

**Ballers Phase II Term Sheet**  
*February 21, 2025*

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Form of agreement	License
Term	10 years
Base rent	\$1,000/month increasing 3% annually Future capital improvements (not repairs or maintenance) to Raimondi Park will be credited up to 50% of Base Rent (not Additional Rent) Paid monthly Re-appraisal at year 5
Additional rent	50% of naming rights revenue and 20% of sign revenue, net of reasonable third-party commissions, manufacturing and installation costs, to be dedicated to park facilities and/or programming \$0.50/paid admission increasing 3% annually, to be renegotiated at year 5 to a mutually agreeable rate Paid quarterly
Utilities	Ballers responsible (can recover third party utility usage from reservation fees)
Security	Ballers responsible 24x7x365
Repairs & maintenance	Ballers responsible, including for maintaining the field in playable condition throughout the year
City access	City use of field at no cost up to reasonable limit determined by parties at annual calendaring (see below) City can access license area at any time not reserved by Ballers, City has keys City can access license area at any time for emergencies City has exclusive use of on-site office space measuring at least 100 SF
Public access	Ballers and OPRYD staff meet at least 2x annually (approximately January and May) to coordinate the calendar Ballers have priority scheduling during season, including spring training and post-season ("Season"), to be blocked-off prior to Season

Ballers provide and manage reservation system year-round  
 Ballers collect, keep reservation fee  
 Ballers facilitate access to/use of locker room, restroom, scoreboard, public address system  
 Reservations required except during designated open play times, minimum of 25 days and more give if sufficient demand  
 Reservable for clinics, camps, OUSD or other youth baseball games and community events during the Season  
 Ballers to submit annual report on attendance, public use and community benefits  
 Ballers can charge the fees below for third party use

<b>Addendum A</b>					
<b>Proposed Fee Structure for Raimondi Baseball Stadium</b>					
<b>Facilities are rented for a minimum of 2 hours</b>					
<b>Site Attendent is required at each event</b>					
	<b>Youth - Oakland Resident</b>	<b>Adult - Oakland Resident</b>	<b>Oakland Private / Charter Schools</b>	<b>FRV - Youth</b>	<b>FRV - Adult</b>
<b>Field Rental</b>					
<b>Practice</b>	\$20/Hr	\$30/Hr	\$40/Hr	\$85/Hr	\$170/Hr
<b>Games</b>	\$50/Hr	\$60/Hr	\$60/Hr	\$160/Hr	\$320/Hr
<b>Field Prep</b>	\$50/Hr	\$50/Hr	\$50/Hr	\$100/Hr	\$100/Hr
<b>Lights</b>	\$15/Hr	\$15/Hr	\$15/Hr	\$50/Hr	\$100/Hr
<b>PA</b>	\$20/Hr	\$20/Hr	\$20/Hr	\$50/Hr	\$100/Hr
<b>Scoreboard</b>	\$25/Hr	\$25/Hr	\$25/Hr	\$50/Hr	\$75/Hr
<b>Locker Room</b>	\$20/Hr	\$20/Hr	\$20/Hr	\$100/Hr	\$100/Hr
<b>Locker Room Attendant</b>	\$50/Hr	\$50/Hr	\$50/Hr	\$50/Hr	\$50/Hr
<b>Deposit</b>	\$300	\$300	\$300	\$300	\$500
<b>Concession Stand Use</b>	TBD	TBD	TBD	TBD	TBD

Community benefits

**Addendum C**  
 MLB Play Ball Camp, free for Oakland residents  
 Oakland Ballers Camp, free for Oakland residents  
 Coach’s Clinic, free for Oakland residents  
 Little Ballers Program, free for Oakland residents  
 Field maintenance internships for City employees  
 Comp tickets for one game for OPRYD summer campers and staff  
 Minimum 12x/year community events (e.g., movie nights, symphony)

Open play hours

Priority hiring for displaced Coliseum workers and OUSD students

Priority scheduling for historical use organizations: McClymonds  
(no or subsidized fees), NOLL/SOLL, Babe Ruth

1707 Wood St

Concurrent license of 1707 Wood St for parking

Rent of \$500/month (status quo)

One year term with two (2) one-year options

City and Ballers each have 30-day right to terminate except within  
30 days of the start of the season or during the season

Ballers to provide 24x7x365 security, maintenance, repair