

**City of Alexandria & NOVA Parks  
Term Sheet for Cameron Run Lease Extension**

**1. LEASE AMENDMENT TO CURRENT**

- A.** Reduce current lease area to 14.59 acres consisting of the parking areas & shelters, batting cage, play structure, mini-golf, and aquatics facility, therefore excluding Lake Cook, Lake Cook Park and Ward's Woods.
- B.** Lease extension from July 1, 2021 (end of current lease) to December 31, 2028 (7.5-year extension) pending implementation of mutually agreed upon Program Enhancements & Site Improvements as identified in Item 2. below.
- C.** Should NOVA Parks not implement enhancements and improvements identified in Item 2. below, the lease will end on June 30, 2021 (end of current lease), unless otherwise delayed due to regulatory processes outside NOVA Parks control.
- D.** Prior to December 31, 2028, both parties may discuss either a short-term lease extension, or long-term lease replacement. It is recognized by both NOVA Parks and the City that a long-term lease replacement beyond 2028 would be a joint vision where NOVA Parks would partner with the City and make substantial capital investments towards new and current facilities.

**2. NOVA PARKS PROGRAM ENHANCEMENTS & SITE IMPROVEMENTS**

**A. Winter Village:**

- 1.** Before June 30, 2021, NOVA Parks will create a "Winter Village" inside the waterpark that will include the following (or comparable) features:
  - a.** Ice skating rink
  - b.** Winter themed Light Displays
  - c.** Children's activities such as rides, play equipment and game tables
  - d.** Food service
  - e.** Winter themed lighting in mini-golf area
  - f.** Program support areas such as a heated admissions/rest room building and hospitality tent.
- 2.** The Winter Village will operate from mid-November through approximately the first full week of January seven (7) days a week from 5 p.m. to 10 p.m. Beginning from approximately the end of the first full week of January through the end of February, the ice rink only will operate Friday from 5 p.m. to 10 p.m., and Saturday and Sunday from 11 a.m. to 5 p.m. NOVA Parks reserves the right to adjust operating schedules based on demand and weather considerations.

**B. Community Aquatics:**

- 1. Learn to Swim Program:** Between Memorial Day and Labor Day during the pool season, NOVA Parks will provide Learn to Swim classes for young children in the morning beginning no earlier than 8 a.m. NOVA Parks reserves the right to extend Learn to Swim classes beyond Labor Day.
  - a.** The City and NOVA Parks will mutually advertise the Learn to Swim Program through marketing materials such as flyers, program guides, eNews, and social media.
- 2. Dedicated Lap Swimming:** Between Memorial Day and Labor Day during the pool season, NOVA Parks will make the wave pool available for dedicated roped swim lanes for lap swimming from July 1 through August 31 between the hours of 8 a.m. to 10 a.m. Lap swim

scheduling will be only by organized swim clubs scheduled through the City. This schedule may be amended by mutual written agreement between the City and NOVA Parks.

- a. NOVA Parks
  - i. Will procure and install the ropes for dedicated lap swimming.
- b. City
  - i. Will provide an initial schedule for lap swim use by May 31.
- c. City
  - i. Will retain all revenue generated.

**C. Parking Lot Enhancements:**

- 1. Before July 1, 2021, NOVA Parks will patch and reseal the parking lot, and replace permanent bump stops with temporary bump stops in the west area of the parking lot to accommodate a mini-pitch facility managed by the City or a City sponsor through a partnership.

**D. Site Maintenance Enhancements**

- 1. NOVA Parks will employ at least one full time maintenance staff, 40-hours per week, dedicated to Cameron Run Regional Park.

**3. CITY PROGRAM ENHANCEMENTS & SITE IMPROVEMENTS**

**A. Mini Portable Multi-Use Synthetic Turf Field**

- 1. NOVA Parks shall allow the City, or through a partnership agreement, purchase and install a seasonal mini portable multi-use synthetic turf field on the parking lot. NOVA Parks will allow for the mini portable multi-use synthetic turf field installation no earlier than one week after Labor Day and the City will remove the mini portable multi-use synthetic turf field no later than two weeks before Memorial Day.
- 2. The City will retain all revenue generated.

**B. Community Park:**

- 1. City will plan Lake Cook Park, the area to the east of Lake Cook, through the Pocket Park Planning process.
- 2. The City shall be responsible for all costs associated with the park plan and implementation.

**C. Ward's Wood:**

- 1. The City will provide general maintenance improvements and install a trail and interpretive signage.
- 2. The City shall be responsible for all costs associated with area improvements.

**D. Road side Enhancements:**

- 1. City will plant additional trees along Eisenhower Ave.

**E. Lake Cook:**

- 1. City will manage Lake Cook following the storm water restoration project.

**4. COOPERATIVE PROGRAM ENHANCEMENTS**

- A. NOVA Parks and the City will work together on additional temporary or seasonal activities such as farmers markets, food truck rodeos and other temporary use of the parking lot during the aquatics off-season. By agreement, the City and NOVA Parks shall determine the revenue share generated by cooperative programs.