



Agenda Item: Update about the Public Private Partnership (PPP) advisory work at Stewart Beach Park

Background: The Stewart Beach Task Force selected Jones Lang Lasalle (JLL) as the advisor to develop, disseminate, solicit and evaluate Request for Qualifications (RFQ) from developers and other interested parties.

JLL is developing the RFQ based on feedback from Park Board staff, leadership and the Task Force. The promotional piece includes land use, building requirements, available square footage and other particulars regarding the opportunity at Stewart Beach. Park Board staff held meetings with both the Texas GLO and City of Galveston planning department to confirm parking requirements for any development and/ or beach access.

Still pendant are items such as utilities infrastructure, ability to sell alcohol, administrative square footage allocations, financial projections and zoning, so an RFQ can be developed and polished before going to market.

In addition, the JLL team is revising the timeline of deliverables due to delay from COVID travel restrictions within their firm. A JLL site visit is to be scheduled before a final RFQ is approved.

Staff and JLL are working to finalize and disseminate the RFQ by June 1, 2021 in order to allow potentially interested parties to visit the Park during the 2021 summer season.

Staff Recommendation: Socialize the Stewart Beach PPP proposal to City Council to ensure on-going support of the effort.

Funding Source (if applicable): \$85,000 for Phase I advisory work has been placed in the Stewart Beach Park FY21 budget