



Agenda Item: Discuss Stewart Beach Development Options

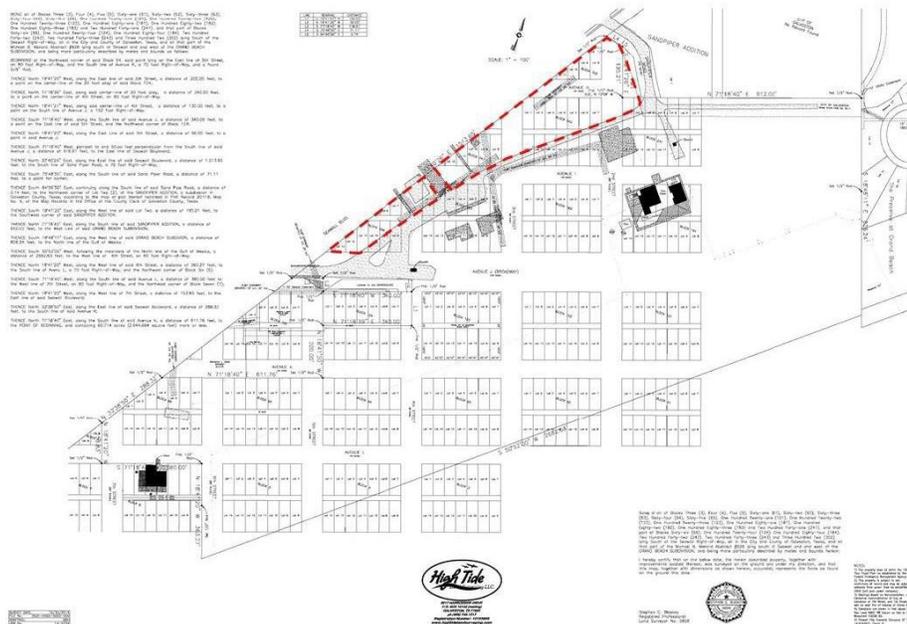
Background: Stewart Beach is the pre-eminent family beach park on Galveston Island, hosting upwards of an estimated 268,000 beachgoers each season. In 2019 the Board of Trustees created a Task Force to help develop a viable option for the services and amenities at Stewart Beach Park. The task force was formed after an initial effort to design a new Pavilion, the cost of which was considered unfeasible.

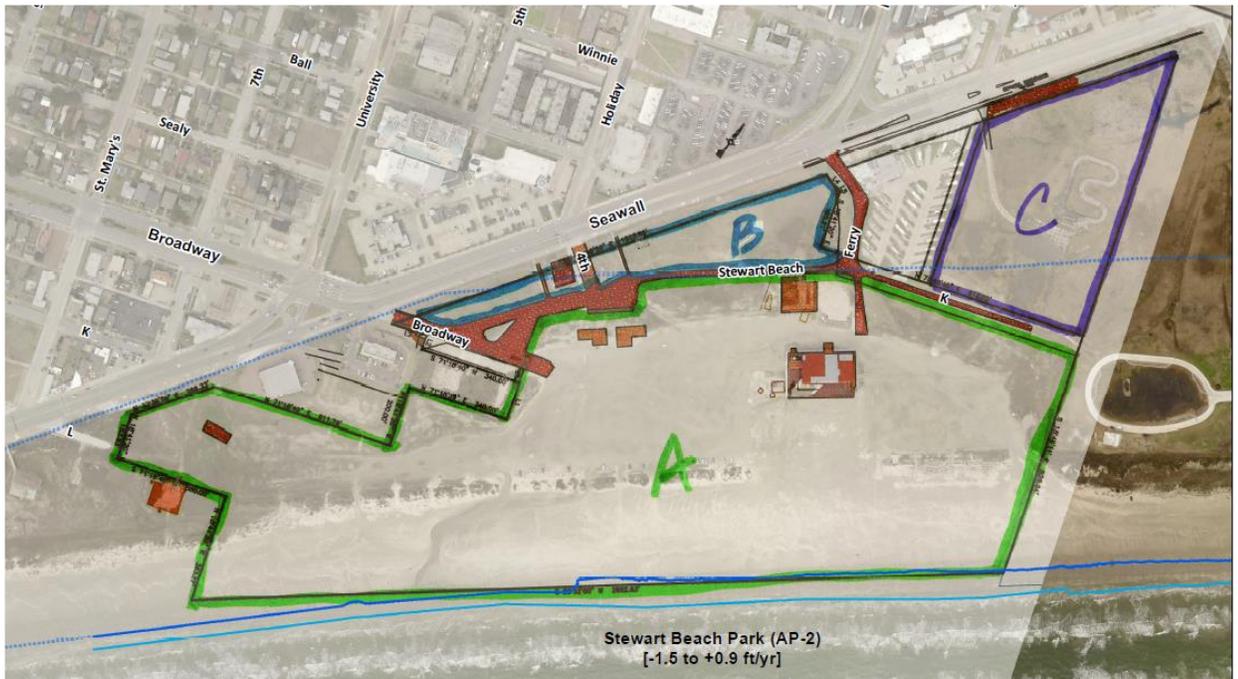
Task Force members include:

- Dave Jacoby, Park Board Trustee and Chair of Task Force
- David Collins, City Council Member and Park Board Trustee
- Marty Fluke, Park Board Trustee
- Jason Hardcastle, former City Council Member and newly appointed Park Board Trustee
- Jason Worthen, Park Board Trustee

During discussion about the best options to provide more engaging guest experiences, drive higher revenues, increase tourism visitation, provide more quality of life opportunities for city residents and enhance the value of the natural environment, the idea of a Public-Private Partnership emerged.

This Public-Private Partnership is being considered for a location along the Seawall at the north end of Stewart Beach Park.





- A. Stewart Beach Park area not included in developer proposal
- B. Specific area designated for developer opportunity
- C. Beach Access Plan designated Free Parking area

The Park Board of Trustees developed a Request for Proposal to identify an advisory firm who could best fulfill the following deliverables:

1. Assist in developing the terms and conditions under which to solicit proposals, assist with disseminating and promoting the opportunity, and facilitating the selection of a final approved developer. The final proposal selection will be made by City Council and the Park Board of Trustees of the City of Galveston.
2. Facilitate a decision regarding the financing and construction of needed public infrastructure, including, but not limited to: parking, beach patrol headquarters, public recreational facilities, amenities, administrative areas and utility upgrades.
3. Provide insight and recommendations on how to best incentivize potential developers or interested parties while maximizing the interests of the Park Board of Trustees, the City of Galveston and its residents.

The firm Jones Lang LaSalle (JLL) was selected from among the responses to the request for proposal. JLL has performed similar work on coastal development projects including Old San Juan, Puerto Rico and The Wildwoods Convention Center, New Jersey. Their scope of services for the Galveston project includes:

1. Project Understanding and Research
2. Programming Analysis and Recommendations
3. Financial Assessment
4. Prepare Request for Qualifications

Phase II

1. Facilitate Developer Site Visits



2. Review Submittals & Conduct Interviews
3. Advise on Lease and Development Agreements

Due to factors related to COVID-19 the original timeline has been shifted per below.

January – March: Circulate drafts of Request for Qualifications (RFQ) document

April – refine RFQ document and complete distribution lists

May – JLL site visit

June – Send procurement document to market

July – developer site visits

August – developer responses due

The Task Force and Park Board of Trustees staff has held several virtual meetings with JLL and have sent comments and edits for draft versions of the RFQ document. Park Board of Trustees staff held meetings with both the Texas GLO and City of Galveston planning department to confirm parking requirements for any development and beach access. Currently, Park Board staff is working to qualify utility capacity for the project.

Staff Recommendation: The Park Board of Trustees is seeking a resolution of support from City Council to move forward with finalizing and releasing the Request for Qualifications to identify developers for the select land at Stewart Beach Park. (Attached) City Council will have ample opportunity to review responses, vote on further action, and otherwise participate in the process.

Funding Source (if applicable): No financial commitment is required from the City of Galveston. JLL fees are funded through Texas City Y Oil Spill Damage fees awarded to the Park Board 2014.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS, TO CONSENT TO A REQUEST FOR QUALIFICATIONS FOR A PUBLIC-PRIVATE PARTNERSHIP REGARDING DEVELOPMENT OPPORTUNITY AT STEWART BEACH PARK BE RELEASED PUBLICLY BY THE PARK BOARD OF TRUSTEES OF THE CITY OF GALVESTON.

WHEREAS, under Resolution No. 19-046 the Park Board of Trustees of the City of Galveston and the City of Galveston have approved an interlocal agreement providing for the terms and conditions for the management of beaches and parks, including Stewart Beach Park; and,

WHEREAS, the Park Board of Trustees of the City of Galveston hired Jones Lang LaSalle, Inc. (JLL) to assist in developing the terms and conditions under which to solicit proposals, assist with disseminating and promoting the opportunity to develop a public-private partnership, and facilitating the selection of a final approved developer; and,

WHEREAS, Stewart Beach Park is a key asset to the City of Galveston and provides opportunity to increase amenities and recreation through further development; and,

WHEREAS, the Stewart Beach Pavilion was constructed in 1984 and no longer meets the operational, environmental and infrastructural needs to deliver a high quality beach park experience to residents and guests; and,

WHEREAS, the Stewart Beach Pavilion does not meet current compliance for the Americans with Disabilities Act or building codes governing design, construction, alteration and maintenance of structures which specify minimum requirements to adequately safeguard the health, safety and welfare of occupants.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS:

SECTION 1. The findings and recitations set out in the preamble to this Resolution are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. The City Council of the City of Galveston hereby approves the Park Board of Trustees of the City of Galveston to release a Request for Qualifications to solicit responses for consideration as part of development planning for Stewart Beach Park.

SECTION 3. This Resolution shall be and become effective from and after its adoption.