



Action Authorizing the City Manager to Negotiate and Execute a License Agreement for Property Use of the Youth Soccer Park and its facilities and adjacent parking lots between the City of Santa Clara and the National Football League for Super Bowl LX Operational Support

#25-1667
December 16, 2025

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Background

- NFL will host Super Bowl LX on February 8, 2026.
- In July 2025, the NFL notified the City of Santa Clara of its interest in licensing City-owned facilities to support Super Bowl operations.
- The requested facilities include portions of the Santa Clara Youth Soccer Park, its facilities and parking areas and property to the North of Yellow Lot, which are anticipated to fall within the Super Bowl security perimeter.

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Background (Cont.)

- Due to security and operational requirements, the NFL requires exclusive access to the licensed facilities from January 5 through February 22, 2026.
- City staff engaged in discussions with the youth soccer groups and the NFL between August and December 2025 to evaluate operational needs, community impacts, and appropriate terms for facility use.

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Licensed Space – City Owned Property adjacent to Former Yellow Lots



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 City of
Santa Clara
The Center of What's Possible

Licensed Space (Revised) – YSP



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 City of
Santa Clara
The Center of What's Possible

Community Benefit

- Replacement of Fields #1 & #3
 - Sprinklers, soil leveling, grass turf replacement
 - Field #1: 118,000 sf = \$637,200 estimated value
 - Field #3: 102,000 sf = \$550,800 estimated value
 - Total = \$1,188,000 estimated value

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Community Benefit (cont.)

- YSP Dugout Replacement: Player, Coach, Ref
 - 15 total dugouts
 - \$63,882 estimated value

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Community Benefit (cont.)

- **\$1.25M in YSP Community Benefit**
- **No capital project(s) or funding for YSP**
 - Eligible Funding (MFA)
 - Possible Funding (General Funds, Bond Funds, Rental Revenue)
 - Quimby Fees cannot be used for YSP

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Youth Soccer Groups

- Parks & Recreation began meeting with user groups in early August
- Analyzed historic programming and field demand
- Researched alternative field solutions
- Identified alternative fields during NFL use period:
 - increased Reed & Grant use
 - activated Marsalli and Fatjo fields
- Met with user groups to work through winter field allocations
- Goal: Minimize disruption to youth soccer programming

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Youth Soccer Groups (cont.)

- Timing for Field #1 and #3 replacement
- Replacement will commence as early as possible – latest the week after FIFA (June –September 2026)
 - 10-12 weeks for project and grass rooting period
 - Access to Field #2 during this timeframe
 - Research alternative field solutions
 - Research historical use/needs
 - Coordination with user groups to mitigate impacts

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Term Sheet & Agreement

- Term Sheet summarizes the principal terms of the proposed License Agreement between the City and NFL.
- There are two updates to the Term Sheet since the posting of the Agenda.
 - Licensed Area to include Field 2
 - Expanded terms for Liquidated Damages
- The Parties are finalizing the form of the License Agreement consistent with the terms outlined in this presentation.
- Agreement includes the City's standard license requirements including indemnity, insurance and warranties.

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Term Sheet & Agreement (cont.)

- Defines the Licensed Areas and Permitted Uses
- Term and Key Dates
 - Use Period: January 5- February 22, 2026
 - Improvement Work Period: anticipated June 2026- September 15, 2026
- Consideration and Community Benefits: Field Use Coordination and Reimbursement, Field Replacement and Maintenance, and Dugouts

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Term Sheet & Agreement (cont.)

- **Liquidated Damages**

- If NFL fails to deliver fields in playable condition after the use period or fails to timely complete field replacement work NFL is subject to liquidated damages of \$8,702/day

- **Warranty**

- NFL warrants all improvement work for one year

- **Condition, Use, and Restoration - NFL required to:**

- Maintain Licensed Space in good condition
 - Repair damage caused by NFL or its contractors

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Turf Protection Measures



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YSP Summary

- Security perimeter impacts
- User group needs heard and mitigated
- Use proposal that addresses prior concerns
- Substantial community benefits package

➤ \$1.25 M

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Recommendation

- Authorize and direct the City Manager to Negotiate and Execute a License Agreement for Property Use of the Youth Soccer Park and its facilities and adjacent parking lots between the City of Santa Clara and the National Football League for Super Bowl LX Operational Support that is consistent with the revised terms and conditions presented and subject to final approval by the City Attorney.

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