



City of Galveston

DEVELOPMENT SERVICES

ECONOMIC DEVELOPMENT STAFF REPORT

Date February 22, 2022

To: Brian Maxwell, City Manager
Honorable Mayor and City Council Members

From: Michele Hay, Economic Development Coordinator

Project location: 3348 7 Mile Road, District 6 **Project:** Sandhill Crane Soccer Complex

Request:

Discuss and Consider for Approval an Economic Development Agreement between the Industrial Development Corporation and the City of Galveston for Funding of Construction Improvements to the Sandhill Crane Soccer Complex through the issuance of certificates of obligation by the City of Galveston and debt service payment by Industrial Development Corporation of the City of Galveston Texas in the amount of \$5,500,000.

Prior Action

Both the Industrial Development Corporation and the City Council approved funding for the improvements to both the Sandhill Crane Soccer Complex and the Little League Baseball Complex on 53rd Street in 2015. When estimated construction costs for both projects came back at a much higher costs, the soccer complex project was put on hold.

The project was re-introduced in 2020 and through the RFP process, Clark Condon was selected to provide design and construction documents for the improvements. In May 2021, the IDC approved an agreement with the City to fund the preparation of design and construction documents by Clark Condon.

Background

The Sandhill Crane Soccer Complex is a 26-acre park facility located just beyond the end of the Seawall, at the intersection of Stewart Road and 7 Mile Road. The land for Sandhill Crane Soccer Complex was donated to the City of Galveston by the Sasser family in 1996. It was opened for use in 2002, named in 2004, by City Council, for the Sandhill Crane birds that make their home on the West End of the Island. Existing facilities include 13 soccer fields ranging in size, a walking/jogging trail, observation deck for bird watching, basketball court, bleachers, and off-street parking lots.

The City's primary goal is to improve the soccer complex facilities to serve youth and adult soccer players. The City intends to develop amenities to include (but not be limited to) renovating and restructuring soccer fields, upgrading and/or installing new lighting, optimizing the existing parking lot, providing restroom





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facilities, and consider drainage, irrigation, seating, and shade enhancements. The City's secondary goal is the ability to use the facility as a sports tourism venue for hosting tournaments and competitions on the Island.

The City's Parks, Recreation and Open Space Master Plan (adopted in 2012) identifies the need for the further development of well-supervised child friendly sports programming and the necessity to ensure sports are offered with a sound, youth-friendly philosophy. Specifically, for the Sandhill Crane Soccer Complex, the 2012 master plan identifies a lack of sufficient shade structures and trees, signage (external and internal directional), and a park monument sign.

The 2012 master plan also recommends that neighborhood design charrettes be conducted to gather resident input to determine unique features, type of amenities, and overall theme, with the intention of incorporating a unique design theme intended to tie the park's identity to the adjacent neighborhood.

In June 2021, Clark Condon began the design phase of the Sandhill Crane Soccer Complex Improvement Project by conducting the first of two Community meetings. Based on feedback from residents and members of the soccer community, Clark Condon put together preliminary concepts for the improvements. After further discussion with staff and community input, a preliminary site plan and an estimate of construction costs was produced.

Clark Condon has completed the design documents and initial estimates for the cost of construction. Based on community feedback of the highest prioritized needs for the complex, staff determined that allocating \$5,500,000.00 could adequately cover major improvements such as additional lighting, field and parking improvements. Additional improvements could be phased in at a later date or funded through partnering agencies and/or sponsors.

Clark Condon is set to begin preparing Construction documents in March, to be completed in May 2022. After the completion of Construction documents, an RFP would be created and advertised with the intended timeline for construction to begin in Fall of 2022 and Project completion in Fall of 2023.

In prior IDC meetings, including the February 1, 2022 meeting, there was consensus from the board to issue debt service through certificates of obligation, allowing the project to be completed and funded over a 6-7 year period. The funding agreement between the City of Galveston and Industrial Development Corporation of the City of Galveston Texas for the Sandhill Crane Soccer Complex Improvement Project, outlines the issuance of certificates of obligation by the City of Galveston and the debt service to be paid by the Industrial Development Corporation of the City of Galveston.





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Fiscal Impact Report

- A. The IDC approved funding from the Parks Silo in the amount of \$582,500 to prepare the design and construction documents.
- B. The \$5,500,000.00 funding from Parks Silo for the construction of the improvements can be spread out over 6-7 year period, or approximately \$800,000.00 per year.

Total Cost for the entire Project:

\$582,500	
\$5,500,000	
\$6,082,500	

**Through short term financing that will not be extend beyond 2029 (approx. 6 years)*

Total Cost for this Request:

\$5,500,000.00 for Construction of the Improvements to Sandhill Crane Soccer Complex

Funding Source

4B IDC Funds – Parks Silo

Staff Recommendation

Staff’s recommendation is to approve the Economic Development Agreement between the IDC and City of Galveston for the Construction of Sandhill Crane Soccer Complex Improvement Project in the amount of \$5,500,000.00.

Approvals

- A. The Project was approved by the Board of Directors of the Industrial Development Corporation on Tuesday, March 2, 2021.
- B. A Public Hearing was held on during the Industrial Development Corporation’s virtual meeting on Tuesday, April 6, 2021.
- C. City Council approved a resolution on January 27, 2022 authorizing the publication of notice to issue up to \$11 million in tax and revenue supported certificates of obligation for the purpose of purchasing new sanitation vehicles and construction improvements to Sandhill Crane Soccer Complex.
- D. On February 2, 2021, the IDC Board approved a motion authorizing staff to proceed to obtain financing for the improvement of Sand Hill Crane Park.





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Attachments

Exhibit A: 2022-02-15_Sandhill Crane Soccer Complex Site Plan

Exhibit B: 100% Design Development Cost Estimate-Sandhill Crane Soccer Complex

