

February 11, 2021

City of Reno, Recreation and Parks Commission

Re: Moana Springs Soccer Field

Dear Commissioners:

On December 14, 2016, the City of Reno entered into a lease agreement with the Great Basin Youth Soccer League (GBYSL), leasing the **Moana Springs Soccer Field** for \$1.00 a year for ten years. Attached is a copy of the Agreement for your reference.

Although it is not expressly written in the Agreement, this long-term lease to a nonprofit soccer league was likely intended for GBYSL to provide benefits and services to Reno's youth.

However, the Moana Springs Soccer Field ("Moana Fields") is presently controlled by a **for-profit** soccer club, Players North Soccer Club ("Players"), excluding all other youth soccer teams, clubs, or leagues.

It is important to know, the president of GBYSL is also the president of Players.

Players has assumed the Moana Fields as their "Home" field and uses it Monday through Friday and Sundays. It is their practice facility for both their competitive and academy teams. Please see the attached screenshot of the Players website (playersnorth.com) that details how the primary location of their academy program is the Moana Fields. Also attached is another screenshot that says their club has the "Best practice fields in town."

At issue are three things, and possibly more.

First, under Section 3 of the Agreement, Use of Facilities, 3.1, *"The use of the Property shall be...for member teams of GBYSL or other leagues which are a member of the Reno Youth Sports Association."* However, the Reno Youth Sports Association ("RYSA") has never offered the Moana Fields to its members. Please see the attached screenshot of the RYSA website, where the Moana Fields are not listed as an available field.

Second, under Section 3.5, *"Sublease not authorized. GBYSL shall not sublet the Property to a third party without first obtaining approval from the City."* Although Players may not have entered a sublease with GBYSL, though unlikely given the president of both organizations is the same person, their majority occupancy of Moana Fields appears to be a type of contractual Agreement.

Third, Players generates significant revenue from their unlimited access to this municipal field. It seems unlikely that the City of Reno would lease Moana Fields to a nonprofit organization for **\$1.00 a year**, knowing that the organization would then hand it over to a for-profit organization that generates revenue in excess of **half-a-million dollars a year**.

Please know, GBYSL does use the field for their recreational teams on Saturdays only. However, the rest of the time, Players controls it and prevents anyone else from using it.

Thank you, and please let me know if you have any questions.

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