



Agenda Item: Update on Galveston Visitors Center

Background: In 2020, due to the economic impacts of the pandemic, the difficult decision was made to close the Visitors Center at Ashton Villa. Our secondary Visitor Information Center (VIC), located at 2228 Mechanic Street inside the lobby of the Galveston Regional Chamber of Commerce, became the main Visitor Information Center (VIC) for Galveston Island.

The Galveston Regional Chamber of Commerce has made the decision to relocate to a new location in the historic Sealy Hutchings Building at 2328 Strand Street, by the end of 2023. As such, Visit Galveston will need to relocate the VIC to a new space. The opportunity to have our own lease space in the historic Sealy Hutchings Building at 2328 Strand Street became available, which would allow us to continue our great relationship with the Chamber. The building is currently home to Riondo's Ristorante, Belle Lee's Boutique, Tina's Boutique on the main level and a small skate shop on the 2nd floor. The Chamber will move its offices to the 3rd floor.

Building Highlights include:

- Historic
- Ample space for interactive kiosks throughout the building
- Accessible entrance at the back of the building with a ramp.
- An elevator is located inside the main entrance to access the upper levels.
- Future buildouts that include a coffee and daiquiri stand with café tables for visitors to enjoy.
- The building is open to the public nightly until 9:00pm and is included on most of the local Ghost and Historical tours offered downtown.
- Open gallery space that can be utilized for art installations, historical exhibits, holiday décor & more.
- Large Visitor Center space to include:
 - TV Wall
 - Photo Booth
 - Front Desk
 - Brochure Racks
 - Soft Seating
 - Coffee Bar
 - Touch Tank
 - Retail Shop
 - Digital Kiosk
- Small theatre space to show historical short clips and videos of Galveston.
- Flex Space that can be utilized as a classroom for our Certified Galveston Ambassador program, additional meeting space, event venue and/or gallery space for Art & History exhibits.
- Office Space
- Storage Space
- Public Restrooms

Renderings are attached.

The Visitor Information Center will relocate at the same time the Chamber of Commerce moves into their new location. This date is TBD awaiting improvements to be completed.

Funding Source:

Funding to buildout the space and elevate the visitor experience will come from TD 69 5254

The Lessor, Caminos Historic Properties, LLC, has proposed a lease agreement that would start January 1, 2024, and would not have rent attached to that agreement until 2025 as follows:

Commencement Date: January 1, 2024

Premise 2328 Strand, Galveston, Texas 77550 – Suite 200 and 270

Deposit \$0.00

Primary Lease Term

Monthly Base Rent

January 1, 2024 to December 31, 2024 \$0.00

January 1, 2025 to December 31, 2025 \$3,000.00

January 1, 2026 to December 31, 2026 \$3,000.00

January 1, 2027 to December 31, 2027 \$3,000.00

January 1, 2028 to December 31, 2028 \$3,000.00

Update on Galveston Visitor Center

Renderings:

Office and Storage



Retail Space



Coffee Bar and Seating Area



Small Theatre

