

CASWELL SPORTS IMPROVEMENTS & FIELD HOUSE EXPANSION BONDING REQUEST - \$10.5 MILLION

House file: 2641 (Brand)

Senate file: 2619 (Frentz)

Regional Partners:



www.caswellsports.com/fieldhouse

PROJECT DISCIPTION

Total project cost is \$16.5 million dollars. Local revenue available for the project is \$6 million dollars generated from an existing sales and use tax extended by voters in 2016 and approved by the Legislature in 2017. The remaining \$10.5 million dollars needed for the project is requested to come from a state of Minnesota bonding appropriation.

\$3.0 million dollars will complete upgrades to the existing Caswell Regional Sporting Complex (concession upgrades, restroom upgrades, parking lot addition, replace fencing, replace field lights, replace scoreboards, perform necessary site work, increase size of four fields to 300 feet, install knee wall and backstop nettings, provide additional spectator seating, replace the public announcement system, add gateway signage, and install turf field at Caswell North soccer complex. The softball portion of Caswell Park is located on a 27 acre parcel (1,176,120 square feet of which 4,000 square feet is concessions). The soccer portion of Caswell Park is located on a 17.5 acre parcel (762,300 square feet).

\$13.5 million dollars will be used to construct a 90,000 square foot indoor field house. The field house will include four full sized basketball courts and six tennis courts. The basketball portion of the facility can be converted into eight youth sized basketball courts or eight full sized volleyball courts. The tennis courts can be converted into 12 pickle ball courts. Associated support space is included in the 90,000 square feet such as concessions, restrooms, meeting space, and storage.

Caswell Complex Fieldhouse: \$13.5 million

- 90,000 square foot fieldhouse
- 4 high school regulation sized basketball courts
- 8 youth sized basketball courts
- 8 volleyball courts
- 6 tennis courts
- Locker rooms, concessions, restrooms
- Indoor Batting Cages
- Community Rooms & Gathering Area



Caswell's Annual Economic Impact

Year	Total Visitors	Economic Impact
2015	39,835	\$4,940,173.90
2016	66,204	\$7,430,683.40
2017	39,260	\$5,482,885.00
2018	38,375	\$4,920,527.00
2019	TBD in Oct. 2019	
Fieldhouse Impact 4 th Year	14,189	\$2,077,370.40

Proposed Funding

Indoor Sports Facility	Cost	%	Comments
Caswell Sports Fieldhouse	\$13,500,000	82%	90,000 square foot field house, restrooms, concessions, locker rooms
Caswell Park Enhancements	\$3,000,000	18%	
Total	\$16,500,000		
Sources			
City of North Mankato	\$6,000,000	36%	\$5.5 million local option sales tax (approved by 74% of voters in 2016 sales tax extension), \$500k general fund
State of Minnesota	\$10,500,000	64%	State Bonding Request
Total	\$16,500,000		

Opening Fall of 2021 if appropriation is received



www.caswellsports.com/indorrec

The City of North Mankato requests \$10.5 million in state bonding dollars to fund the construction of a fieldhouse and enhancements to the original softball and soccer fields at the Caswell Regional Sporting Complex. The City proposes to match the State bonding request with \$5.5 million dollars of local option sales and use tax dollars approved by voters in 2016 and an additional \$500k in general fund proceeds.

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Caswell Complex Regional Enhancements: \$3.0 million

- Replace field lighting, fencing, PA system
- Upgrade concessions, restrooms, scoreboards, & seating
- Add new parking stalls
- New gateway signage & entryway monuments
- Add turf field at Caswell Soccer Complex



Caswell Park is a Local, State, & International Attraction for Minnesota

- Annual economic impact between 5-7 million dollars
- 35-55K annual visitors
- Avg. 30 tournaments a year
- Home of the Minnesota Girls High School League State Tournament for 25 years
- Visitors from around the world; New York, Boston, Seattle, Canada, and China
- Hub of state, regional, and national adult fast pitch tournaments
- 2019 Home of Aussie Peppers- Australia's women's Olympic softball team
- Home of the Miracle League of North Mankato playing on Fallenstein Field
- Host of the Fallenstein Playground, the area's only fully accessible youth playground, built in 2018



PROJECT TIMELINE

Predesign – Completed

Engineering – Complete August 2020, pending bonding approval

Proposed Bid Date – August 2020

Construction Start –August/September 2020

Construction Complete –August/September 2021

Opening – October/November 2021

F.A.Q.

Who will own the facility?:

City of North Mankato.

Who will operate the facility?:

City of North Mankato.

Who will use or occupy the facility?:

General public, local youth athletic teams, area public schools, in-state visiting teams, out of state visiting teams, international visiting teams, Minnesota Attack Volleyball Club, Minnesota Rise AAU basketball, the Mankato Area Basketball Association, the Mankato Area Tennis Association, Minnesota State University Mankato Tennis Team, Bethany Lutheran College Tennis Team, Caswell Regional Sporting Complex staff, other local groups.

Public Purpose:

Governor Walz asked the state of Minnesota to “write a new way” in his 2019 State of the State request. Included in his exhortation was the story of Will and Ross, two students who took advantage of opportunities given to them in their local community, focused on their love of sports and eating, and turned it into a granola bar product now located in over 600 stores. Contrasting Will and Ross’ experience, Governor Walz shared the constraints other Minnesota communities, like Floodwood, who are trying to provide the same opportunities that “Will and Ross” turned into a tax generating business. Governor Walz also talked about Mayors across Minnesota working hard to improve their communities and seeking to partner with the state of Minnesota to ensure the future prosperity of their communities.

The Caswell Regional Sporting Complex bonding request answers each and every call Governor Walz made to Minnesotans to “write a new way.” The request provides opportunities for youth and adults in the region, invests in a time proven state asset requiring enhancements to continue meeting the expectations of its visitors, and partners with an entire region seeking to secure its future prosperity by creating amenities that will attract workers and residents to Minnesota. The Caswell Regional Sporting Complex request is not simply a youth sporting facility, it is a critical piece to ensuring the Mankato/North Mankato MSA continues to prosper and eliminates barriers to that success linked to geography.

PROJECT RATIONALE

1. RESPONDS TO REGIONAL PLANNING EFFORTS

2. PARTNERS WITH AN EXISTING STATEWIDE ASSET

3. BUSINESS LEADERS DEMANDING AMENITIES

5. POSITIONS MANKATO/NORTH MANKATO REGION FOR FUTURE PROSPERITY

4. LOCAL YOUTH SPORTING DEMAND & PARTNERSHIP WITH MINNESOTA STATE UNIVERSITY