



# ***GRINDERS SPORTS GROUP, INC.***

## **Florence, AZ**

TOWN OF  
**FLORENCE**  
ARIZONA 



July 20, 2020

CONFIDENTIAL AND PROPRIETARY

# OVERVIEW

- Grinders Sports Group, Inc. (“Grinders”, the “Complex”)
- First Southwest USA (Phoenix based) sports and eSports destination
- Management comprised of industry veteran, strong financial team, retired major league athletic coaches
- Professional advisory board planned to include sports management, finance, marketing and media
- World class training and education: baseball, softball, soccer, lacrosse, basketball, volleyball, tennis, pickleball, field hockey, track and field.
- eSports focus on sports featured at the Complex
- Fully equipped sports medicine and rehab facilities to support athletes’ needs
- Facility on 900+ acres in Pinal County close to major highway, airport, existing shopping centers, restaurants and hotels.
- Outstanding business plan, diverse revenue streams, projections show strong profitability
- Major sports figures and educators expected to develop and mold future Olympians and professional athletes
- Strong support from local and state governments
- In application process for grants from major league associations
- In negotiations with Fortune 500 sponsors for key sponsorships and endorsements
- Business plan includes significant technology utilization in coaching and education

# MANAGEMENT TEAM

## Kelly Stinnett, Co- CEO



Mr. Stinnett created Grinder's Baseball and Grinder's Sport Inc. to help train children wanting to augment their skills and capabilities and excel at baseball. As a 14-year Major League catcher, he recognized the need to provide young athletes with guidance, mentoring and support. The Grinders team currently includes pro and college instructors and has 10 travel teams and 1 softball team at its indoor academy. Grinders has also developed programs for those affiliated with other travels teams or players to facilitate development and provide guidance and preparation for the competitive travel baseball scene. Kelly is currently the head baseball coach at Park University in Gilbert, AZ. Kelly has had a vision for sometime to create and construct a world class athletic/wellness facility for many years to train athletes and assist them with attaining their educational and athletic goals.

## Drew Marino, Co-CEO



Drew Marino is the CEO and President of USA Sports Inc. USA Sports Inc. is a Sports Management Consulting firm for new and existing sports facilities. USA Sports Inc. provides professional consulting management and marketing services to sports complexes from the initial design and layout to the development of new programs and growth. He has been involved in professional and amateur sports for over thirty-five years. He has combined his experience of sports and technology to offer unique consulting services to both private and municipal owned sports facilities around the country. He has a proven ability to form collaborative relationships with internal and external staff at all levels and a track record of building and leading high-performing teams. Drew was also a MLB coach for the NY Mets and minor coach for the Tampa Bay Rays.

# MANAGEMENT TEAM

## Lyndon Estill, COO

Lyndon Estill is the COO of Grinder Sports Group LLC. and is responsible for the conceptual and organizational development of the Grinder Sports Complex. Throughout his professional baseball playing career, Lyndon spent every off-season working with various youth organizations in Washington state and Arizona to develop young players and grow the organizational business. Lyndon has used his experience as a professional player and coach to assist countless young players to advance to become college athletes. His knowledge of the game also leads to spending time as the Director of Marketing and Brand Development with a Major League Baseball affiliated wood bat company.

## Don Mitchell, Director of Talent and Player Evaluations

Don Mitchell has extensive knowledge and experience in collegiate and professional baseball spanning more than 30 years. He has been a college and professional player, Major League Baseball Director of Scouting, Certified MLB Agent, College Baseball Head Coach and College Athletic Director. Don is currently the Founder and Lead Advisor for College Baseball/Softball Advisors, providing personal advice to athletes to promote themselves to college programs. Over the last three decades, Don has established a great reputation within the national baseball community. He has cultivated personal relationships with over 350 college coaches. His honesty and integrity coupled with his scouting ability make him uniquely qualified to match high school and junior college players with a college program that is beneficial to both the student athlete and the college involved.



# MANAGEMENT TEAM



## **Victor Marquez, CFO, Legal Counsel:**

Victor M. Marquez is a partner in the San Francisco office. His practice focuses on real estate transactions, land use and zoning laws, real estate, business and general commercial litigation, state and local government relations, and community outreach specialization in the context of land development and redevelopment for both private companies and nonprofit organizations and programs.



## **Corey Shepard, Project Manager:**

Cory brings more than ten years of experience in commercial construction management. He utilizes his extensive general contractor experience to ensure his client's best interests are being upheld through every step of their project. Cory works closely with his clients to ensure total quality throughout the entire project cycle by focusing on schedule and budget. He manages each project by applying his comprehensive knowledge through contract review, budget analysis and schedule coordination.

# MANAGEMENT TEAM



## **Lesley Carey, Cashmere Hotel Group:**

Lesley Carey has over 18 years of development, renovation and general management experience with luxury boutique hotels and resorts both in the U.S. and internationally. Ms. Carey attended Queen's University in Ontario, Canada, where she earned her Bachelor of Arts Degree in English Literature.

Ms. Carey has helped create, design and manage some of the top boutique hotels in the world. She began her hospitality career in Toronto, Canada where she undertook a series of positions with increasing responsibility at the Four Seasons, the Interstate, Wyndham hotels and Queens Landing, part of a four-star hotel group in the Niagara-on-the-Lake complex. During this time Ms. Carey gained significant knowledge and practical experience in operations management, food & beverage, marketing, sales plan development, sales execution, construction, room renovation, budgeting, internal controls and public relations.

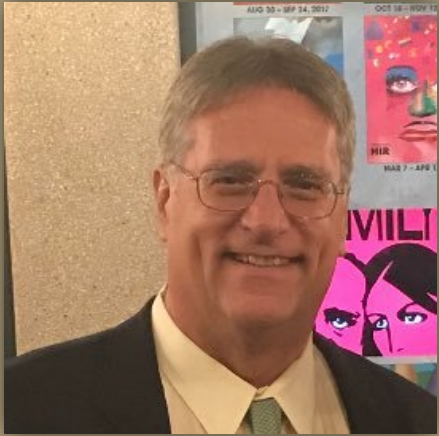
## **Dean Reinmuth, Golf:**

Dean's golf career spans back more than forty years from his first job working at Naperville Country Club in Illinois. Starting out as a caddie, Dean worked his way up through the ranks by serving as a groundskeeper, working in the bag room and then making his way into the pro shop. Soon after, Dean became a 1st assistant professional at Midlothian Country Club, in Midlothian, Illinois. These various positions enabled Dean to learn all aspects of the business of golf while fine-tuning his playing skills. He credits these experiences with setting the groundwork for what has evolved into a very successful golf academy.



# MANAGEMENT TEAM

## Joe Molloy, Executive:



Joseph Anthony Molloy served as a senior executive in the New York Yankees for eleven years and is a former Owner and Managing General Partner of the New York Yankees. He served as the General Partner of the Yankees for six years, from 1992-1998, and from 1992-1995 he was the Managing General Partner, responsible for all baseball and business operations.

Joe is the CEO and Owner of JAM Sports Ventures. JAM Sports combines its experience operating one of the most storied sports franchises (New York Yankees) with deep financial, real estate, media and technology expertise. JAM Sports believes that its insights and command of related business functions will drive each acquired team's financial performance to new levels of performance and profitability.

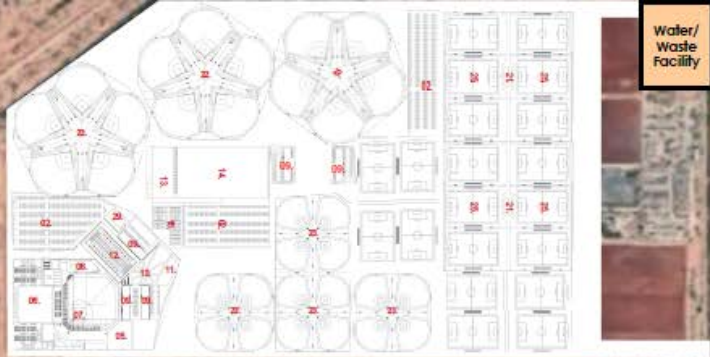
## Adam Padilla, Owner, Brandfire Marketing:



Adam Padilla is the Co-Founder of BrandFire and Chief Creative Officer. A celebrated branding expert, Adam lends his insight, tactical intelligence and abundant creative talents to his clients. Adam has been working with his partner Jesse Itzler since 2007, directing projects for ZICO, NetJets, Pretzel Crisps, Tom Brady and RUNDMC.

He is frequently called on to comment on branding and popular culture on WPIX, FOX Nightly News, Bravo, CNN, and CNBC. Adam is also a regular contributor to AdWeek, the Wall Street Journal, Forbes and Fast Company. Aside from his professional accomplishments, Adam is also an influential content creator. His @adam.the.creator account is one of the largest original meme pages, with over 1 billion total yearly impressions across social channels.

- LEGEND**
- 01. Retail Pad Site
  - 02. Surface Parking
  - 03. Hotel Pad Site (120 Keys)
  - 04. Restaurant Pad Site (8,000 SF Ea.)
  - 05. Indoor Batting/Infield Skin
  - 06. Indoor Basketball (10 Courts)
  - 07. Main Stadium (2,800 Seats)
  - 08. Administration Building (20,000 SF Floor Plates)
  - 09. Dormitory Building (135 Keys Ea.)
  - 10. Pedestrian Quad/Fountain
  - 11. Recreation Hall
  - 12. Turf Agility Field
  - 13. Olympic Pool/Diving Building
  - 14. Indoor 400M Track Building
  - 15. Outdoor Tennis Courts
  - 16. Water Retention Basins
  - 17. Five Pack (400' CF)
  - 18. Four Pack (400' CF)
  - 19. FUNGO Field
  - 20. Single Field (400' CF)
  - 21. Soccer Scouting/Restroom/Concession/Storage
  - 22. Five Pack
  - 23. Four Pack
  - 24. Four Pack (Pony Fields)
  - 25. Soccer Fields
  - 26. Bus Parking
  - 27. Pedestrian Bridge
  - 28. Maintenance Building & Umpire Lockers
  - 29. Golf Cart Rental/Storage



Judd Rd.



Police/Fire

College  
Campus  
K-12  
Academy

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# GRINDERS SPORTS COMPLEX

SITE PLAN

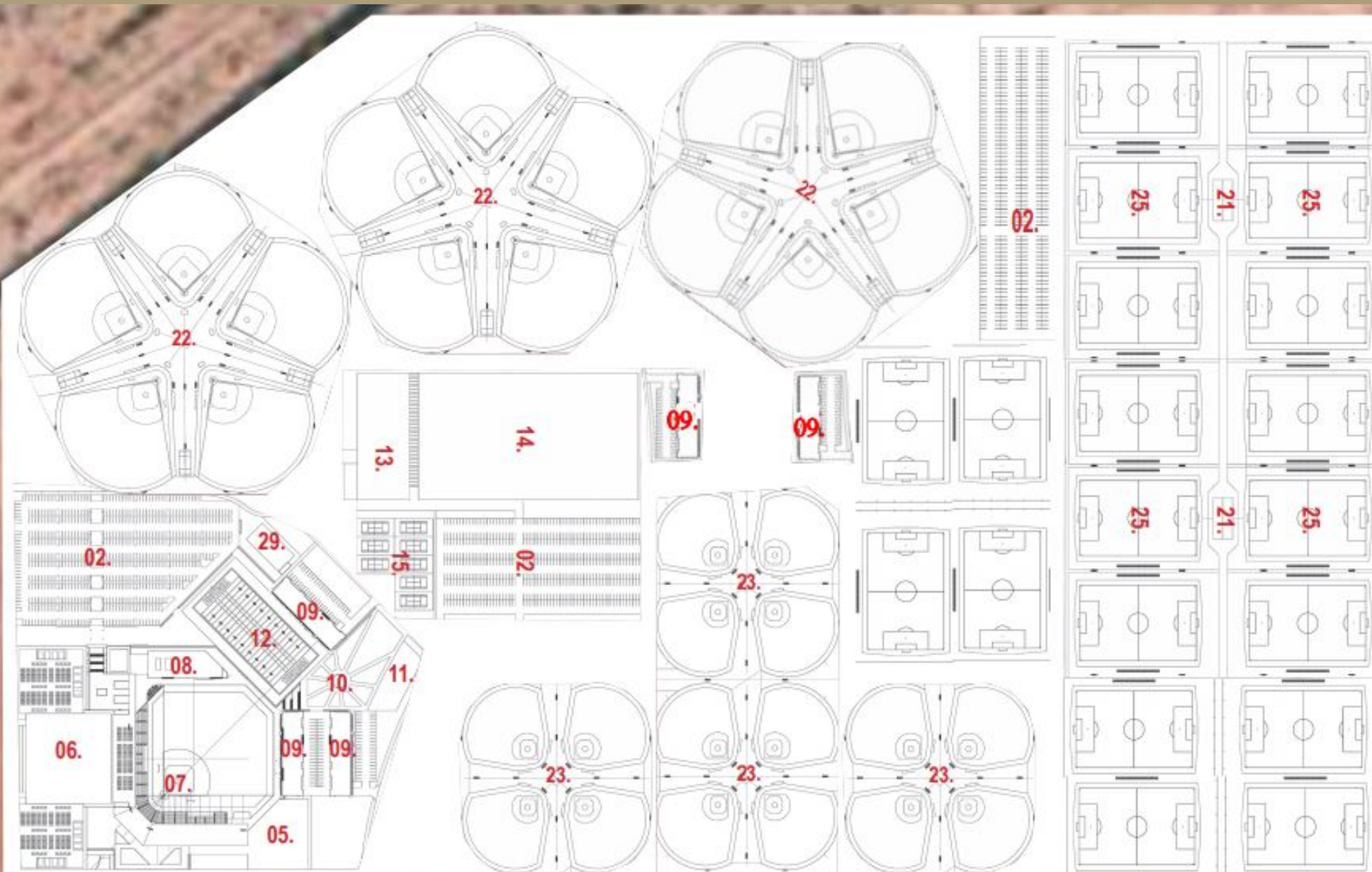


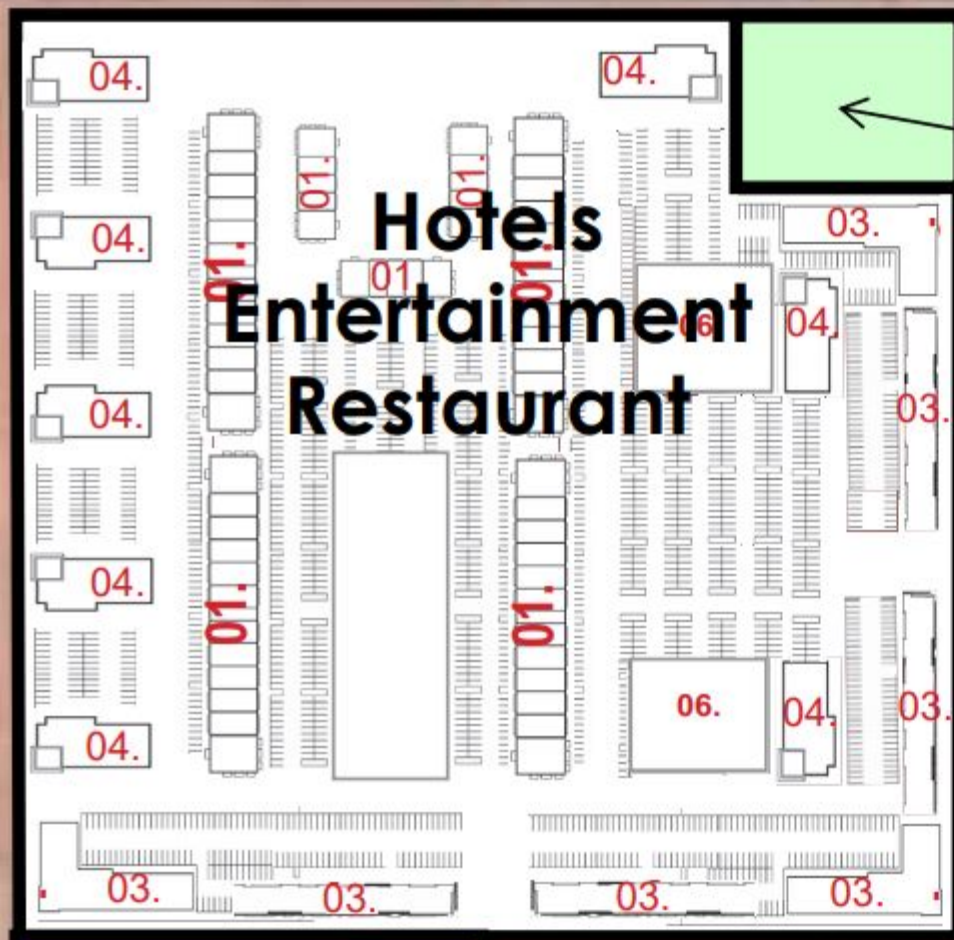


# Water/ Waste Facility

## LEGEND

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Police/Fire

- 1 – Retail Pad
- 3 – Hotel Pad
- 4 – Restaurant Pad
- 6 - Fieldhouse

College  
Campus  
K-12  
Academy

# PLANNED FACILITIES:

- 15 COLLEGIATE/PROFESSIONAL SIZED BASEBALL FIELDS WITH FIXED SEATING
- 1 COLLEGIATE/PROFESSIONAL SIZED BASEBALL STADIUM (UP TO 5,000 SEATS)
- 15 SOFTBALL/YOUTH BASEBALL SIZED FIELDS WITH FIXED SEATING
- FIELDS WILL BE 100% SYNTHETIC TURF AND NATURAL TURF
- 1 SOFTBALL/YOUTH BASEBALL SIZED STADIUM (UP TO 3,000 SEATS)
- MLB STYLE WALK-OUT DUGOUTS
- 24 COLLEGIATE SIZED SOCCER/MULTI-USE FIELDS WITH FIXED SEATING
- TRACK & FIELD VENUE
- TEN TENNIS COURTS AND STADIUM
- PICKLEBALL FACILITY
- 1 COLLEGIATE SIZED SOCCER/MULTI-USE STADIUM WITH COMPETITION TRACK (UP TO 5,000 SEATS)
- AQUATIC CENTER

# PLANNED FACILITIES:

- APPROX. 180,000 SF FIELD HOUSE TO INCLUDE:
  - 10 COLLEGIATE SIZE BASKETBALL COURTS – EACH TRANSFORMABLE INTO 2 VOLLEYBALL COURTS, CHEERLEADING
  - 1 COLLEGIATE SIZE “STADIUM COURT” FOR BASKETBALL AND VOLLEYBALL
  - REHAB CENTER
  - FITNESS CENTER FOR ATHLETIC PERFORMANCE AS WELL AS ADULT FITNESS
  - ESPORTS ARENA
  - FOOD COURT AND RESTAURANTS
  - EXECUTIVE OFFICES AND SUITES

# PLANNED ATTRACTIONS

- THEME PARK
- INDOOR/OUTDOOR WATERPARK RESORT
- 10 HOTELS
- 12 RESTUARANTS
- THEATRE
- BOWLING ALLEY
- 27 HOLE GOLF COURSE RESORT
- 18 HOLE PAR 3 GOLF COURSE
- 2-18 HOLE MINATURE GOLF COURSES
- DRIVING RANGE 18 LIGHTED BAYS
- 8 RACE CAR SIMULATORS
- 4 PAINT BALL AREAS
- 6 GO CART TRACKS
- EQUESTRIAN CENTER WITH LARGE ANIMAL HEALTH CENTER

# FEATURES AND FACILITIES

- BASEBALL, SOFTBALL, LACROSSE, SOCCER AND YOUTH FOOTBALL FIELDS, TRACK & FIELD, AQUATICS CENTER
- FIELD HOUSE PROVIDING BASKETBALL AND VOLLEYBALL COURTS, CHEERLEADING
- FITNESS CENTER COMPLETE WITH ALL SPORTS TRAINING FACILITIES
- SPORTS MEDICINE FACILITY TO PROVIDE MEDICAL AND HEALTHCARE SERVICES
- A REHAB CENTER TO PROVIDE REHABILITATION SERVICES TO ALL AGES
- ACCESS TO TRAINING PROFESSIONALS IN ALL SPORTS DISCIPLINES
- GRINDER SPORTS DEVELOPMENT TRAINING PROGRAMS
- CLASSROOM FOR ACADEMIC COURSE STUDY, YOUTH TUTORING, MENTORING, NUTRITION, INTERNSHIPS
- PURSUE A MLB TEAM FOR FUTURE SPRING TRAINING SITE
- PRO & RETAIL SHOPS
- PROFESSIONAL COORDINATED CONCESSION AREAS
- ESPORTS ARENA
- BUSINESS CENTER
- LOCAL AND NATIONAL COACHING CONVENTIONS
- FOOD COURT AND RESTAURANTS
- HOTEL ACCESS
- CHARITY EVENTS

# The DOWNTOWN VILLAGE:

- Hotels
- Restaurants
- Retail Shopping
- Miniature Golf Courses
- Par 3 Golf Course
- Golf Driving Range
- Esports
- Bowling Alley
- Movie Theatre
- Beach Volleyball
- Go Cart Tracks
- Paint Ball Areas
- Waterpark
- Corn Hole Areas
- Race Car Simulators