
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: March 2, 2017
TO: CHAIRMAN & BOARD MEMBERS
FROM: OFFICE OF TULSA DEVELOPMENT
AUTHORITY
SUBJECT: BLOCK 44 FOR THE MAJOR LEAGUE
BASEBALL HALL OF FAME TRAVELING
EXHIBIT TO TULSA, OKLAHOMA, FROM
MAY 3 – 14, 2017

Background:

Owner:	Tulsa Development Authority
Developer:	Tulsa Sports Commission
Engineer:	N/A
Location:	Northwest Corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma
Size of Tract:	4.7 Acres
Number of Lots:	1 Lot
Development Area:	Greenwood District/Brady District
Fair Market Value	N/A
Executive Director:	O.C. Walker

Relevant Info: Grand Slam Productions, LLC of Chicago, Il, is planning to bring Major League Baseball Hall of Fame Traveling Exhibit to Tulsa, Oklahoma. The event will last from May 3 – 14 and this is a request to the TDA Board of Commissioners for the usage of the TDA owned Block 44.

The Drillers organization requested the Tulsa Sports Commission assistant to help bring the tour to Tulsa. The location is a prime spot, being adjunct to ONEOK, Field.

Tulsa will be the only Midwest City on the national tour. A Special Events permit has been applied for. The Tulsa Sports Commission and Visit Tulsa will work with the organizers to highlight this event to the region and nation.

Grand Slam Productions requested to rent Block 44 at a negotiated rate of \$10,000.00 for the duration of the event.

Recommendation: Staff recommends this item be approved as presented.

Reviewed By: O.C. Walker

February 17, 2017

Mr. O.C. Walker
Executive Director
Tulsa Development Authority

Dear O.C.,

This letter is to serve as an introduction to Mr. Jon Martin of Grand Slam Productions, LLC out of Chicago, IL. Grand Slam Productions is planning to bring the Major League Baseball Hall of Fame Traveling Exhibit to Tulsa from May 3-14 and has requested the usage of the TDA parking lot located on the NW corner of Elgin and Archer.

As previously mentioned in our phone calls and emails, The Drillers organization reached out to us to see if we could assist in a request to bring the traveling Baseball Hall of Fame to Tulsa. Since you confirmed that the TDA owns the lot across the street from ONEOK Field, I am forwarding the event concepts and information for your review.

Tulsa would be the only Midwest City on their national tour. The attached event description and City of Tulsa special event permit details out what the Hall of Fame exhibit can bring to Tulsa and showcase our region alongside destination such as Phoenix and St. Louis. The Tulsa Sports Commission and Visit Tulsa will work with the organizers to highlight this event to the region and nation.

On behalf of the fore mentioned parties, we would like to request the TDA to consider Grand Slam Productions request to rent the mentioned TDA lot for the negotiated rate of \$10,000.00 USD for the duration of the event.

If you have any questions, please feel free to reach out to Mr. Martin directly or myself to facilitate.

My Best,

Vince Trinidad
Tulsa Sports Commission

2017 Baseball Hall of Fame Tour

The Hall of Fame Tour is a state of the art traveling baseball experience that brings the game directly to the fans. The collection combines Cooperstown's timeless charm featuring artifacts such as the cap Jackie Robinson wore during the 1955 World Series and the baseball that Babe Ruth hit for his 714th home run with cutting edge technology. Immerse yourself in the "We Are Baseball" experience via five different trailers, each of which is teeming with nostalgic elements, iconic images and interactive experiences to put you in the game

In addition there is an IMAX film presentation in a mobile IMAX theatre every twenty minutes throughout the hours the tour is open. The exhibits are interactive, providing a "hands on" experience for the fan. There are opportunities to take pictures at the displays and souvenirs are available for purchase to add to the experience and take away great memories of the visit to the "We Are Baseball" event. The design document shows a general site plan, a proposed pattern of egress and artistic renderings of the patron experience trailers and the IMAX theatre.

Patron Flow:

The anticipated maximum patron through put is 450 patrons per hour, with an anticipated daily average rate of approximately 60% or 270 patrons per hour. The hours of operation will be approximately 8 –10 hours per day based on scheduled home games, host venue hours of operation and weather elements.

Sound:

Amplified sound is limited to a 10-minute IMAX movie sound track that is part of the experience, with potential personal appearances and interviews featuring Hall of Fame players and local network sportscasters.

Restrooms, Sanitation:

The exhibition provides portable restrooms and implements a compliant waste disposal and recycling program while operating at the venue.

Concessions and Retail:

Concession sales are limited to prepackaged ballpark-type foods, soft drinks and water. As part of our agreement with the Baseball Hall of Fame, no alcoholic products can be associated with or sold by the exhibition. MLB and Hall of Fame merchandise will be sold at a designated retail location at the front of the site plan.

Sponsorship:

Tour sponsorship signage will be displayed on site. All displays or sponsorship activities will take place inside the perimeter of the site. The majority of the signage is permanent and is part of the graphic theme of the entire exhibition. Local promotional partners' signs and the local MLB team banners are displayed in the inner courtyard.

2017 Baseball Hall of Fame Tour

Design Overview:

The Hall of Fame Tour is a temporary travelling exhibition and has been designed to conform to the 2015 International Building Code (IBC). The exhibition is composed of specially designed and built tractor trailers. The retail and ticketing trailers create the main entrance to the exhibit, and the entire installation will be bordered by a temporary fence. Patron entry to the exhibition is controlled by timed tickets scanned at the entry point, which regulates the flow and capacity of occupants within the space.

The museum galleries are comprised of five trailers, each with a different type of exhibit, ranging in area from 645sf –725sf. These five galleries are connected by an elevated platform used for circulation between the different spaces. Adjacent to the elevated platform is an IMAX Theater comprised of one trailer which houses the theater, and another which houses the projection equipment. Queuing for the IMAX Theater occurs at grade level. The exhibition also includes a restroom trailer and an administration trailer.

Website-About

halloffametour.com

<http://m.mlb.com/hall-of-fame-tour/>

Video

<http://m.mlb.com/video/topic/70089806/v926778683/traveling-exhibits-combine-technology-and-history>

<http://m.mlb.com/video/topic/70089806/v905519583/baseball-hall-of-fame-tour-unveiled-in-iowa>

<http://m.mlb.com/video/topic/70089806/v1070388083/blyleven-twins-players-discuss-hall-of-fame-tour>