

**STAFF REPORT  
City of Lancaster**

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Date: November 12, 2024  
To: Mayor Parris and City Council Members  
From: Sonya Patterson, Director of Parks, Arts, Recreation and Community Services  
Subject: **AMENDED AND RESTATED LANCASTER MUNICIPAL STADIUM  
OPERATING AGREEMENT**

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**Recommendation:**

- A. Approved the Amended and Restated Lancaster Municipal Stadium Operating Agreement.
- B. Authorize the City Manager or his designee to execute the Amended and Restated Operating Agreement.

**G.C. Section 84308:** No

**Fiscal Impact:**

Effective January 2025, the operator shall pay the City an annual License Operating fee in the amount of \$65,000, plus a Facility Enhancement fee in the amount of \$60,000, for a total annual revenue of \$125,000. Additionally, the agreement provides for revenue sharing for joint events, exterior stadium advertising, and stadium naming rights.

**Summary:**

City Council approved prior agreements for the operation of the Lancaster Municipal Stadium with Antelope Valley Soccer, Inc. (Club) on August 23, 2023 (Original Agreement) and May 7, 2024 (Amendment No. 1). Through these agreements the club and the City of Lancaster (City) are collaborating to bring professional soccer to the Antelope Valley with games to be played in the renovated Lancaster Municipal Stadium.

Antelope Valley Soccer, Inc. was initially formed as a Delaware Corporation on May 8, 2023, pursuant to a certificate of incorporation. Then on May 14, 2024, the Company was formed as a limited liability company (LLC) under the Limited Liability Company Act of the State of Delaware pursuant to the certificate of formation and certificate of conversion filed with the Delaware Secretary of State.

The City and Operator desire to allow Antelope Valley Soccer, LLC. to assume all of Antelope Valley Soccer, Inc. rights, duties, and obligations under the prior agreements. Furthermore, the

parties desire to amend and restate in their entirety their respective duties and obligations to one another regarding the Stadium.

**Attachment:**

Amended and Restated Lancaster Municipal Stadium Operating Agreement