	\$52.53	\$53.31	\$54.11	\$54.93
Transportation	\$8.80	\$8.93	\$9.06	\$9.20	\$9.34
Entertainment/Attractions	\$4.14	\$4.20	\$4.27	\$4.33	\$4.39
Retail	\$24.32	\$24.69	\$25.06	\$25.43	\$25.82
Miscellaneous	\$13.97	\$14.18	\$14.39	\$14.61	\$14.83
Total	\$152.98	\$155.28	\$157.61	\$159.97	\$162.37

ECONOMIC IMPACT ANALYSIS

ECONOMIC IMPACT DRIVERS

Before converting the per-person average daily expenditure into a total direct spending projection, SFA analyzed the two most important drivers of economic impact: non-local days in market and room nights generated for each event projected. Non-local days in market are the number of days that non-local visitors will spend in the Riverhead market because of the tournament or event they are attending. Hotel room nights are the number of nights that visitors will stay in the local area to take part in tournaments and events.

The tables that follow summarize the projected economic impact drivers and direct spending in years one through five of the model.

ECONOMIC IMPACT DRIVERS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Non-Local Days in Market	139,328	169,407	210,122	260,369	281,172
Room Nights	33,541	40,722	50,569	62,611	67,624
Total Economic Impact	\$21,314,669	\$26,305,051	\$33,116,492	\$41,651,277	\$45,653,912

The table above demonstrates that SFA expects the facility to generate approximately 281,000 new non-local days in market, almost 68,000 new room nights, and a total of approximately \$45.7 million in direct economic impact at maturity in year five of operations.

POTENTIAL FUNDING SOURCES AND FUNDING CASE STUDIES

Based on SFA's experience in planning and funding facilities similar to the facilities included in the included facility program, communities and private clients have deployed the following funding mechanisms successfully in recent projects across the country. It should be noted that in today's development climate, most projects have a diverse set of funding sources and often rely on public-private partnerships.

BORROWING

- **Private Loan**
 - A loan is taken out by a business to fund the development and early-stage operation of the facility.

SPECIAL DISTRICTS

- **Tax Increment Financing (TIF)**
 - A district is developed specifically for the purpose of incentivizing development. Upon establishment, the tax base of the district is frozen and any increase to the tax base as a result of new developments are used to pay the TIF bonds.
- **Taxes on Business Improvement Districts (BIDs)**
 - A district is developed where businesses are required to pay an additional tax to fund projects within the boundaries of the district.
- **Opportunity Zones**
 - An economically distressed community where new investments, under certain conditions, become eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via their delegation of authority to the Internal Revenue Service.

PARTNERSHIPS

- **Public-Private Partnerships**
 - Development and/or operational commitments are made by both public and private organizations in order to provide capital, credit, or long-term income to secure or back a loan. Private sector partners are most commonly developers, medical sector organizations, for-profit sports or wellness organizations, and non-profit sports or wellness organizations. The Public-Private Partner relationship can encompass a few or all of the following facility development phases: design, build, finance, operate, and/or manage.
- **Public-Public Partnerships**
 - Development and/or operational commitments are made by two public sector organizations in order to provide capital, credit, or long-term income to secure or back a loan. Public sector partners are most commonly Cities/Towns/Villages, Counties, Parks & Recreation Departments, Chamber/CVB/Tourism Departments, and School Districts.

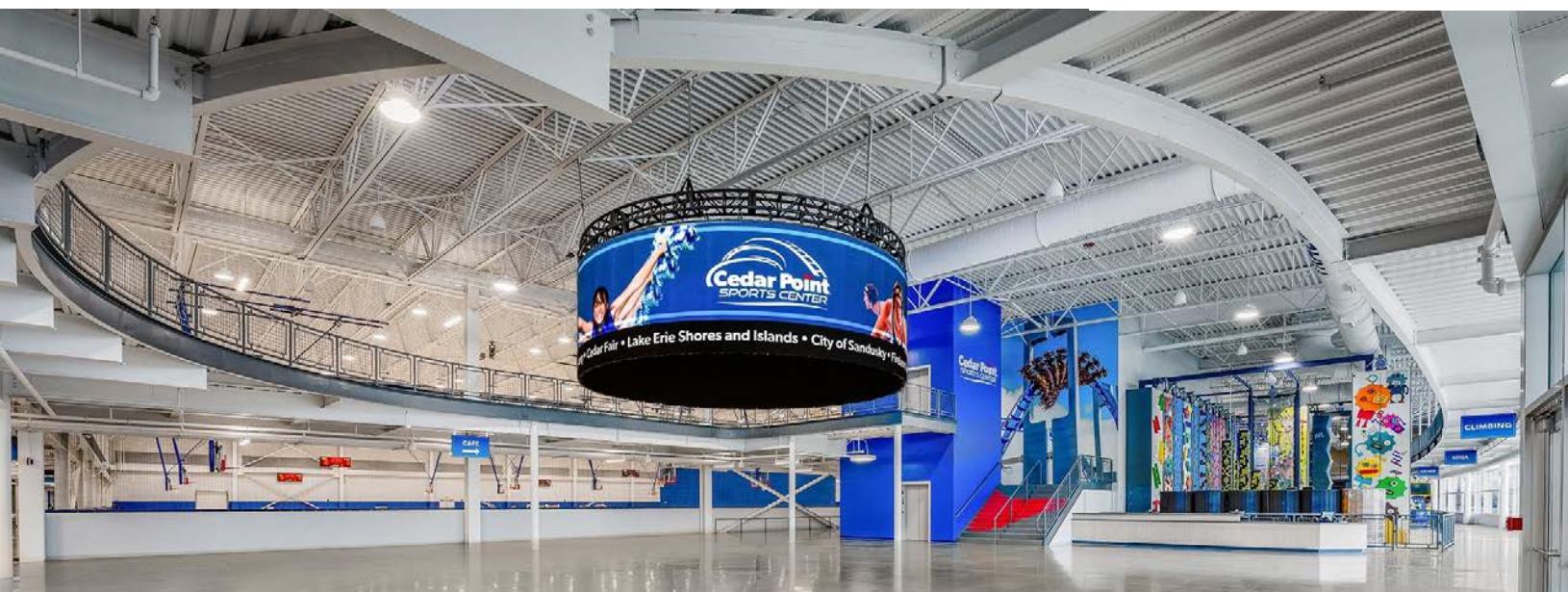
FUNDING SOURCES CASE STUDY – CEDAR POINT SPORTS CENTER

Based on SFA's experience in planning and funding facilities similar to the facilities included in the modeled facility program, SFA has provided case studies that detail real-world funding scenarios. These scenarios provide an overview of the funding structure utilized to fund the best-in-class sports tourism venues, the Cedar Point Sports Center in Sandusky, OH, AdventHealth Sports Park at Bluhawk in Overland Park, KS, and Emerald Acres Sports Connection in Mattoon, IL.

The Cedar Point Sports Center opened in 2020 with a total development cost of approximately \$42 million. The venue offers 185,000 square feet of indoor sports, event, and entertainment space and serves thousands of visitors on a regular tournament weekend. The facility also includes the Lee C. Jewett Sports Medicine Center in a partnership with Firelands Regional Medical Center.

Since sports tourism serves as the primary driver of the facility, various interested public and private parties collaborated in a true Public-Private Partnership to promote and fund the development of the venue, therefore encouraging new visitation to the market. This visitation has proven especially beneficial to the community during non-peak tourism seasons. The funding structure for Cedar Point Sports Center included the following approximate contributions:

- County Hotel Tax - \$23 million
- Firelands Regional Medical Center - \$11 million
- City Tax Financing - \$2 million
- Private Equity - \$6 million
 - Cedar Fair Entertainment
 - Lake Erie Shores & Islands Convention and Visitors Bureau



FUNDING SOURCES CASE STUDY – ADVENTHEALTH SPORTS PARK



The current development climate for youth and amateur sports facilities generally requires a robust combination of funding sources and mechanisms to turn a concept into reality. AdventHealth Sports Park at Bluhawk is a relevant example of a sports tourism and mixed-use development project that relied on creative funding solutions to become developable.

AdventHealth Sports Park is set to open in 2024 with a total development cost of approximately \$125 million for Phase I of the development (sports facility only). The venue offers 250,000 square feet of indoor sports, event, and entertainment space, with adjacent residential, medical, lodging/hospitality, and other traditional mixed-use spaces as a privately owned and operated development. The medical component serves a key function within most public-private partnerships, often occupying a dedicated leased space within the development and/or purchasing naming rights that can account for as much as 26 percent of the total development cost, according to SFA's industry experience.

Sports tourism serves as the primary driver of the facility, although the venue will accommodate regular local programming. Various interested public and private parties collaborated to promote and fund the development of the venue, therefore encouraging new visitation and promoting new spending to occur in the market that would not occur but for the development of the complex. The funding structure for Bluhawk Sports Park included the following funding mechanisms:

- Sales Tax and Revenue (STAR) Bonds - \$46.5 Million
 - A portion of state sales tax generated within the mixed-use development district returns to the developer over time to pay for the sport facility
- Private Equity
- Traditional Lending

FUNDING SOURCES CASE STUDY – EMERALD ACRES

Youth and amateur sports facilities generally require creative and multi-lateral funding solutions prior to development. Emerald Acres Sports Connection is a non-profit-operated sports tourism development project that required a unique operating arrangement and funding structure to promote development.

Emerald Acres Sports Connection in Mattoon, IL is set to open in 2024 with a total development cost of approximately \$65 million (sports facilities only). The complex offers a combined 150-acre property, with 150,000 square feet of indoor sports, event, and entertainment space and 12 outdoor fields that prioritize sports tourism.

Sports tourism serves as the primary driver of the facility, although the venue will accommodate regular local programming. Various interested public and private parties collaborated to promote and fund the development of the venue, therefore encouraging new visitation and promoting new spending to occur in the market that would not occur but for the development of the complex. The funding structure for Emerald Acres Sports Connection included the following funding mechanisms:

- Expansion of Existing Business Improvement District (BID)
 - The district consists of new and existing mixed-use and commercial development
- Future Property Tax Incentive (Incremental)
- Private Equity (Capital and Land Contributions)





CONCLUSION AND NEXT STEPS

*Rocky Mount, NC – Rocky Mount Event Center – Managed by Sports Facilities Management

Based on the work completed to date, SFA believes that an opportunity exists to develop an indoor and outdoor sports tourism facility alongside an RV Park and Go-Kart Track in the Riverhead market with the capability of meeting the Client's objectives that will:

- Capitalize on the continued growth in sports tourism to develop a premier sports tourism complex that attracts, hosts, and retains sports tournaments and events
- Create a significant driver of economic impact in Riverhead that supports existing local businesses by generating new room nights, fosters opportunities for expanding the local lodging industry and ancillary development to accommodate demand, and supports the community by generating spending from non-local visitors
- Serve as a community asset that enhances the sense of place and quality of life for local residents by creating access to top quality sports and recreation assets for all
- Feature diverse and flexible programming capabilities for sports, as well as community, civic, and school activities, to serve a wide variety of potential partners and stakeholders

Taking those definitions of success into account, SFA has detailed the initial recommendations for the sports tourism complex. The included facility program offers the amenities that SFA believes have the potential to meet the Client's definitions of success through the individual asset types and ensuring that those assets are right sized to meet the local market opportunities, as well as the regional sports tourism opportunity.

Within the next phase of work, SFA recommends that the Client:

- Explore and define the potential for funding mechanisms, development incentives, and/or strategic partnerships that could create a viable investment into the construction and operation of the recommended facilities being considered.

In conclusion, SFA believes that an opportunity exists to develop a new sports complex that can achieve the Client's goals. SFA recommends exploring the potential funding mechanisms, development incentives, and strategic partnership opportunities for a new sports tourism complex. SFA is available to assist in any or all of the above steps and welcomes the opportunity to discuss these findings with the Client in order to support the formulation of a decision related to the development of a new sports tourism facility in Riverhead, New York as part of the airstrip redevelopment.



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PLANNING

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- Feasibility
- Facility Program Plans
- Site Selection
- Institutional-Grade Financial Modeling



FINANCE SUPPORT

- Partnership Prospecting & Development
- Negotiations
- Funding Strategy
- Development Partners
- P3 Development
- Project Management



DEVELOPMENT

- Owner's Representation
- FFE/OSE Procurement
- Venue Planning
- Operational Readiness
- Vendor Negotiations
- Sport Comfort & Compliance



OPENING

- Turn-Key Management
- Daily Operations
- Brand Development & Marketing Strategies
- Strategic Partnerships
- Event Booking & Sales
- Legal & Risk Management



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- Event Booking Platform
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ADVISORY

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MILLION GUEST VISITS ANNUALLY

\$1B

5 YEAR ECONOMIC IMPACT FORECAST

1500+

SFC TEAM MEMBERS IN THE NETWORK

\$250

MILLION IN HOTEL ROOM NIGHTS



INDOOR FACILITIES

1. ROCKY MOUNT, NC
2. MYRTLE BEACH, SC
3. BRIDGEPORT, WV
4. WHEELING, WV
5. HILLIARD, OH
6. SANDUSKY, OH
7. BEDFORD PARK, IL
8. GRAND CHUTE, WI
9. MORRISTOWN, TN
10. KINGSPORT, TN
11. BRYAN, TX
12. WEST MONROE, LA

1. ROCKY MOUNT EVENT CENTER
2. MYRTLE BEACH SPORTS CENTER
3. THE BRIDGE SPORTS COMPLEX
4. HIGHLANDS SPORTS COMPLEX
5. BO JACKSON'S ELITE SPORTS
6. CEDAR POINT SPORTS CENTER
7. WINTRUST SPORTS COMPLEX
8. COMMUNITY FIRST CHAMPIONS CENTER
9. MORRISTOWN LANDING
10. TNT SPORTSPLEX
11. LEGENDS EVENT CENTER
12. WEST MONROE SPORTS & EVENTS

OUTDOOR FACILITIES

1. XENIA, OH
2. ELIZABETHTOWN, KY
3. PANAMA CITY BEACH, FL
4. OLDSMAR, FL
5. BRANSON, MO
6. EDMOND, OK
7. COCOA, FL
8. PECOS, TX
9. STARKVILLE, MS
10. NAPLES, FL
11. PADUCAH, KY
12. MARION, IL
13. REEDS SPRING, MO
14. ODESSA, TX

1. ATHLETES IN ACTION
2. ELIZABETHTOWN SPORTS PARK
3. PUBLIX SPORTS PARK
4. EMPOWER ADVENTURES
5. BALLPARKS OF AMERICA
6. PELICAN BAY AQUATICS
7. LAUNCHPAD SPORTS COMPLEX
8. CYCLONE BALLPARKS
9. CORNERSTONE SPORTS COMPLEX
10. PARADISE COAST SPORTS COMPLEX
11. MCCRACKEN COUNTY SPORTS COMPLEX
12. MARION STADIUM
13. SHO-ME BASEBALL CAMP
14. THE BASIN SPORTS COMPLEX

INDOOR/OUTDOOR FACILITIES

1. HILLSBOROUGH, NJ
2. HARRISONBURG, VA
3. GATLINBURG, TN
4. HOOVER, AL
5. ALBERTVILLE, AL
6. OVERLAND PARK, KS
7. CARSON, CA
8. SPRINGFIELD, IL

1. IRON PEAK SPORTS & EVENTS
2. HORIZONS EDGE SPORTS CAMPUS
3. ROCKYTOP SPORTS WORLD
4. HOOVER MET COMPLEX
5. SAND MOUNTAIN PARK & AMPHITHEATER
6. BLUHAWK MULTI-SPORT
7. CREEK AT DOMINGUEZ HILLS
8. SCHEELS SPORTS PARK AT LEGACY POINTE

PARKS & RECREATION

1. BRANDON, MS
2. GARDENDALE, AL

1. BRANDON PARKS & RECREATION
2. BILL NOBLE PARK

THE SPORTS FACILITIES
ADVISORY



727.474.3845



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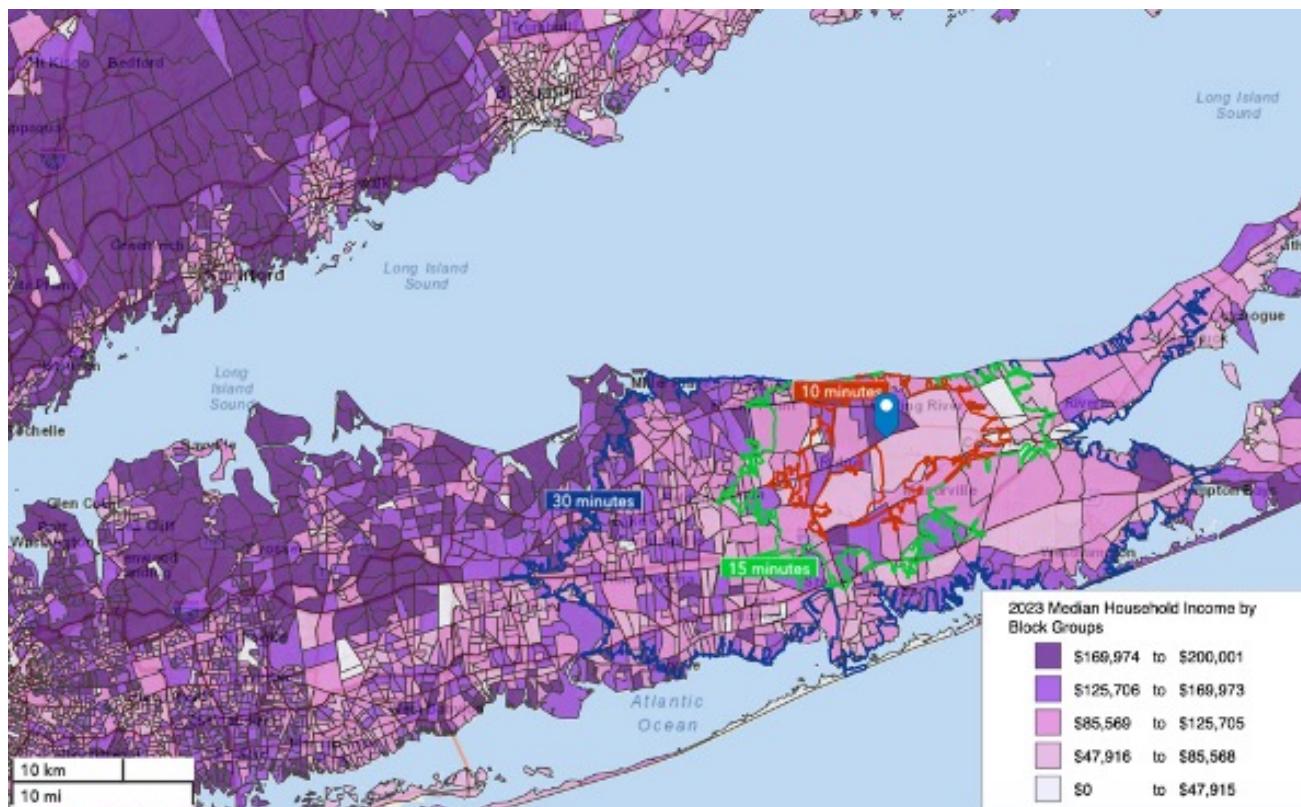
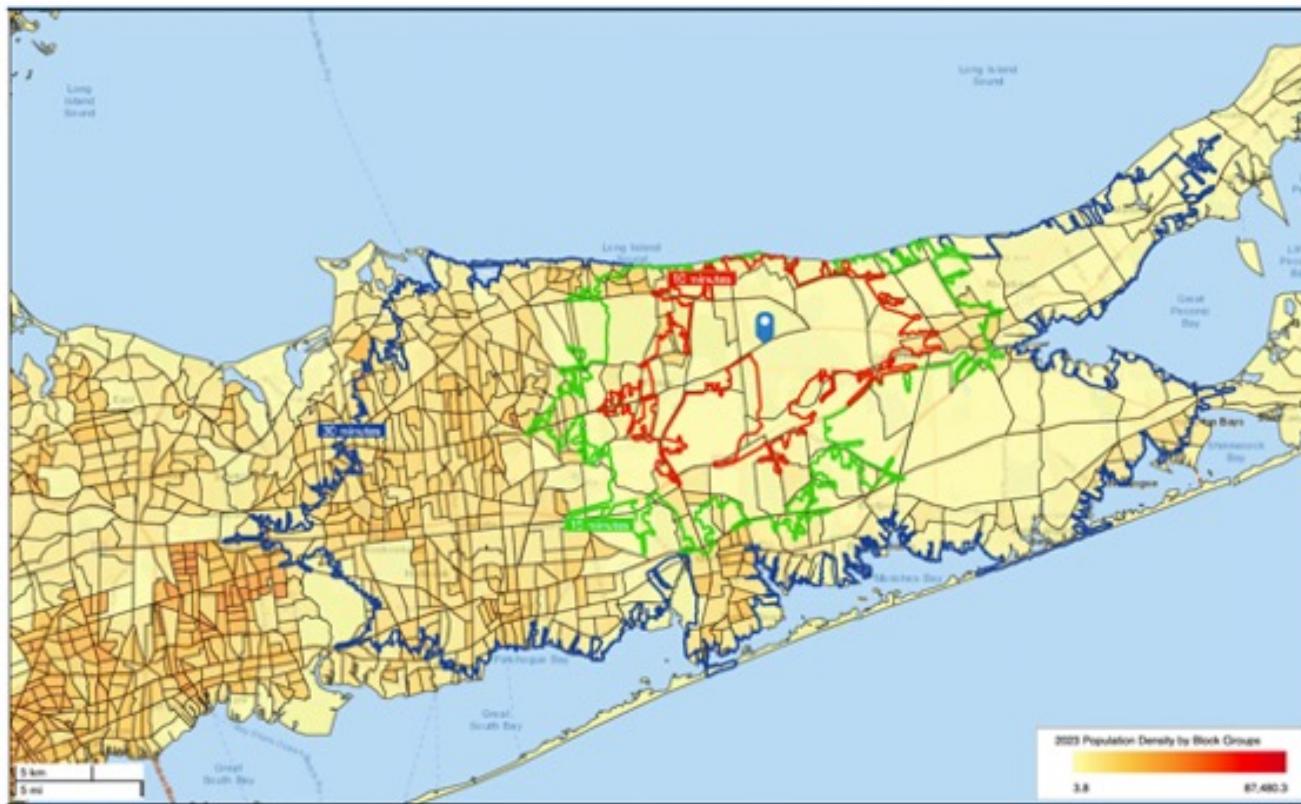


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APPENDIX – LOCAL DEMOGRAPHIC AND SOCIOECONOMIC DATA

Demographic Highlights	10 minutes	15 minutes	30 minutes
Total Population	270,486	789,441	2,213,358
2023 Median Age (Esri)	36.1	36.4	36.8
2023 Median Household Income (Esri)	\$51,212	\$54,192	\$64,282
2023 Average Household Income (Esri)	\$70,725	\$79,421	\$94,008
2023 Per Capita Income (Esri)	\$25,770	\$28,961	\$35,210
2023 Household Population (Esri)	267,076	780,943	2,199,316
2010-2017 Population: Annual Growth Rate (Esri)			
2017-2022 Population: Annual Growth Rate (Esri)	0.59	0.44	0.62
2017-2022 Median Household Income: Annual Growth Rate (Esri)	2.50	2.73	3.46
2017-2022 Per Capita Income: Annual Growth Rate (Esri)	3.35	3.26	3.36
2023 Total Households (Esri)	98,123	287,230	828,036
2023 Total Family Households (Esri)	62,186	185,989	526,829
2023 Average Household Size (Esri)	2.72	2.72	2.66
Age Breakdown	10 minutes	15 minutes	30 minutes
2023 Total Population Age 0-4 (Esri) (%)	6.75%	6.70%	6.46%
2023 Total Population Age 5-9 (Esri) (%)	6.78%	6.81%	6.64%
2023 Total Population Age 10-14 (Esri) (%)	6.61%	6.62%	6.47%
2023 Total Population Age 15-19 (Esri) (%)	6.42%	6.38%	5.99%
2023 Total Population Age 20-24 (Esri) (%)	6.70%	6.57%	6.27%
2023 Total Population Age 25-29 (Esri) (%)	7.79%	7.66%	7.58%
2023 Total Population Age 30-34 (Esri) (%)	7.46%	7.43%	7.85%
2023 Total Population Age 35-39 (Esri) (%)	6.53%	6.69%	7.51%
2023 Total Population Age 40-44 (Esri) (%)	6.21%	6.47%	7.06%
2023 Total Population Age 45-49 (Esri) (%)	5.71%	5.93%	6.13%
2023 Total Population Age 50-54 (Esri) (%)	5.95%	6.03%	5.99%
2023 Total Population Age 55-59 (Esri) (%)	5.76%	5.76%	5.63%
2023 Total Population Age 60-64 (Esri) (%)	5.83%	5.66%	5.51%
2023 Total Population Age 65-69 (Esri) (%)	5.06%	5.04%	4.99%
2023 Total Population Age 70-74 (Esri) (%)	4.20%	4.23%	4.21%
2023 Total Population Age 75-79 (Esri) (%)	2.98%	2.95%	2.83%
2023 Total Population Age 80-84 (Esri) (%)	1.84%	1.76%	1.66%
2023 Total Population Age 85+ (Esri) (%)	1.41%	1.33%	1.22%
2023 Total Population Age 18+ (Esri) (%)	76.04%	76.05%	76.82%
Household Income Breakdown	10 minutes	15 minutes	30 minutes
2023 Household Income less than \$15,000 (Esri) (%)	15.20%	13.80%	10.80%
2023 Household Income \$15,000-\$24,999 (Esri) (%)	10.10%	9.40%	7.50%
2023 Household Income \$25,000-\$34,999 (Esri) (%)	10.40%	10.00%	8.70%
2023 Household Income \$35,000-\$49,999 (Esri) (%)	12.90%	12.70%	11.60%
2023 Household Income \$50,000-\$74,999 (Esri) (%)	18.30%	17.70%	17.40%
2023 Household Income \$75,000-\$99,999 (Esri) (%)	12.90%	12.30%	13.00%
2023 Household Income \$100,000-\$149,999 (Esri) (%)	12.10%	13.30%	15.50%
2023 Household Income \$150,000-\$199,999 (Esri) (%)	4.70%	5.70%	7.70%
2023 Household Income \$200,000 or greater (Esri) (%)	3.20%	5.10%	7.90%
Spending: Recreation	10 minutes	15 minutes	30 minutes
2023 Membership Fees for Social/Recreation/Civic Clubs (Avg)	173.63	197.81	239.78
2023 Fees for Participant Sports excluding Trips (Avg)	77.09	87.72	107.73
2023 Fees for Recreational Lessons (Avg)	91.17	105.81	130.63
2023 Camp Fees (Avg)	17.98	20.47	24.28

APPENDIX – LOCAL DEMOGRAPHIC AND SOCIOECONOMIC MAPS



APPENDIX – REGIONAL DRIVETIME MAP



APPENDIX – LOCAL FACILITIES

Indoor Court Facilities	Drive Time (Minutes)
Riverhead High School	15
SCCC Eastern Campus	19
Sportime Quogue	22
LA Fitness	24
LA Fitness	25
Danzi Athletic Center	25
Dedication Sports Facility	26
Patchogue Family YMCA	27
3d Athletics Health and Fitness/Rossetti	
Basketball	27
LA Fitness	29
LA Fitness	32
The Cube Basketball	32
Central Islip Recreation Center	32
Premier Basketball NY	34
Island Federal Credit Union Arena	34
Brent City-La Espiguita	35
Shooting Stars Sports	35
LA Fitness	37
Walter J. Hawrys Campus Rec Center	38
Sportime Kings Park	38
Future Stars Southampton	39
Great South Bay YMCA	40
North Sport	47
Sportime VBC	49
Next Level Sports Center	50
BR @ The Fieldhouse	51
Life Time	51
B&B Volleyball	53
LA Fitness	53
JMF Sports Center	53
Xsport Fitness	53
Mitchel Gymnasium and the Dribblers	54
Legacy Volleyball Club	69

Family Entertainment Center Facilities	Drive Time (Minutes)
Scott's Pointe	0
Kidzville Rides and Toys	10
Game On Retro Arcade	12
Safari Adventure	14
The All Star Bowling Alley	18
Kynytyx	19
Blue Sky Amusements	19
Gr8Skates	19
Coram Country Lanes	21
Chuck E. Cheese	24
AMF Centereach Lanes	25
Port Jeff Bowl	26
Bowlero Sayville	27
NY Dart Zone	27
Xplore Port Jefferson	27
East Islip Lanes	35
Bowlero Commack	36
Strike 10 Lanes Deer Park	38
AMF Babylon Lanes	41
Chuck E. Cheese	41
Bowlero Melville	42
Larkfield Lanes	43
Active Kidz LI	45
AMF Syosset Lanes	47
Round 1 Bowling and Amusement	48
Bounce! FEC	48
AMF Wantagh Lanes	50
Laser Bounce	50
Bowlero Mineola	51
Ultra Lanes Massapequa	52
Levittown Lanes	52
AMF Garden City Lanes	53
Planet Play	53

APPENDIX – LOCAL FACILITIES

Indoor Ice Facilities	Drive Time (Minutes)
Peconic Ice Rinks	0
Southampton Ice Rink	32
The Rinx	33
Superior Ice Rink	41
Clark Gillies Arena	42
The Rinx at Wyandanch Plaza	46
Town of Oyster Bay Ice Skating Center	51
Ice Works	51
Cantiague Park Ice Rink	54
Iceland Long Island Skating Rink	61
Port Washington Skating Center	61
Newbrudge Arena	62

Indoor Turf Field Facilities	Drive Time (Minutes)
All Star Arena	24
Center Island Sports Inc	28
All Island SportsPlex	40
KK Athletics of Brentwood	40
All Sportz Melville	46
US Academy of Soccer	49
360 Sports Center	53
Long Island Sports Dome	56
Global Sports Centers - Nassau	59
Long Island Sports Complex	61
Unlimited Sports Action Inc	65

Sports Performance Facilities	Drive Time (Minutes)
Infiniti Sports Performance	19
NRG Athletics	23
The Trainer Page	23
Revolution Athletics: Speed, Strength, & Agility Training for Athletes	29
HEAT Sports LI	29
GLE Performance	31
Belding Performance	31
Professional Edge Strength & Conditioning	32
Xceleration Sports Training	34
AMP Hauppauge - Sports Performance & Personal Training	34
E.A.S.T. Endurance Agility Strength Training	35
ProCare Athletic Performance	35
Sports & Fitness Performance	36
Victory Sports Performance	37
Parisi Speed School	51
Power Performance Sport Training	52
Train for the Game - LI	53
Professional Athletic Performance Center	54

Indoor Baseball-Softball Training Facilities	Drive Time (Minutes)
The Cage	15
Lasorda Legacy Park/Baseball Heaven	16
365 Athletics	19
In the Zone Bsaeball Club	28
Long Island Sports Zone	29
Matt Giuliano's Play Like a Pro	29
88 Stitches Fastpitch Training Center	36
Pro Game Athletics	37
Performance Factory Baseball	41
B.E.A.S.T. Facility	41
TC BlackHawks Baseball Academy	47
Baseball Plus	47
Long Island Sports Hub-Frozen Ropes Syosset	48
Long Island Sports Dome	51
Sports Alley	54

APPENDIX – LOCAL FACILITIES

Indoor Aquatics Facilities	Drive Time (Minutes)
Safe-T Swim Riverhead	11
Brookhaven Aquatic Center	22
LA Fitness Patchogue	24
Brookhaven Roe YMCA	24
Patchogue YMCA	27
Goldfish Swim School - Centereach	30
Half Hollow Hills Natatorium	40
Great South Bay YMCA	40
Nassau County Aquatic Center	55
YMCA East Hampton RECenter	58

Outdoor Multi-Purpose Field Facilities	Drive Time (Minutes)
Longwood Youth Sports Association (LYSA)	11
Mastic Sports Complex	14
Coach Mike McKillop Memorial Field	15
Center Moriches HS	16
Medford Athletic Complex	20
Martha Avenue Recreation Park	21
Soccer Fields at 12 Pines Park	21
Sachem Youth Soccer League Soccer Park	22
PAL Sport Fields	22
Hallock Park - Pat-Med Complex (Staff Sergeant Keith Bishop Memorial Park)	23
St. Joseph's University Outdoor Field Complex	23
Lincoln Avenue Sports Complex	23
Andy Desperito Soccer Fields	24
Centereach Multipurpose Field	24
Mattituck Park District Soccer Fields	26
Veterans Park Brookhaven	26
Sachem High School North	27
Baymen Soccer fields	30
Nesconset Athletic Fields	30
Robert Cushman Murphy Junior High School	30
Port Jefferson High School/ Middle School	30
Westbrook Sports Complex	31
Baymen Soccer fields	31
Brentwood State Park	32
Stony Brook Clash Home Ground	33
Central Islip Ball Field Complex	33
Jean Cochran Park	34
Country Village Fields	35
SUSA Orlin & Cohen Sports Complex	36
The Stony Brook School	36
Southampton Soccer Club	36
Moriches Soccer Park	37
Erb Farm Park	37
HBC Soccer Park	38
Half Hollow Hills Central School District	38
St Joseph CYO Soccer	40
Belmont Soccer Field	40
Mathew Wilensky Memorial Athletic Field	41
Birchwood Park	42
Pape Field	42
Peter C. Collins Soccer Park	42
Town of Oyster Bay Borella Fields	44
Soccer Field- Charles St	44

APPENDIX – LOCAL FACILITIES

Outdoor Multi-Purpose Field Facilities	Drive Time (Minutes)
Bethpage Polo Field	45
Van Bourgondien Soccer Fields	45
Ellsworth W. Allen Park	48
Plainedge Park	48
Mansfield Park	48
Cuomo Field	48
Breezy Park	49
Steer's Park	50
Field of Dreams Park	52
Charles Wang Athletic Complex	52
LIU Soccer Park	54
NYIT - Long Island	54
Northport Soccer Park	55
Theodore Roosevelt Memorial Park	57

APPENDIX – REGIONAL FACILITIES

Indoor Court Facilities	Drive Time (Minutes)	Assets/Amenities
SPORTIME Bethpage Multi-Sport	47	2 BB/5 VB courts
Island Garden	62	53,000 sq ft facility
Aviator Sports and Events	86	20,000 SF fieldhouse
Basketball City	87	7 BB courts
House of Sports	88	4 BB courts, 80-yard turf field, and additional training surface
Powerzone Volleyball Center	112	6 VB courts
All Season Sports Academy	125	4 BB/5 VB
Connecticut Sports Center	126	3 BB/5VB courts, lobby, and café
Iron Peak Sports and Events	138	4 BB/8 VB courts, indoor dome field, 3 outdoor turf fields, indoor climbing area, arcade, and more
Mohegan Sun	140	8 courts (convention center)
Connecticut Convention Center	158	convention center layout
Alan Horwitz 'Sixth Man' Center	175	7 BB courts-TBD open date 2024
Mackal Field House	176	6 lane 200m indoor track, fitness center, weight room, 4 BB courts
Competitive Edge Sports	183	5 BB/7 VB courts
Rhode Island College	188	4 VB courts
Erickson Athletic Complex	188	4 indoor intramural basketball courts, plus one court for Brown Basketball
XL Sports World	189	3 BB courts/4 VB courts
Backcourt Hoops	194	5 BB/VB courts
United Sports	198	4 BB/8 VB courts
Chase (76ers) Fieldhouse	200	161,000sf fieldhouse with 3 NBA courts/convertible to arena, PT clinic, sports performance facility, and full 100yd turf field - also home to G League - Blue Coats
Mass Premier Courts	206	2 hardwood maple courts, 4 sport courts, BC fieldhouse, café/4000sf concession area, and fitness area
Roger Williams University	208	4 BB courts (1 hardwood, 3 synthetic)
Forekicks - Taunton	214	4 BB/8 VB courts
Dana Barros Basketball Gym	220	5 full hardwood BB courts and large concession area
The Mill Works	230	6 BB courts
Game On Fitchburg	234	10 BB courts, indoor turf area, and outdoor fields
Brandeis University	236	4 courts and additional hardwood flooring
Reggie Lewis Track & Athletic Center	238	indoor track and flex space
Boston Convention Center	238	90 VB courts (convention layout)
Starland Sportsplex & Fun Park	238	6 BB courts and flex space
Spooky Nook Sports	240	10 BB/VB courts

APPENDIX – REGIONAL TOURNAMENTS AND EVENTS (SAMPLE)

Facility	Tournament Type	Tournament Name	City	State	Games	Dates	Price	Teams	Level
Various Gyms	Basketball	The Adidas Headlinerz	Albany, NY	NY	3	6/4-6/5	\$295	200	4gr-12gr
House of Sports	Basketball	Halloween Hoops Tournament	Ardsley, NY	NY	3	10/31-11/1	\$325	16	
House of Sports	Basketball	War on the Floor 3.0 presented by ZERO GRAVITY	Ardsley, NY	NY	3	11/7-11/8	\$325		
House of Sports	Basketball	Halloween Day Hoops	Ardsley, NY	NY	3	10/31-11/1	\$325		5gr-10gr
House of Sports	Basketball	Big Apple Summer Showcase	Ardsley, NY	NY	3	7/13-7/14	\$495		U16-U18
House of Sports	Basketball	Live at the House I	Ardsley, NY	NY	3	9/24-9/25	\$475		8gr-12gr
Boys and Girls Club of Astoria	Basketball	Holiday Hoopz	Astoria, NY	NY	3	11/6-11/8	\$225		U10-U12
Various Gyms	Basketball	Southern Tier Showcase	Binghamton, NY	NY	3	9/12-9/13	\$300		6gr-12gr
Binghamton HS	Basketball	19th Annual Run n Gun Classic	Binghamton, NY	NY	3	4/8-4/9	\$300		4gr-11gr
Binghamton CC	Basketball	Shouthern Tier Showcase	Binghamton, NY	NY	3	9/12-9/13	\$300		6gr-12gr
Brewster Sports Center	Basketball	Battle at Brewster	Brewster, NY	NY	3	9/24-9/25	\$345		3gr-12gr
Various Gyms	Basketball	Hall of Fame Columbus Day Challenge	Bristol, RI	RI	3	10/8-10/9	\$395		U10-12gr
Various Gyms	Basketball	Round Ball Classic	Bronx, NY	NY	3	9/11-9/12	\$325		2gr-12gr
Various Gyms	Basketball	Buffalo Storm Invitational	Buffalo, NY	NY	4	4/2-4/3	\$375	150	4gr-12gr
Various Gyms	Basketball	Buffalo Jamfest	Buffalo, NY	NY	4	4/22-4/24	\$325	200	3gr-12gr
Various Gyms	Basketball	Buffalo Summer Classic	Buffalo, NY	NY	3	6/3-6/5	\$325	150+	4gr-12gr
Canandaigua, various gyms	Basketball	Finger Lakes Fury John C. Wilbur Memorial Fall Classic	Canandaigua, NY	NY	3	10/17-10/18	\$325		5gr-12gr
Corning HS	Basketball	2nd Annual Hardwood Challenge	Corning, NY	NY	3	10/1-10/2	\$275		6gr-12gr
Corning HS	Basketball	Off the Glass Showcase 3	Corning, NY	NY	3	4/29-4/30	\$300		4gr-11gr
United Sports	Basketball	Easter Shootout PA	Downington, PA	PA	2	4/14-4/15	\$200	29	4gr-11gr
United Sports	Basketball	UA Mid Atlantic Regional Showcase	Downington, PA	PA	3	4/22-4/23	\$295		3gr-12gr
United Sports, Wyndcroft School	Basketball	East Coast Regionals	Downington, PA	PA	3	5/6-5/7	\$275	69	4gr-11gr
Spooky Nook Sports	Basketball	AGame Supershootout - 8th Annual	Manheim, PA	PA	3	3/25-3/26	\$375		2gr-8gr
Spooky Nook Sports	Basketball	AGame Supershootout - 8th Annual	Manheim, PA	PA	3	4/1-4/2	\$375		8gr-12gr
Spooky Nook Sports	Basketball	Spooky Nook Court Warriors	Manheim, PA	PA	4	4/8-4/9	\$450		10U-17U
Spooky Nook Sports	Basketball	Nook Basketball MS Championships	Manheim, PA	PA	3	2/10-2/11	\$225		4gr-9gr
Spooky Nook Sports	Basketball	East Coast Championship	Manheim, PA	PA	3	5/6-5/7	\$390		4gr-11gr
Spooky Nook Sports	Basketball	Nook Hoopsgiving Basketball Shootout	Manheim, PA	PA	3	11/25	\$195		5gr-8gr
Spooky Nook Sports	Basketball	Blue Chip Pre-Season Challenge Powered by Under Armour	Manheim, PA	PA	5	4/28-4/30	\$700	285	8gr-12gr
Spooky Nook Sports	Basketball	Coaches vs. Cancer Classic	Manheim, PA	PA	3	5/13-5/14	\$325	170	3gr-HS
Spooky Nook Sports	Basketball	Nook Raider Classic	Manheim, PA	PA	4	5/20-5/21	\$450	195	10U-17U

APPENDIX – REGIONAL FACILITIES

Indoor Ice Facilities	Drive Time (Minutes)	Assets/Amenities
Athletic Republic The Rinx	31	2 NHL-size rinks
Clark Gillies Arena	38	2 Full NHL ice rinks
Ice Works	47	2 NHL ice rinks
Islanders IceWorks	48	2 sheets
Northwell Health Ice Center	55	2 NHL size rinks, 1 outdoor rink, gym/training center, rehab facility, daycare, pro shop,
Playland Ice Casino	84	1 NHL size, 1 - 150'x50', 1 - 80'x20' rink
Aviator Sports and Events Center	86	2 NHL sized rinks - 2,000 capacity
Westchester Skating Academy	89	2 sheets
Ice House	91	4 sheets - NHL size
Sky Rink	94	2 sheet, training space, viewing areas, locker rooms, dance and fitness studio, party and event rooms
Stamford Twin Rinks	96	2 sheets - NHL size rinks
Floyd Hall Arena	98	2 sheets - NHL size
Ice Vault Arena	100	2 sheets - NHL size
SoNo Ice House	101	2 sheets - 1 NHL size, 1 training
Brewster Ice Arena	111	2 full ice rinks, studio rink and full restaurant and bar, outdoor field
Skylands Ice World	126	2 sheets - NHL size
ProtecHockey Training Center	127	2 sheets
Bridgewater Sports Arena	130	3 sheets - NHL size
Northford Ice Pavilion	136	3 NHL size sheets - 200'x85'
Ice Time Sports Complex	138	2 sheets
Jersey Shore Arena	140	3 sheets - NHL size
Ice Land Skating Center	143	2 sheets - NHL size
Champions Skating Center	147	2 ice rinks, 1 is NHL size, 1 Olympic size, 33,000sf fitness center, pool,
Grundy Ice Arena	155	2 sheets - NHL size
Steel Ice Center	168	2 sheets - NHL size
The Revolution Ice Gardens	173	2 sheets - NHL size
Hatfield Ice Arena	183	2 sheets
Olympia Ice Center	185	3 sheets, pro shop. Bar, lockerrooms
IceWorks Skating Complex	193	4 sheets - 1 olympic rink, 3 NHL rinks
Oaks Center Ice	194	3 sheets - NHL size
Power Play Rinks	196	2 sheets
Ice Line	198	4 full size sheets (200x85ft)
Fidelity Bank Worcester Ice Center	200	2 sheets, NHL Size, bar café, performance training, rehabilitation space, pro shop
Toyota Sportsplex	204	2 sheets - NHL size
Foxboro Sports Center	208	2 NHL ice sheets and studio/synthetic ice practice room, shop and café
Patriot Ice Arena	210	2 sheets, 1 NHL size, 1 olympic size
Rodman Arena	210	1 Olympic sheet and 1 NHL sheet

APPENDIX – REGIONAL FACILITIES

Indoor Ice Facilities	Drive Time (Minutes)	Assets/Amenities
Mullins Center Community Center	211	2 sheets, two building facility, three raquetball courts, athletic rooms and press area
New England Sports Center	215	8 full-size ice sheets, 2 studio rinks, 50 team rooms, overlook, 2 restaurants, snack bar, pro shop, video arcade - 218,000sf
The Skating Club of Boston	215	3 sheet facility and performance training center
Northstar Ice Sports	219	3 full-size rinks, 13 locker rooms, 2 fitness centers, 2 conference rooms, snack bar and pro shop
Bridgewater Ice Arena	223	2 sheet facility, pro shop,
Clifton Park Ice Arena	223	2 NHL size rinks, 200'x85'
Ice World	232	2 full size sheets (200x85ft)

APPENDIX – REGIONAL TOURNAMENTS AND EVENTS (SAMPLE)

Facility	Tournament Type	Tournament Name	City, ST	Games	Dates	Price	Teams	Level
NESC	Ice	JWHL Showcase	Marlborough, MA	4	2/2-2/4		43	U19
NESC	Ice	US Premier Hockey Tournament	Marlborough, MA		1/6-1/8			League
NESC	Ice	District 8 Mite Jamboree	Marlborough, MA		1/16-1/16			Mite
NESC	Ice	Challenge Cup Tournament	Marlborough, MA	4	1/20/1/22	\$895	67	Bantam - Squirt
NESC	Ice	Mite Invitational Tournament	Marlborough, MA		2/17-2/19	\$1,250	22	Mite
NESC	Ice	President's Day Invitational	Marlborough, MA		2/17-2/20	\$1,525	22	Squirt - U14
NESC	Ice	Central Mass Winter Classic	Marlborough, MA		2/24-2/26	\$895	58	Bantam - Squirt
NESC	Ice	March Classic	Marlborough, MA		3/3-3/5	\$895	52	Bantam - Squirt
NESC	Ice	Mass Hockey State Championships	Marlborough, MA		3/3-3/5			Bantam - Squirt
NESC	Ice	Beantown Spring Classic	Marlborough, MA	4	3/7-3/9		16	U16-U18
The Edgs Sports Center	Ice	East Coast Wizards Showcase	Bedford, MA	4	8/25-8/27	\$1,800	22	U16-U19
	Ice	24th Annual Eastern Mass Senators Labor Day Invitational Tournament	Billerica, MA	3	9/1-9/4	\$1,845	17	U14-U18
Brewster Ice Arena	Ice	OceHockey Westchester Express - Labor Day Invite	Brewster, NY		9/1-9/3	\$1,795-\$1,995		Squirt-Bantam
Aviator Sports and Events Center	Ice	Ocean Breeze Classic	Brooklyn, NY		5/25-5/27	\$795-\$895		Cross - Bantam
Power Play Rinks	Ice	Mite Turkey Cross	Exton, PA	3	11/23-11/25	\$450		Mite
Power Play Rinks	Ice	Holiday Bazaar Tournament	Exton, PA	3	12/28-12/30			Bantam
Power Play Rinks	Ice	6th Annual Futsal Cross-Ice Tournament	Exton, PA	3	12/27-12/28	\$99/player		Mite - Pee Wee
Power Play Rinks	Ice	3rd Annual Kegs and Eggs	Exton, PA	3	2/17	\$49		Adult
Power Play Rinks	Ice	Commander In Chief Cup	Exton, PA	3	2/15-2/18			Pee Wee - Squirt
Foxboro Ice Center, Canton Ice Arena, Rodman Arena	Ice	CCM Boston Elite Invite	Foxboro, MA	4	8/2-8/4		112	11 - U16
Foxboro Sports Center, NESV, Pilgrim Skating Arena, Rodman Arena, Rhode Island Sports Center, Cranston Veterans Memorial Ice Rink, Haverhill Valley Forum	Ice	The Kennedy Memorial	Foxboro, MA		1/18-1/21	\$1,645	226	U10-U16

APPENDIX – REGIONAL FACILITIES

Outdoor Multi-Purpose Field Facilities	Drive Time (Minutes)	Assets/Amenities
Sachem Youth Soccer League Soccer Park	22	9 full grass MP fields
Peter C. Collins Sports Complex	42	8 MP fields of various sizes
Wright National Soccer Campus	92	4 soccer fields/8 youth soccer fields
West End	139	7 soccer fields
West Seneca Soccer Complex	173	9 grass soccer fields plus 4 additional youth soccer fields
Lehigh County Sports Fields	174	6 grass soccer, 3 youth soccer
Stillwell Woods Park	175	9 youth soccer fields
Erie Sports Center	179	7 grass MP fields and indoor sports center adjacent
The Proving Grounds	179	9 full turf MP fields
Herbst Field Complex	194	8 grass soccer fields
Greenvale Soccer Fields	199	16 youth soccer fields
Morse Athletic Complex Fields	201	5 grass soccer fields
Germantown Academy	202	6 grass soccer fields, 1 football/multi-purpose turf field
Hill Top Farm Fields	204	6 grass soccer fields, broken into 10-18 youth fields
Piscataway Fields	206	19 grass soccer fields
Lebanon Valley Soccer Club	207	14 soccer fields
Players Development Academy	210	10 grass soccer fields
Warrington Soccer Club Field	211	8 soccer fields - 1 11v11, 5 7v7, 2 9v9,
Munro Community Park	213	6 grass fields
Great Valley High School	215	5 grass soccer fields, 1 soccer stadium, 1 football/multi-purpose stadium
Line Road Complex	215	7 grass soccer fields
Keller Fields	215	5 grass youth soccer fields, 1 large soccer field
Lower Dauphin Schools	215	4 grass multi-purpose fields, 2 synthetic turf fields (1 soccer 1 football)
Randall's Island Park	219	30 various size MP fields
Agusta Fields & Thornton-Comly	219	4 soccer fields
Junod Playground	219	13 grass soccer fields (various sizes)
Lighthouse SC/Parkwood YO/Academy Sabre	219	12 grass multi-purpose fields
Philadelphia Soccer Club	219	4 soccer fields, 8 youth field
Downington Middle School	222	6 grass soccer fields
United Sports Complex	222	10 grass soccer fields
Fiala Field	222	5 grass baseball/softball fields and/or 6 multi-purpose fields
GCVSA Soccer Complex	223	8 soccer fields
WCUSC Thornbury Soccer Park	223	5 soccer fields, 2 youth fields
Rider University	224	10 fields
Classics Soccer Park	224	10 grass soccer fields
Logan Soccer Complex	225	3 soccer fields, 3 youth fields
Friendship Fields	229	8 soccer fields

APPENDIX – REGIONAL FACILITIES

Outdoor Multi-Purpose Field Facilities	Drive Time (Minutes)	Assets/Amenities
Decou Field Complex	229	5 soccer fields (2 turf), 2 youth fields
Cross Farms Fields	230	15 fields (various sizes)
Concord Soccer Complex	231	5 soccer fields - 1 11v11 (split into 2 8v8), 3 8v8 fields
Warwick High School	231	5 grass fields, 1 turf
Fusion FC Soccer Club	231	7 grass soccer fields
Monroe Soccer Complex	233	6 grass
Thompson Park	233	9 grass
Cattell Field Complex	233	9 fields (various sizes)
Deptford High School	233	6 fields (various sizes)
West Deptford Soccer Club	233	8 youth soccer fields
Mercer County Park	235	12 fields
Amos Herr Park	235	15 grass youth soccer fields
Ronconcas Valley Regional HS Athletic Complex	236	7 soccer fields
William Wilt Soccer Complex	236	10 various size soccer fields, 3 rec fields
Kirkwood Soccer Complex	238	11 grass fields, 1 turf

APPENDIX – REGIONAL TOURNAMENTS AND EVENTS (SAMPLE)

Facility	Tournament Type	Tournament Name	City, ST	Games	Dates	Price	Teams	Level
Colonie & Albany	Soccer	Cap City Girls College Showcase	Albany, NY	3	4/3-4/5	\$1025-\$1175	20 max	u15-u19
Colonie & Albany	Soccer	Cap City Girls Fall Showcase	Albany, NY	3	4/3-4/5	\$1025-\$1175	20 max	u15-u19
Murray Park, Van Cadant Park Stadium, Miller Field, Cpl Thompson Park, Parade Grounds, Flushing Meadows	Soccer	ABC NYC Tournament	Staten Island, NY	3	4/5	\$125-\$375		u6-open
Randalls Park	Soccer	City Showcase Tournament	Randall's Island, NY	3	4/10-4/11	\$799		u14-u19
Afrim Sports Park	Soccer	CDYSL Empire Cup	Colonie, NY	4	4/17-4/19	\$475-\$700		u9-u19
Aviator Fields, Randalls Park, Govenors Park, Parade Grounds, Flushing Meadows, etc	Soccer	CJSL City Cup	Randall's Island, NY		4/18	\$135		u9-u19
Rotterdam Youth Soccer Field	Soccer	RUSC Kickoff Classic	Schenectady, NY	4	4/24-4/26	\$350-\$400		u8-u19
Sachem Youth Soccer League Soccer Park	Soccer	Long Island Soccer Classic	Holtsville, NY	4	8/17-8/19	\$250-\$695		u8-u19
Wright National Soccer Campus	Soccer	The I88 Challenge	Oneonta, NY	4	4/25-4/26	\$100-\$450		u8-u19
Gavin Park	Soccer	May Day Classic	Saratoga Springs, NY	4	5/1-5/3	\$275-\$650		u8-u19
Ridge Jenkinsville	Soccer	Mountain Mayhem Tournament	Queensbury, NY	4	5/9	\$350-\$495		u8-u18
EF Soccer Complex, Van Wyck Junior High	Soccer	42nd Annual EFSC Memorial Day	Hopewell Juntion, NY	3	5/23-5/24	\$425-\$475		u8-u17+
Zenner Road Soccer Complex	Soccer	Niskayuna Soccer Classic Tournament	Niskayuna, NY	4	6/6-6/7	\$225-\$450		u8-u18
Clifton Commons Soccer Complex	Soccer	Clifton Park Classic	Clifton Park, NY	4	6/12-6/14	\$300-\$550		u8-u19
Gavin Park, PBA Fields	Soccer	Mad Dog Mania Showcase Tournament	Saratoga, NY		6/20-6/21			u15-u19
Maalwyck Park	Soccer	Fifty FC Father's Day Frenzy	Schenectady, NY	4	6/20			u8-u19
Murray Park, Van Cadant Park Stadium, Miller Field, Cpl Thompson Park, Parade Grounds, Flushing Meadows	Soccer	ABC NYC Tournament	Staten Island, NY	3	6/21	\$375		6u-23u
Murray Park, Van Cadant Park Stadium, Miller Field, Cpl Thompson Park, Parade Grounds, Flushing Meadows	Soccer	ABC NYC Tournament	Staten Island, NY	3	6/28	\$375		6u-23u
Randalls Island & surrounding	Soccer	NYC Cup	Randall's Island, NY	3	7/10-7/11	\$995-\$1195		u12-u19
Murray Park, Van Cadant Park Stadium, Miller Field, Cpl Thompson Park, Parade Grounds, Flushing Meadows	Soccer	ABC NYC Tournament	Staten Island, NY	3	7/12	\$375		6u-23u
Murray Park, Van Cadant Park Stadium, Miller Field, Cpl Thompson Park, Parade Grounds, Flushing Meadows	Soccer	ABC NYC Tournament	Staten Island, NY	3	7/19	\$375		6u-23u
Tuckahoe Turf Farms, Green Branch Park	Soccer	EDP EASTER SHOWCASE 2020	Pittsgrove, NJ	3	4/10-4/11	\$1,195		u15-u19
The Virtua Total Turf Experience	Soccer	Wilmington Township Easter Classic 2020 CANCELED	Sewell, NJ		4/10-4/11	\$500		u8-u17
Field of Dreams	Soccer	BCSA - Easter 4v4 Tournament	Delano, NJ	3	4/11	\$250		u8-u12
Ramapo College	Soccer	NCSA League Cup '19-'20	Ho-Ho-Kus, NJ		4/13			u9-u15
Tuckahoe Turf Farms	Soccer	EDP US Youth Soccer Conferences Girls Showcase	Hammonton, NJ		4/18-4/19	\$1,395		u15-u19
Tuckahoe Turf Farms	Soccer	EDP US Youth Soccer Conferences Boys	Hammonton, NJ		4/25-4/26	\$1,395		u15-u19
Monroe Soccer Complex, Thompson Park	Soccer	Monroe Township 31st Annual Spring Kickoff Tournament	Monroe Township, NJ		4/25			u8-u19
3 venues	Soccer	7th Annual Freedom Cup Invitational Tournament	Freehold, NJ		5/1-5/3	\$445-\$645		u8-u16
various	Soccer	The 2020 Voorhees Memorial Day Classic	Voorhees, NJ	4	5/22-5/24		150	u8-u16
Field of Dreams	Soccer	BCSA - Memorial Day Cup 2020	Delano, NJ		5/22-5/24			u8-u18
Friendship Fields, Mercer County Park, Green Branch Park	Soccer	EDP MEMORIAL DAY CLASSIC 2020	Bordentown, NJ	3	5/23-5/24	\$745-\$990		u8-u19
Green Branch Park, Cohansey Fields, Tuckahoe Turf Farms, Apex Sports Fields	Soccer	EDP Spring Classic Girls	Pittsgrove, NJ	3	3/14-3/15	\$790-\$1050		u8-u19
Green Branch Park, Cohansey Fields, Tuckahoe Turf Farms, Apex Sports Fields	Soccer	EDP Spring Classic Boys	Pittsgrove, NJ	3	3/21-3/22	\$890-\$1090		u8-u19
Tuckahoe Turf Farms	Soccer	EDP Cup Spring 2020	Hammonton, NJ	3	5/23-5/25	\$1195-\$1295		11u-14u
Tuckahoe Turf Farms	Soccer	EDP College Combine	Hammonton, NJ		6/12		128 plays	HS