

Lehi Baseball Club – Peck Park

Hey Lehi! My name is Cody Black, I am a business owner and Lehi resident of over 38 years. I am here to talk to you about constructing baseball and soccer fields on the empty 72 acre lot in Peck Park. This land has been left vacant in the city's possession since 2005 and is currently a huge dirt lot. The city doesn't have the funds to develop the property. The Mayor made a statement that "grass is better than dirt" and we couldn't agree with this more. That is why our baseball club is prepared to build the beautiful baseball fields on the property and donate them to the city for the community to use.

There is not much ground left in Lehi, large enough to build baseball/softball fields. This property size, location, and current status is an excellent reason to get working on the baseball fields as soon as possible. We have around 65,000 people in Lehi and only eight fields to play on. For comparison purposes Spanish Fork is around 40,000 people and they have sixteen fields. Our neighbors in American Fork with around 30,000 people currently have nine fields and are in the process of adding two more. They are not the only ones, Saratoga Springs has around 30,000 people and they have six fields. To keep up proportionately with the growth in Lehi we actually need an additional 8 to 10 fields to give our kids the room and opportunity to exercise and be part of a local sports team.

A large city like Lehi cannot offer adult men softball leagues or co-ed softball leagues, because of our lack of fields. Even teenagers that don't make the High School teams, have no recreation programs to play in here in Lehi. It's hard to believe but our huge city has never owned a full-size baseball field and we are currently 20 years behind in recreational growth then our neighboring cities. But today we have the opportunity to change that.

It is common to build multiple fields from different sports on the same property to maximize space, efficiency, travel convenience and more. That is why we would like to build baseball and soccer fields together at the same time. These fields built together would be a great addition to Lehi City and give the public another place to enjoy games with friends and family. Fields for organized sports are lacking in the north-east part of Lehi and this is another reason why Peck Park is a great option for this project.

Our nonprofit organization has a great committee who are knowledgeable with baseball, construction services, and development. People from the community including local baseball teams and businesses have already offered to help build the fields with either funds, services, or labor. This will be a positive project for the community to get involved in to serve each other and their city.

Now you are probably asking, what can I do to help? Businesses willing to donate to the fields will get advertising spots in return. Our marketing department has various packages to choose from. Anywhere from field naming, logos in the grass, logos on the dugouts, and various fencing options. No donation is too small. You can track our progress and make donations online at lehibaseballclub.com or through our mailing address at: 1400 E State, Lehi, Ut, 84043. We are excited about this project and the soccer club is ready to get started. The time is now to join both groups together and develop this park for the community

Letter of Intent

This Letter of Intent ("Letter") is by and between Lehi Baseball Club ("Baseball") and Lehi City Corporation ("Lehi") (hereinafter "the Parties").

The purpose of this Letter is to outline some of the potential terms and conditions to be listed in the negotiation of a final, binding contract, of which is conditioned upon the Parties' successful negotiation of the same. None of these specific terms are intended to be binding upon the Parties.

I. Baseball

- A. Baseball desires to build a baseball complex in Lehi City.
- B. Baseball will construct a baseball complex in Peck Park in Lehi City.
- C. Baseball will obtain funding (in part) through donations to Lehi, donations to the entity itself, and/or donations in kind.
- D. Within 1 year of an effective date of a binding contract, Baseball will submit a concept plan for approval of the baseball complex.
- E. Within 2 years of an effective date of a binding contract, Baseball will

II. Lehi

- A. Lehi desires to have a baseball complex placed within Peck Park.
- B. Lehi will provide a rough grade of the property at Peck Park to a level sufficient for Baseball to begin its construction obligations.
- C. Lehi will provide sufficient access to the property at Peck Park and construct parking for soccer and baseball.
- D. Lehi will install necessary utilities at Peck Park, including power, pressurized irrigation, culinary water, and sewer.
- E.

III. Miscellaneous.

- A. None of the terms and conditions described above are binding. This letter does not create a binding agreement nor partnership, joint venture, franchise, agency, fiduciary, or employment relationship between the Parties. Neither Party is justified in

relying on the representations contained in this Letter. Nothing in this Letter, expressed or implied, is intended to create any third-party beneficiary rights or claims.

B. Each Party shall bear the entire cost and expense of their respective performance under this Letter.

For Lehi City Corporation:

Attest:

Mark Johnson, Mayor

Marilyn Banasky, City Recorder

For Lehi Baseball Club

Cody Black, Member

