



Agenda Item: Update From Staff Regarding City Direction On The Development of Stewart Beach and Seawolf Park

Background: On November 17, 2022, the City and Park Board conducted a joint coordination meeting. At this meeting, Trustee Jason Hardcastle presented the Council with options in developing Seawolf Park and Stewart Beach. From that direction, Park Board Staff has prepared the below action plan.

Stewart Beach: Over the years, the amenities provided to the guests at Stewart Beach have changed drastically. A once thriving beach destination, is in significant need of a complete redevelopment including the pavilion which has reached the end of its useful life.

Earlier this year, the City created a joint Task Force to allow the Park Board and the City to work together to review past efforts and define a vision for this City property to create the best and highest use for this community asset. Working with the Task Force was beneficial as it outlines the "desired" and "undesired" amenities for redevelopment. These action items are included in the current Request for Qualifications (RFQ).

Why a Master Developer: A Master Developer will have the experience and financial ability to turn the City and Park Board's vision into a formal Master Plan. This Master Developer would also have the fiscal wherewithal to implement this vision or would have the network to bring in other investors/developers for certain aspects of the development. The Master Developer would have a formal contract between the City and the Park Board that would set the terms and conditions of each portion of the development. This allows the City and the Park Board to fully control each step in the process and ensure the end results are beneficial to the public.



Seawolf Park: Seawolf Park continues to be a high-functioning facility due to the variety of services and amenities provided. This success yields an annual payment to the City of \$300,000 of unrestricted funds, contributing a total of \$1.2 million over the past 4 years. Without additional investments, the park will not be able to hold these year-over-year payments.

In an effort to expand the revenue sources, the Park Board believes a small recreational vehicle (RV) park could be added and would complement the existing services. Previous efforts to allow for recreational vehicles were undertaken, but due to limitations in wastewater processing, these efforts were not executed.

Additional amenities, such as an extended fishing pier, Naval Museum, cultural interpretation information, and walking trails are also being considered by a current Park Board and City of Galveston Task Force. The Task Force is working to bring a fully developed site plan to Council early in 2023.

Why a Request for Information (RFI): A Request for Information (RFI) will allow the private sector to easily show formal interest in a project without major investment in time and financial cost one might expect through a more thorough process like a Request for Proposal (RFP). The RFI allows the City and the Park Board to quickly identify the best course of action. If there is interest in the private sector investing on public lands, a RFP will need to be conducted to meet local and state laws.

Staff Recommendation: Information only, no action needed.