

RESOLUTION 25-CRA-06

A RESOLUTION OF THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE PRESIDENT, OR HER DESIGNEE, TO EXECUTE AND ENTER INTO A NON-RELOCATION AGREEMENT WITH THE CITY OF PORT ST. LUCIE AND EBENEZER PARTNERSHIP, LLC, FOR THE CONTINUED TEAM OPERATIONS AT A STADIUM IN PORT ST. LUCIE, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, through extensive market analysis, including but not limited to a comprehensive evaluation of demographic trends, youth soccer participation, economic growth indicators, regional sports demand, and stadium potential, the United Soccer League (“USL”) has identified Port St. Lucie as a viable and compelling market to support a professional soccer franchise; and

WHEREAS, Ebenezer Partnership, LLC, a Florida limited liability company (“TeamCo”), holds exclusive franchise rights to own and operate both men’s and women’s USL professional soccer teams in Port St. Lucie; and

WHEREAS, TeamCo is the owner and operator of the USL Franchise Team club (the “Team”) known as the Port St. Lucie Sports Club; and

WHEREAS, the City of Port St. Lucie (“City”) is the fee simple owner of that certain real property described as Lots 33, 34, 35 and 36, City Center 1st Replat, according to the map or plat thereof, as recorded in Plat Book 60, Pages 16 through 20, of the Public Records of St. Lucie County, Florida, together with that portion of SE Founders Lane extending from the easterly right of way line of SE First Street to the westerly right of way line of SE Main Street (“Stadium Land”), all being located within Walton & One; and

WHEREAS, the Stadium Land is located within the geographical boundaries of the Revised Original Community Redevelopment Area (“CRA”) and, as such, is included in the Revised Original CRA Master Plan as approved by the Port St. Lucie Community Redevelopment Agency (the “Agency”); and

WHEREAS, Ebenezer Stadium Construction, LLC, a Florida limited liability company (the “Developer”), desires to design, develop and construct a 6,000-seat multiuse stadium facility on the Stadium Land, with potential for future expansion, designed to meet USL specifications and to accommodate other field sports at all competitive levels, concerts, festivals and other community events (the “Stadium”); and

WHEREAS, the construction of the Stadium on the Stadium Land will serve as a catalyst for economic development within Walton & One, thereby enhancing the overall economic vitality of the region; and

RESOLUTION 25-CRA-06

WHEREAS, the Developer has agreed to design, develop, and construct the Stadium on the Stadium Land pursuant to the terms and conditions set forth in a Development and Funding Agreement between the Developer, the City and the Agency; and

WHEREAS, Ebenezer Stadium Operations, LLC, a Florida limited liability company (the “Operator”), desires to operate, manage and use the Stadium following the construction of the Stadium by the Developer, pursuant to the terms and conditions set forth in the Stadium Operating Agreement between the Operator, the City and the Agency; and

WHEREAS, the operation of the Stadium is expected to attract increased tourism to the area, drawing visitors from outside the Treasure Coast, which will result in increased revenue for local businesses and a boost to the hospitality and service industries; and

WHEREAS, the operation of the Stadium will serve as a venue for a variety of community events, including sports, concerts and cultural activities, thereby fostering community engagement and providing residents with access to diverse forms of entertainment and cultural enrichment; and

WHEREAS, the development and operation of the Stadium are aligned not only with the Revised Original CRA Master Plan, but several of the City’s strategic goals, enhances the quality of life for residents, and contributes to the long-term sustainability of the City; and

WHEREAS, the Stadium is anticipated to create a significant number of jobs, both during the construction phase and through ongoing operations, thereby contributing to the reduction of unemployment and the promotion of workforce development within the community; and

WHEREAS, the Development and Funding Agreement and the Stadium Operating Agreement require TeamCo to enter into a Non-Relocation Agreement with the City and the Agency; and

WHEREAS, the Non-Relocation Agreement being executed and delivered by TeamCo is a material inducement for and condition to the City and the Agency entering into the Development and Funding Agreement and the Stadium Operating Agreement; and

WHEREAS, after considering the factors set forth herein, the Agency has determined that the construction and operation of the Stadium on the Stadium Land and the continued operations of the Team in Port St. Lucie serves a paramount public purpose by promoting economic growth, job creation, increased tourism, and community engagement thereby advancing the public interest and welfare of the City as a whole; and

WHEREAS, the Agency hereby desires to authorize the President, or her designee, to execute and enter into the Non-Relocation Agreement in substantially the same form as attached hereto as Exhibit “A”.

RESOLUTION 25-CRA-06

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Authorization. The Agency, after considering the factors set forth herein, has determined that the construction and continued operations of the Stadium on the Stadium Land and the continued operations of the Team in Port St. Lucie serves a paramount public purpose by promoting economic growth, job creation, increased tourism, and community engagement, thereby advancing the public interest and welfare of the City as a whole and hereby authorizes the Agency to enter into the Non-Relocation Agreement in substantially the same form as attached hereto as Exhibit "A".

Section 3. Execution. The Agency authorizes the President, or her designee, to execute the Non-Relocation Agreement in substantially the same form as attached hereto as Exhibit "A".

Section 4. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith this Resolution shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Resolution are intended to be severable. If any provision of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 6. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the City of Port St. Lucie Community Redevelopment Agency, this ____ day of _____, 2025.

CITY OF PORT ST. LUCIE
COMMUNITY REDEVELOPMENT AGENCY

By: _____
Shannon M. Martin, President

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, CRA Attorney