



# **PROGRESS REPORT**

## **Los Angeles Equestrian Center**

**Managed by**  
**LEGENDS GLOBAL**  
**October 2, 2025**

# OVERVIEW

- The **Los Angeles Equestrian Center** (LAEC) is a 75-acre equine boarding and training facility and an exhibition and banquet destination located in the northern portion of Griffith Park along the Los Angeles River. Built in the early 1980's, the LAEC hosted its first horse show in June of 1982.
- Facilities to board over 1,000 horses, of which **520 stalls are used for boarding**, are available at LAEC along with rings for training and competitive equestrian contests, a 3,500-seat riding and exhibition arena and a total of **13,000 square feet of multi-use event space**, including a café and wine bar open during horse show events. The LAEC is also home to over a dozen professional trainers and a riding academy known as the Traditional Equitation School (TES), which provides teaches children and young adults how to ride and care for horses. The LAEC provides access to many miles of trails within Griffith Park.
- The LAEC, with its many amenities and access from all areas within Los Angeles County, remains a preferred facility supporting the equestrian community.

## BACKGROUND

- A private company, LAEC, Inc., operated the equestrian center under a concession agreement from May 1990 until January 31, 2024.
- On May 5, 2022 the Board approved an interim agreement for a term of two years with a one-year extension option with Legends Global Arena Management, LLC to assume the management and operation of LAEC under direct supervision by RAP.
- **Legends Global assumed management of the facility on February 1, 2024** following the resolution of litigation involving LAEC, Inc. and RAP. Previous to this date, Legends Global and RAP had no access to the facility.
- Upon assuming operation of the equestrian center, Legends Global identified significant deferred maintenance issues and a variety of capital improvement needs.
- The interim agreement with Legends Global expires November 8, 2026; in advance of that expiration, **RAP will soon release an RFP for a longer term concession agreement.**

# Accomplishments

- Complete refurbishment of Barn C
- Upgrades to Barns D, E and F
- Heat mitigation measures installed in Barns D, E and F
- Brought DaMoor's Feed and Tack Store to LAEC Site
- New HVAC to the Cricket Home
- Formal policies and procedures established
- Boarder tracking and payment system implemented
- 24-hour monitor added
- Improved communication with boarders
- Improved customer experience
- Skilled and creative in-house maintenance crew
- 160 boarding stalls refurbished and power washed
- Eye wash stations installed
- Installed AED's in barn areas
- Installed Fire Extinguishers
- Electrical lighting upgrades in barns A, B (in progress) and C (completed)
- Reconditioned existing footings in main arenas
- Rebuilt and painted main entrance archway
- Rain damaged roads and aisles repaired
- Repairs to the Cricket Home
- Gas leaks in kitchens repaired
- Repairs to wash racks
- Removal of trash and debris

## More work to do! - Capital Improvement Needs

DESCRIPTION	ESTIMATED COST	CATEGORY	COMMENTS
Replace Footing in 6 arenas	\$550,000	Life/ Safety	Current footing is a liability
Security gate replacement	\$ 44,800	Life/ Safety	Improved access control
Repair and replacement of perimeter fence	\$ 7,740	Life/ Safety	Current fence allows multiple entry points for unauthorized individuals to access site
Sun pen, grading and reconfiguration	\$ 198,000	Life/ Safety	Current conditions pose a liability
Paving of main drive, restriping gold, RV & silver lots	\$ 250,000	Life/ Safety	Extensive pot holes and issues with speeding due to current speed bumps

## More work to do! - Capital Improvement Needs (cont'd)

DESCRIPTION	ESTIMATED COST	CATEGORY	COMMENTS
HVAC repair Main Office	\$ 200,000	Revenue generating	HVAC necessary for private events
Lighting around facility (main road, parking lots)	\$ 1,000,000	Life/ Safety	Property is lacking proper and adequate lighting
Equidome roof replacement	\$ 320,000	Revenue generating	Condition of roof could result in loss of horse show and private events income
Cricket (Little white house) roof replacement	\$ 30,000	Revenue generating	Condition of roof could result in loss of of private events income

## More work to do! - Capital Improvement Needs (cont'd)

DESCRIPTION	ESTIMATED COST	CATEGORY	COMMENTS
Termite mitigation throughout banquet room & offices	\$ 176,000	Life/ Safety	Building will continue to deteriorate if not properly addressed
Arena lighting - completion by winter months	\$ 1,750,000	Life/ Safety	Dangerous to ride at night without proper lighting
Repair of termite ridden wood in main building & barns	\$ 180,000	Life/ Safety	Ongoing damage will lead to higher repair cost
Walk in freezer and refrigerator compressor replacement	\$ 37,000	Revenue generating	Loss of private events income

## More work to do! - Capital Improvement Needs (cont'd)

DESCRIPTION	ESTIMATED COST	CATEGORY	COMMENTS
Tree trimming	\$ 188,000	Life/Safety	Multiple dead and diseased trees with falling limbs
Barns A and B refurbishment/walls/ footings	\$ 3,200,000	Life/safety/ Revenue	Deteriorating condition, complete footing repair, stall repair, roofing and structure
Heat mitigation and pipe cooling	\$575,000	Life/Safety	Barns are extremely hot and water temps are affected
Install 408 show barn stalls	\$2,500,000	Revenue generating	Required in order to attract lucrative horse shows
<b>GRAND TOTAL</b>	<b>\$11,206,540</b>		



## Strengths and Opportunities

- Excellent growth potential for horse shows and events
- Legends Global is actively seeking sponsorships with robust response
- Waiting list of new trainers and boarders
- Consistent stream of event partners (Fever, Street Food Cinema)
- Marketing of available office and meeting space
- Premium add-on service offerings for boarders and trainers
- Capitalize on exclusive access to Griffith Park and over 50 miles of trails
- Provides more amenities than other nearby facilities offer
  - Covered and open arena access, sun pens, lunging pens, wash racks and grazing areas

## Risks and Challenges

- Large infusion of capital needed, Estimated \$10-15 million dollars
- Deferred maintenance, due to limited monetary resources, is detrimental to value
- RAP does not have the budget to continue to subsidize
- Current boarding revenues do not fully cover boarding expenses
- Deteriorating banquet spaces make it challenging to book private events
- Poor condition of show barns disqualifies the LAEC from lucrative horse shows
- Current conditions may pose potential liabilities

## Recommendations and Next Steps

In its current state, the LAEC is operating at a net loss which is being absorbed by RAP. This is not sustainable. Therefore, staff recommends:

- Release an RFP for a **long-term concession agreement (20 years)**
- Allow for creative reconfiguration of the facility to optimize balance of revenue and quality of boarding facilities
- Provide **flexibility** in sponsorship and other profitable activities
- Assign a **RAP staff person to be on site** in partnership with operator
- Agreement to include **creative financial terms** that will incentivize world-class quality of service

**RFP ESTIMATED RELEASE - NOVEMBER 2025**