



Meeting Minutes
City Council

Tuesday, March 26, 2024

5:00 PM

Council Chambers
200 West Walker Street

Council Work Session

The City Council of the City of League City, Texas, met in a work session in Council Chambers at 200 West Walker Street on the above date at 5:00 p.m.

Mayor:

Nick Long

City Council Members:

Andy Mann
Tommy Cones
Tom Crews
Courtney Chadwell
Justin Hicks
Chad Tressler
Sean Saunders

City Manager:

John Baumgartner

Assistant City Manager:

Rick Davis

Assistant City Manger-CFO:

Angie Steelman

Interim City Attorney:

Michelle Villarreal

City Secretary:

Diana M. Stapp

Chief of Police:

Cliff Woitena

Executive Director of Capital Projects

Ron Bavarian

Executive Director of Development Services:

Christopher Sims

Director of Finance:

Kimberly Corell

Director of Human Resources/Civil Service:

James Brumm

Director of Parks & Cultural Services:

Chien Wei

Director of Public Works:

Jody Hooks

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Long called the meeting to order at 5:00 p.m. and called the roll. All members of Council were present. Mr. Crews arrived at 5:04. Mr. Mann arrived at 5:09.

Present 8 - Mayor Nick Long, Mr. Andy Mann, Mr. Tommy Cones, Mr. Tom Crews, Mr. Courtney Chadwell, Mr. Justin Hicks, Mr. Chad Tressler and Mr. Sean Saunders

2. PUBLIC COMMENTS

The following members of the public gave comments:

**Josephine Sullivan
Craig Sullivan
Chuck DiFalco
Peggy Zahler**

3. PRESENTATION AND DISCUSSION REGARDING PROJECT RIO FEASIBILITY STUDY

**John McGraw, River Caddis Development Presentation
District of League City
Where vision meets vibrancy.**

Who we are: a River Caddis Development, we are driven by a passion for shaping vibrant communities through Holistic and innovative real estate solutions.

Collaboration & Experience

We are investors, creators, designers, managers, contractors, placemakers, operators, owners

Transparency: past projects (Slides)

**Economic, Feasibility, Study – study explanation, what this study is not, study – Phase II
Project Description
Next Steps – Feasibility Study Presentation, Financial Modeling, Agreement,**

**Hunden Partners applies market realities to live/work/play/visit placemaking.
Projects include entertainment venues & districts, stadiums, arenas & event centers, convention & conference centers, headquarters, conference & boutique hotels, tournament sports complexes, retail, restaurant, residential, office, university assets & districts, fairgrounds & expos, fine arts venues, distilleries and attractions**

**Rob Hunden, President & CEO
Public and Private Sector Employment Experience
Indianapolis Bond Bank/Mayor's Office 1996-1998
Horwath Landauer/Grubb & Ellis 1998-2000**

**C.H. Johnson Consulting 2000-2005
Hunden Partners – 2006 – Presnet**

**Nearly 30 years of industry experience nationwide
1,000+ Projects and Studies
Speaker, teacher and author**

**Steve Haemmerle, Executive Vice President
Public, Private and Non-Profit Real Estate Consulting
Managing Principal, Strategic Redevelopment Advisor 2019-2023
Executive President, Navy Pier, Inc. 2011-2019**

Matthew Avila, Project Manager

**Hunden Partners – Leading Advisor in Destination Real Estate Development
Arena-Anchored Mixed-Use Market, Financial Feasibility & Impact Analysis
Applies market realities to Live/Work/Play/Visit placemaking**

Introduction & Situational Overview

The City of League City (City) has contracted with the River Caddis Development team (RCD) to develop in partnership with the City a 53-acre parcel located at the current Chester L Davis Sportsplex. As part of that effort, RCD has in turn contracted with Hunden Partners to provide a feasibility study and economic impact analysis. One critical element of RCD's pre-development work is the market assessment and financial feasibility study to help establish a financially sustainable development program. RCD brought on Hunden Partners (Hunden) to complete the primary market analysis and financial feasibility study, as well as an economic and fiscal impact analysis, for the proposed mixed-used entertainment district (Project) on behalf of the City. The following highlights the key goals of the study:

**Review existing research, destination plans and other planning documents
Analyze destination and real estate metrics, including market and visitor metrics, current market performance statistics, and products
Identify relevant local, national and global trends focusing on arena anchored mixed-use district best practices
Provide market-backed development recommendations
Project the financial performance of recommended assets and the estimated economic, fiscal and employment impact generated**

Headlines

Destination Placemaking. League City has the opportunity for the arena development to

enhance professional sports, pre-professional sports, youth sports and other entertainment tourism in a compelling new mixed-use district in the City. There are many pre-professional ice hockey focused arenas across the country that have driven significant economic impact into the communities in which they are located. The Project provides the City of League City with an opportunity to create a unique district on the eastern side of Houston, which currently lacks entertainment assets.

Competitive Arena Supply. The greater Houston market is currently limited in small to mid-sized arenas. NRG Arena and Fort Bend Epicenter are currently the only relevant mid-sized arenas in the market. The Harris County Sports and Convention Corporation (venue management) has discussed replacement of the arena and is also interested in operating the Project. The Fort Bend Epicenter is on the opposite side of the MSA, and management of that facility indicated that an ice hockey arena in League City would be complimentary to them rather than directly competitive given their event mix. Regionally competitive markets in San Antonio, Austin and Dallas-Fort Worth have attracted visitation from the Houston market for events that can potentially be held in League City.

Demand for Flexible Indoor Space:

- Minor League Hockey (League TBD, ECHL, AHL, USHL)
- Youth Sports (Basketball, Volleyball, Cheer & Dance, Wrestling, Karate, Ice & Sled Hockey, Figure Skating, Open Skating)
- Convention, Consumer, Trade, Agriculture, and Equestrian Shows,
- Concerts, Comedy Shows, Live Events & Family Shows (Live Nation & other promoters)

Ticketed Shows & Live Entertainment. There is a gap in the market for a facility in the 3,000-6,000-capacity range for ticketed shows in the Houston area. The Houston market for concerts and other ticketed shows is strong, but it is spread out and there are few facilities on the east and southeast side of the market.

Mixed-Use Need. Surrounding the anchoring arena and event center complex with commercial and residential uses is critical. First, the surrounding mixed of uses drives consistent activity into the district. Additionally, the mixed-use commercial and residential components are an important part of the overall district funding model.

Market Supply & Demand Analysis

Key takeaways & Opportunities (Slide)

The arena and convention/event center are expected to perform well, reaching stabilization in Year 5 with 170 events, including graduations, concerts, family shows, hockey games, conventions, youth sports, consumer shows, community events and banquets/meetings.

The commercial and residential components of the supporting mixed-use development are estimated to have strong absorption and market-leading lease and rental rates.

30-Year Impact Summary**Phase I economic, fiscal and employment impacts include:**

- \$9.2 billion in net new spending
- Over 1,700 net new permanent jobs
- \$4.6 billion in net new earnings
- \$542 million in state taxes generated
- \$223 million in local taxes generated

Conclusions

- **An achievable vision.**
- **A robust economic driver for the community.**
- **Opportunity to keep local spending in League City.**
- **Creation of a center and community gathering place in League City.**
- **An asset for the community to be proud of.**

How We Get There.

- 1. Alignment**
- 2. Financing Strategies**
- 3. Planning & Design**
- 4. Implementation**

4. ADJOURNMENT

At 5:53 p.m. Mayor Long said, there being no further business this meeting is adjourned.

NICK LONG
MAYOR

DIANA M. STAPP
CITY SECRETARY

(SEAL)

MINUTES APPROVED: