

SLPC Court House Proposal



Exciting Opportunity for Our Pickleball Club: Year-Round Indoor Courts!

Lease of Premier Warehouse Space: We have the chance to secure an 8,500 ft² warehouse, offering **4 indoor courts** that will be available year-round for the club's members. This space ensures that weather will never be an obstacle again as well as uninterrupted play between seasons for our pickleball community!

Prepaid Session Model to Secure Funding: To make this vision a reality, we need to sell **prepaid 2-hour sessions** to raise the necessary funds for the lease. This upfront commitment will ensure the club's success and sustainability.

Exclusive Prepaid Member Benefits: Prepaid members will enjoy **72 sessions**, providing access to top-quality courts at an exceptional value.

Additional Sessions at Discounted Rates: Once the 72 sessions are used, prepaid members can continue booking additional sessions at a discounted price, offering ongoing access and flexibility.

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Booking Priority for Prepaid Members: Prepaid members will enjoy priority booking, securing their spots in advance—even after their 72 sessions have been used up.

Opportunities for Non-Prepaid SLPC Members: SLPC members who have not prepaid will still be able to book courts but will only have access **after the advanced booking period expires**. These bookings will be at a **higher rate** than that of prepaid members.

Guest Access: Guests will also have the opportunity to book courts, but similar to non-prepaid SLPC members, their rates will be **higher per session** compared to our loyal prepaid members.

Pricing Examples for Comparison:

- **Prepaid** \$X /Session (after their 72)
- **SLPC Non-Prepaid** \$X + \$2 /Session
- **Non-Member** \$X + \$5 / Session

**\$X is anticipated to be \$8 or less
(based on # of Pre-paid members)**

** All prices are + HST

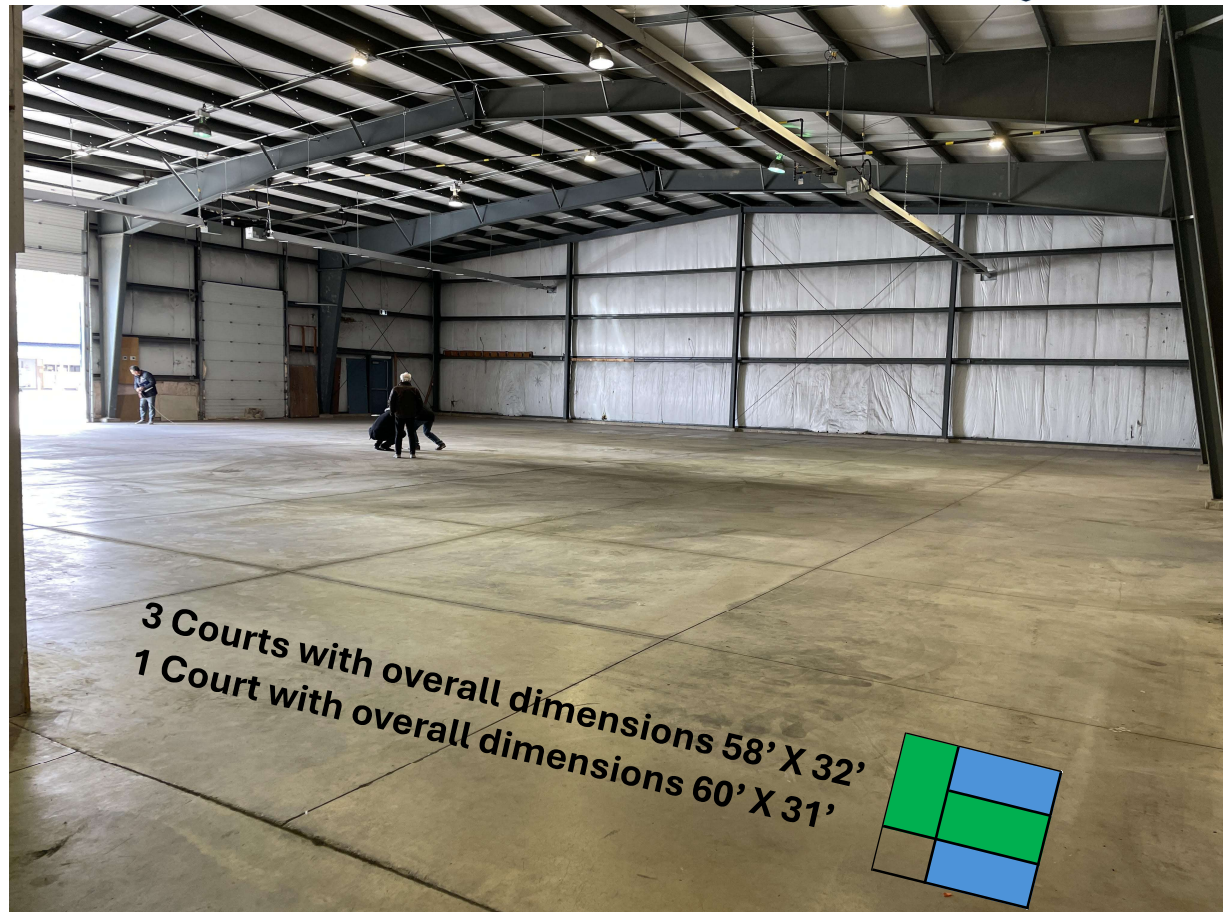
*** pricing to be completed after we see prepaid numbers

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THE SPACE

- 24' + High Ceiling
- Overhead radiant heat (no AC)
- 3 Large garage doors + 3 Man doors
- Adequate lighting on white background
- Concrete substrate for mat flooring
- 4 Courts + staging area
- 2 Washrooms
- Social lounge with kitchen
- Club office & storage space
- Adequate parking
- Centrally located (1781 London Line)



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Expected Facility Costs

1 Yr. renewable lease + common area maintenance and tax + utilities	\$13000 / Month
Operating Costs (software, cleaning, security etc.)	\$ 2000 / Month
Monthly Total.....	\$15000 / Month
Annual Total.....	\$180,000.00

Proposed Funding Model

250 Prepaid memberships @ \$720.00.....\$180,000.00

Option A - Includes 72 prepaid sessions at the Court House

Option B - 55 prepaid sessions at the Court House + 17 sessions (1 full program) at Blackwell

Unlike other pickleball facilities that charge an annual membership fee simply to access pay-as-you-play options, the we offer a more flexible approach. Our membership options include play at both "The Court House" and "The Hub," providing added value as you to choose how to participate.

- Extra funds generated will be used to improve the experience and keep costs low for all members.

** All prices and costs are +HST

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What We Need from You to Move Forward

- Review the Agreement:** We ask that you carefully **read and review the attached agreement** to ensure you have a clear understanding of the details and expectations involved.
- Confirm Your Support:** Kindly respond by **April 4th**, either with a **signed agreement** if you are in favor of the initiative and wish to prepay to play, or with a **"no" vote** via reply email if you do not support this plan for an indoor facility at all. Your input is invaluable to us as we move forward.
- Assumed Support in Absence of Response:** If we do not receive a response from you by the specified deadline, we will assume that you do not oppose the initiative and are supportive of the direction we are taking.

Please mention this to your fellow SLPC club member friends to make sure everyone is aware and has had the opportunity to consider this initiative.



Closing Thoughts

- **Careful Consideration:** We ask that you take a moment to **carefully consider** this unique opportunity and its potential to transform our club's future.
- **Commitment Requirement:** To move forward, we need **200+ members** who are willing to make an **upfront financial commitment** to support the creation of a member-run indoor facility. Without this support, we will unfortunately have to discontinue our search.
- **The Cost of For-Profit Alternatives:** The **for-profit options** we've been presented with are **significantly more expensive**, making this member-driven model much more cost-effective.
- **Indoor Courts at BAS3:** The indoor courts at **BAS3** are still **three years away**—if everything goes according to plan. This presents a significant gap where we can make an immediate impact with our own facility. We have secured our spot as a stakeholder in the BAS3 project with our downpayment.
- **The Core Issue—Inconsistent Playing Opportunities:** Our biggest challenge has been the **inconsistent playing opportunities** during the **winter months** and **shoulder seasons**, due to unpredictable weather. This initiative **provides the perfect solution** to that problem, ensuring year-round play for all members

Without support for this project the current executive will discontinue the search