



To: Mayor and Town Council
From: Mark C Meyers, Town Manager
Date: January 8, 2026
Subject: BMX Track Lease Agreement

Background

Staff have been working with concessionaire Michael Linares to formalize his management and promotion of the BMX track. Michael has been pouring his heart and soul into the facility which was recently boosted with a state grant. The attached tentative agreement has been reached between the parties based on a draft agreement from the City Attorney's Office. It is ready for Town Council's consideration.

Under the agreement, Mr. Linares will continue to manage organized racing at the facility for a nominal annual fee. The lease term is initially three years with seven one-year extensions unless either party terminates with 30 days' notice. The bulk of the agreement covers each party's responsibilities. The Town will continue to maintain drainage and access to the site. Tenant will maintain the racetrack, pump track, and related facilities. Other provisions cover insurance and indemnification.

The Town has enjoyed a positive relationship with Mr. Linares over the years, and his race organization brings value to the Town. Without his services, it would be difficult for limited Town staff to operate the facility in-house.

Recommendation

It is recommended that Town Council approve a lease agreement with Michael Linares to manage the BMX track.