



For Immediate Release  
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### **Grimes City Council Votes to Accept \$12 Million and Land Donation for GrimesPlex**

At the April 12<sup>th</sup> City Council meeting, the Council voted to accept \$12 million and the land donation for GrimesPlex from Hope Development & Realty. Now the City of Grimes will construct, own, and manage the 50-acre multi-use sports turf complex.

In the initial agreement between the City and Hope Development, Hope Development would construct the facility, the City would have access to some fields after 5 years, and Hope Development would donate the facility to the City in 10 years. Now the City will have full access and ownership. Hope Development will still receive \$25 million in tax increment financing for its work in the Hope District.

“The City of Grimes is uniquely equipped to carry GrimesPlex forward and construct a facility that will most accurately meet the community’s needs. The Parks and Recreation Department provides expertise in recreation management that will help the City build this one-of-a-kind venue. With the City taking ownership now, Grimes residents will have greater opportunities to use the facility,” said Grimes City Administrator Jake Anderson.

This isn’t the first time Hope Development has given back to Grimes. In 2019 they donated 47 acres of land for the Dallas Center Grimes school district to build a new middle school.

There are several steps that the Council will need to take before the project is finished. Those include:

1. Initiate Development Agreement amendments and future debt issuances
2. Approve a resolution that will set hearing dates to receive bids for the project
3. Approve Site Plan
4. Award construction contract, approve the plan, and then approve the contract

GrimesPlex is expected to be completed in about 1.5 years, but if construction starts soon some multi-purpose sports fields could be finished later this year.

Estimates show that in its first full year of operation, GrimesPlex could have an \$11 million impact on the community. The complex will have the ability to host national and local tournaments, City special events, youth and adult recreation programs, and more.

Based on independent third-party cost estimates construction could cost \$19.5 million. That could mean the City would need to finance \$7.5-8 million to finish the construction of the project.

The City will finance the project by taking on debt. A pro forma and a debt analysis from the City's consultants show that the anticipated lease revenue generated from the facility will cover the annual payment associated with the debt. Additional revenues generated above and beyond the annual debt service can be used for future enhancements or reserve funds for capital replacements.

Hope Development & Realty is still very much committed to the development of the Hope Entertainment District. This district will include the GrimesPlex facility, housing, hotel, restaurant, and retail development.

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