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Interactive Mapping Site  
<http://www.lebanon-tn.gov/arcgis/>

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 Ent Zone - no Labels (11x17).mxd





### Proposed Entertainment District

Lebanon ~ Wilson County ~ Tennessee  
 North of Interstate 40  
 US Hwy 231, Exit 238 and US Hwy 70, Exit 239



**Legend**

 Subject Zone

 Subject Property



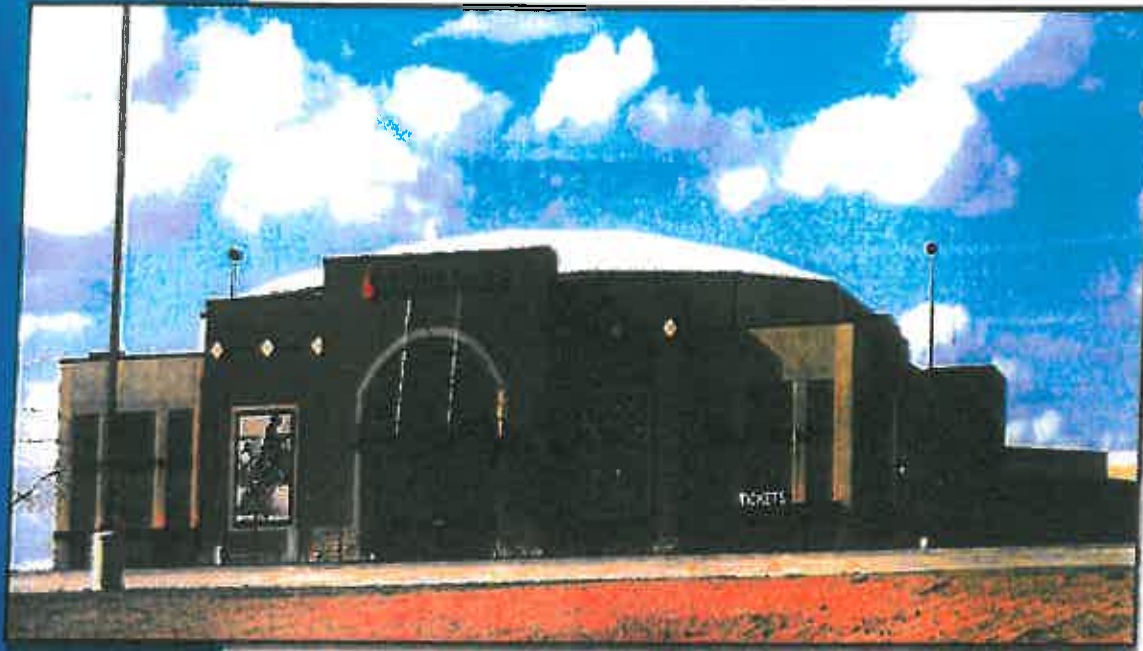
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# Project Portfolio



# United Wireless Arena Magouirk Conference Center



**Description** Single ice sheet community center with attached meeting/conference facility. Located adjacent to Boot Hill Casino and Resort.

**Facility Size** 4,200 seating for sports; 6,000 seats for staged events.

**Overall Project Cost** \$41.5 million

**Completion Date** February 2011

**Global Scope of Work**

Feasibility Plan (GPI)	Facility Sponsorship (GEMS)
Due Diligence (GPI)	Food and Beverage
Business Plan (GPI)	Event Ticketing (GetTix.Net)
Design Concept (ICC)	
Project Management (ICC)	
Facility Management	
FF&E Selection and Procurement (ICC)	

# British Columbia

**City of Penticton, BC** ICC was retained by the City of Penticton to conduct feasibility and due diligence studies for the South Okanagan Events Center ("SOEC"). ICC prepared the preliminary building program, conceptual floor plans and renderings, conducted site evaluations, and estimated development costs. GEMS was also retained to conduct sales expositions within the community to further support the feasibility of constructing a 5,000 seat arena.



## OTHER PROJECTS

ICC has been involved in arena project discussions in Nanaimo, Merritt and Quesnel, British Columbia along with Fort McMurray, Alberta.

# Feasibility and Consulting Projects

**ICC completed several feasibility and consulting projects for several cities in British Columbia:**



**City of Williams Lake, BC** ICC was hired as the project consultant to conduct a feasibility study for a proposed 3,500 multi-purpose arena to be the future home to the BCHL Williams Lake Timberwolves. ICC prepared the preliminary building program, conceptual floor plans and renderings, conducted site evaluations, and estimated development costs. ICC's sister company, GEMS conducted a market analysis for the sales of sponsorship, advertising and premium seating.

**City of Dawson Creek, BC** ICC was retained by the City of Dawson Creek to review architectural plans of the then under construction South Peace Multi Plex. ICC economically redesigned and enhanced the interior of the facility to allow for the maximization of revenue generating opportunities including the addition of ice capabilities to best prepare the facility to bid for a BCHL franchise in the future. ICC's sister company, GEMS, was retained to conduct a sales exposition to pre-sell luxury suites and premium seating prior to final approval of design modifications



# Dodge City, KS

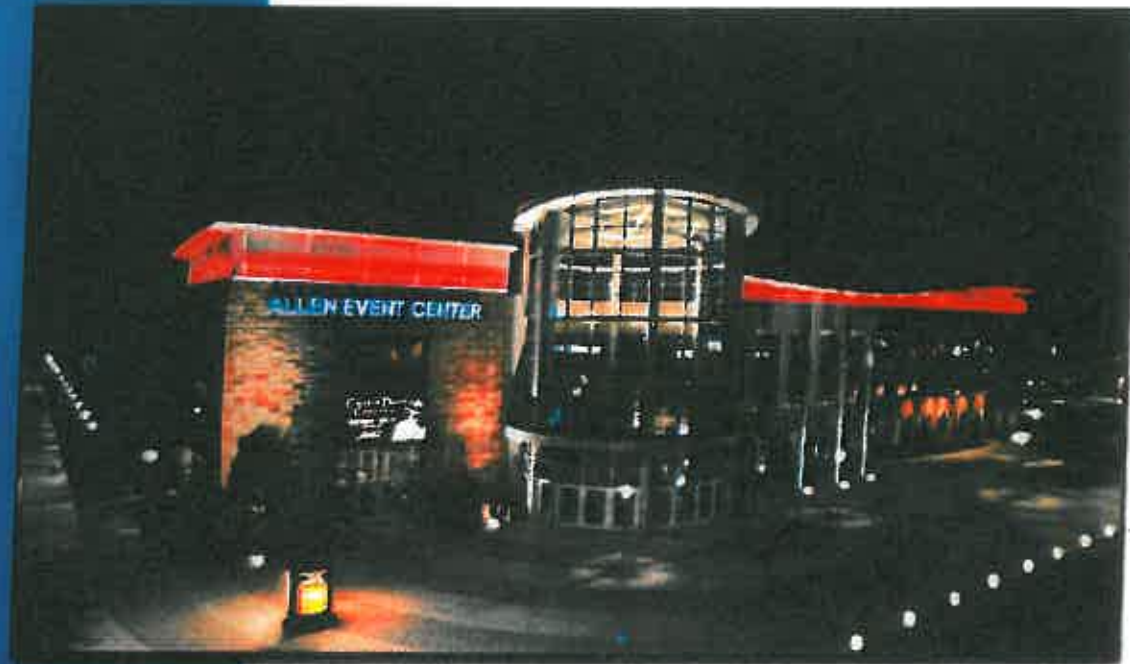
Dodge City, roughly 150 miles west of Wichita, is situated in the center of America's Heartland, has a population of approximately 34,000, and proudly boasts its Western heritage. Dodge City and the surrounding area have experienced growth unequalled by any other Eastern Kansas City, which makes the feasibility and long term success of this project achievable.

The new multi-purpose events center will enhance nearby attractions and allow room for future development. The project will host a wide variety of sports and entertainment events. It will include exhibition floor space and community meeting rooms. It is built on a "pad ready" site with parking and road access provided by the casino or others. The center has approximately 4,200 seats, with designated VIP seating and luxury suites as well.

The new center will easily accommodate the historical and rodeo events the area is well known for, as well as additional events such as concerts, trade shows, family shows, agricultural events and other civic functions.



# Allen Events Center



**Description** Double ice sheet venue. Anchor for the Village at Allen, a 180 acre mixed-use development.

**Facility Size** 6,200 seating for hockey; 7,500 seats for staged events in main facility; 300 seating in second ice facility.

**Overall Project Cost** \$52.6 million

**Completion Date** November 2009

**Global Scope of Work** Feasibility Plan (GPI)  
Due Diligence (GPI)  
Business Plan (GPI)  
Design Concept (ICC)  
Project Management (ICC)  
Food and Beverage  
FF&E Selection and Procurement (ICC)

Facility Management  
Facility Sponsorship  
Event Ticketing (GetTix.Net)  
Anchor Tenant (CHL)

# Loveland, CO

Construction was completed and doors opened for the first event on September 20, 2003 with a sold-out exhibition hockey game between the Colorado Avalanche and the Florida Panthers.

The arena, owned by Larimer County, Colorado, is located on The Ranch (Larimer County Fairgrounds and Events Complex).

It is home to the Colorado Eagles ice hockey team, the Colorado Ice indoor football team and the Colorado Lightning indoor soccer team.

Including playoff games, the Eagles have sold out 181 consecutive games total—every single game in their four-and-a-half years of operation.

The Colorado Eagles hosted the 2009 CHL All-Star Game at the Budweiser Events Center.

The Events Center has played host to comedians Bill Cosby, Ron White, Carlos Mencia & Larry the Cable Guy, as well as Ringling Bros. Barnum & Bailey Circus, Disney on Ice, The Wiggles, World Wrestling Entertainment, Sesame Street Live & The Harlem Globetrotters.



# Budweiser Events Center



## Description

Single ice sheet community center.

## Facility Size

5,200 seating for hockey; 7,200 seats for staged events.

## Overall Project Cost

\$30 million (completed within budget)

## Completion Date

September 20, 2003 (completed on schedule)

## Global Scope of Work

Feasibility Plan (GPI)  
Due Diligence (GPI)  
Business Plan (GPI)  
Design Concept (ICC)  
Facility Management (Encore)  
Facility Sponsorship (GEMS)  
Anchor Tenant (ECHL)

# Allen, TX

The new Allen Event Center is one component of a 3 million-square-foot mixed-use development in Dallas suburb Allen, Texas.

This state-of-the-art facility is located within the mixed-use project called The Village at Allen and The Village at Fairview. It is considered one of the largest mixed-use projects in Texas. Combined development spans 400 acres and includes 2 million square feet of retail space and 1 million square feet of office, residential and hotel space.

It opened on November 9, 2009 with Reba McEntire performing as the grand opening artist. The Event Center is expected to host approximately 150 events each year, and have more than 1,000,000 visitors annually.

It features headline entertainers, professional sports and touring shows, trade shows, festivals, and cultural and community events. The event center has the capacity for approximately 8,500 seats and 29 luxury and club suites.



# Independence Events Center



**Description** Double ice sheet venue.

**Facility Size** 5,800 seating for sports; 7,200 seats for staged events in main facility; 500 seating in second ice facility.

**Overall Project Cost** \$50.0 million

**Completion Date** November 2009

**Global Scope of Work** Feasibility Plan  
Business Plan  
Project Management  
FF&E Selection and Procurement  
Facility Management  
Facility Sponsorship  
Event Ticketing (GetTix.Net)  
Anchor Tenant (CHL)

Due Diligence  
Design Concept  
Food and Beverage

# Hidalgo, TX

The State Farm Arena is a Multi Event Center, in Hidalgo, Texas. It was formerly known as Dodge Arena, until February 4, 2010.

The arena seats up to 5,500 persons in its configuration for ice hockey, indoor football and indoor soccer, and up to 6,800 persons in its center stage concert configuration, which has also been used for boxing events.

The arena also features 25 suites, 500 club seats, 2,200 on-site surface parking spaces, an adjacent 2,000-square-foot lounge with access from outside the arena, as well as a 1,000-square-foot bar and a 300-square-foot pro shop.

It is home to the Rio Grande Valley Killer Bees of the Central Hockey League since 2003 and the Rio Grande Valley Vipers of the NBA Development League since 2007. The Rio Grande Valley Dorados of arena football's AF2 league were tenants from 2004 until 2009. Starting in 2011, the arena will be home to the Rio Grande Valley Magic of the Southern Indoor Football League.



*"We are very proud to have worked so diligently for five years with Global Entertainment Corporation to bring our new Events Center to the Rio Grande Valley, TX. It has brought a wealth of high quality entertainment and exciting sporting events, as well as the ability to host desired community events. The economic benefits have exceeded our projections as we now experience a greater than expected influx of people from surrounding areas."*

*--Joe Vera, City Manager, Hidalgo, TX*

# State Farm Arena



# Independence, MO

A new arena for Independence, Missouri makes cutting edge technology in entertainment still look at home in a traditional American heartland landscape.

As the only events center of its size in the region, the over 182,000-square-foot building is suited to a variety of uses. As many as 5,800 fans can come and enjoy pro-hockey, concerts, trade shows, and events like monster truck rallies and roller derbies—in their own city.

The suite level provides 25 suites, 2 large party suites, club seating & lounge for the higher-end patron. Unique additions to the center include a community ice building, pro shop, locker rooms, and a rentable party room.

**Description** Single ice sheet community center.

**Facility Size** 5,500 seating for hockey; 6,800 seats for staged events.

**Overall Project Cost** \$23 million (completed within budget)

**Completion Date** October 2003 (completed on schedule)

**Scope of Work** Feasibility Plan (GPI)  
Due Diligence (GPI)  
Business Plan (GPI)  
Design Concept (ICC)  
Project Management (ICC)  
FF&E Selection and Procurement (ICC)  
Facility Management (Encore)  
Facility Sponsorship (GEMS)  
Anchor Tenant (CHL)



**"We haven't even had anything along those lines...it's going to be a huge plus for the city."**

*—Tom Scannell,  
Community  
Development Director  
for Independence*

# Town Toyota Center



**Description** Double ice sheet venue, component of riverfront master redevelopment plan.

**Facility Size** 4,300 seating for sports; 6,000 seats for staged events in main facility; 500 seating in second ice facility.

**Overall Project Cost** \$52.8 million

**Completion Date** October 2008

**Global Scope of Work** Feasibility Plan (GPI)  
Business Plan (GPI)  
Project Management (ICC)  
FF&E Selection and Procurement (ICC)  
Facility Management (Encore)  
Facility Sponsorship (GEMS)  
Event Ticketing (GetTix.Net)

Due Diligence (GPI)  
Design Concept (ICC)  
Food and Beverage (GFS)  
Anchor (NAHL)

# Youngstown, OH

The Covelli Centre (formerly the Chevrolet Centre and during construction the Youngstown Convocation Center) is a 5,700-seat multi-purpose arena. The Centre, built in 2005 thanks to a \$26 million HUD redevelopment grant secured in 2000 by Congressman James A. Traficant Jr. is home to the Youngstown Phantoms of the United States Hockey League. The Covelli Centre is nicknamed The Chevy Centre/The Convo by most in the area.

The arena's grand opening was on October 29, 2005, when it hosted a concert by 3 Doors Down. The first hockey game was played about a week later, on November 4th.

The arena houses 520 club seats and 26 Luxury Suites and is owned by the city.



The Covelli Centre hosted its first outdoor concert on July 5, 2006, when Rivers Edge, Evans Blue, and headliner Shinedown performed in the arena's east parking lot before 2,500 concertgoers.

On March 8, 2010, it was announced that the Covelli Centre would host Elton John on May 1, 2010. The event sold out in a record time of thirty minutes on March 12, 2010, which eclipsed the previous record set by Carrie Underwood, an event that sold out in 48 hours.



# Tim's Toyota Center

# Broomfield, CO



Global / ICC developed and built the 1st Bank Center in the Broomfield suburb northwest of Denver, Colorado. The venue located just off U.S. Highway 36, seats up to 6,000 for hockey and opened November 9, 2006. The arena was completed under a CMGC process and opened only 14 months after design began.

The new arena will host more than 130 events per year, including concerts, trade shows, rodeos, amateur youth sports, family-oriented entertainment, community-sponsored events and sporting events.

From 2006-2009, the arena was home to the Central Hockey League Rocky Mountain Rage and the NBA Development League the Colorado 14ers. In the Fall of 2009, Peak Entertainment, a joint venture of Kroenke Sports Enterprises and AEG Live, were hired to manage the facility.

The arena is part of a 200-acre mixed used development.



**"The event center will provide new entertainment opportunities for Broomfield residents and can provide a unique gathering space for large community and business events."**

**—Broomfield Mayor Karen Stuart**

**Description** Single ice sheet community center, major component of a 40 acre retail and

**Facility Size** 5,100 seating for sports; 6,300 seats for staged events.

**Overall Project Cost** \$35 million (completed within budget)

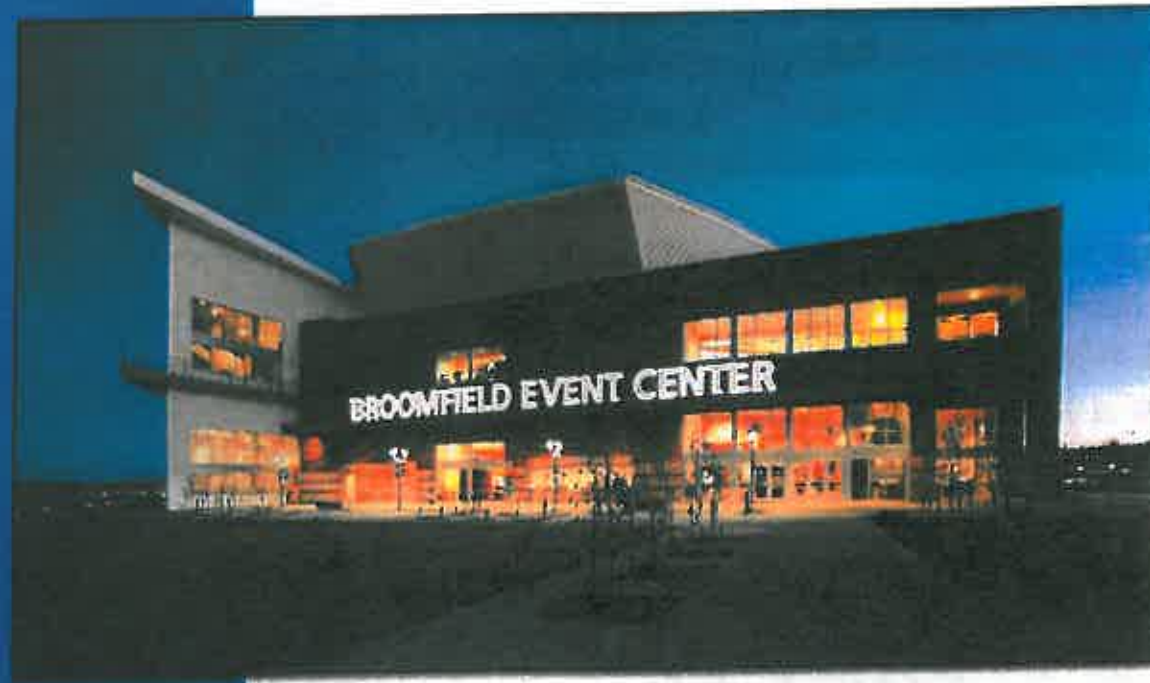
**Completion Date** November 2006 (completed on schedule)

**Global Scope of Work**

- Feasibility Plan (GPI)
- Business Plan (GPI)
- Project Management (ICC)
- FF&E Selection and Procurement (ICC)
- Facility Management
- Facility Sponsorship
- Anchor Tenant (CHL)
- Event Ticketing (GetTix.Net)

Due Diligence (GPI)  
Design Concept (ICC)

# 1st Bank Center



**Description** Single ice sheet community center, attached basketball facility.

**Facility Size** 6,000 seating for hockey; 7,500 seats for staged events.

**Overall Project Cost** \$46 million (completed within budget)

**Completion Date** November 2006 (completed on schedule)

**Global Scope of Work** Design Concept (ICC)  
Project Executive (ICC)  
FF&E Selection and Procurement (ICC)  
Anchor Tenant (CHL)

# Prescott Valley, AZ

Tim's Toyota Center is the only arena of its size between Las Vegas and Phoenix, and is Northern Arizona's sports and entertainment venue. While most event centers are recognized by their grand façade and bright lights, Tim's Toyota Center should be admired for what the design and construction team achieved without the big budget.

First and second floor windows let light in the concourses during the day and display fan interaction to those passing by in the evening. The two story, 137,000 square foot arena has a seating capacity of 5,100. Among its amenities are 24 luxury suites (including two party suites), 400 club seats, and parking for 3,000 vehicles. The facility is designed to host a variety of events including the Central Hockey League's Arizona Sundogs games, concerts, ice shows, arena football, motor cross, rodeos, conventions and trade shows.

The completion of the center marks an important addition to the creation of a new downtown/urban center for the Town of Prescott Valley.



# Santa Ana Star Center



**Description** Single ice sheet community center, major component of the City of Rio Rancho's new master planned downtown encompassing 160 acres that will also include a new City Hall and a UNM campus.

**Facility Size** 6,500 seating for hockey; 8,000 seats for staged events.

**Overall Project Cost** \$45 million (completed within budget)

**Completion Date** November 2006 (completed on schedule)

**Global Scope of Work** Feasibility Plan (GPI)  
Due Diligence (GPI)  
Business Plan (GPI)  
Design Concept (ICC)  
Project Management (ICC)  
FF&E Selection and Procurement (ICC)

Facility Management (Encore)  
Facility Sponsorship (GEMS)  
Event Ticketing (GetTix.Net)  
Anchor Tenant (NAHL)

# Rio Rancho, NM

The Santa Ana Star Center relates to the vernacular of New Mexico architecture. The event center was built into a hill allowing access to two entrances on separate levels: suite level and ground concourse level. The lower level plaza complements the downtown development.

A southeast facing balcony overlooks the plaza and faces the mountains. The entry plaza was designed to accommodate a high volume of activity. The Santa Ana Star Center offers a variety of food service options to the surrounding area as well as the arena patron. Included in the design are plans for a future restaurant with an adjacent entry.

