



Meeting Minutes
City Council

Tuesday, November 12, 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. Mann arrived at 5:04 p.m.

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**

SPEAKERS:

Chuck DiFalco

3. **PRESENTATION AND DISCUSSION REGARDING DELIVERABLES OF THE PRE-DEVELOPMENT SERVICES AGREEMENT WITH RIVER CADDIS**

John McGraw with River Caddis gave a presentation.

League City Entertainment District

Deliverables

- **Final Site Plan**
- **Renderings**
- **Programming**
- **Letters of Support/Intent**
- **Total Cost of Elements**
- **Timeline of One or More Elements**

Brickyard Junction – In 1858 Henry Holmes and A. H. Waterman formed a Brickyard – the first business in the community that became League City – Texas Almanac

Full Buildout

Program Summary

- **Full Buildout Total – 2,204,900 SF**
- **Event Center/Arena – 230,400 SF**
- **Convention – 100,000 SF**
- **Hotel – 259,600 SF**
- **Retail/F&B – 197,200 SF**
- **Resi Garden Walkups – 90,000 SF**
- **Multifamily – 627,300 SF**
- **Creative Office – 71,000 SF**
- **Structured Parking – 629,400 SF**

Project

- **199+ events**
- **Rodeo & Bull Riding**
- **G-League Basketball**
- **Monster Trucks**
- **ECHL Professional Hockey**
- **Globetrotters**
- **Esports**
- **Comedy Shows**
- **Conventions**
- **Disney on Ice**
- **Music Concerts**
- **Tradeshows**
- **boxing**

333,400 Annual Attendance

Impacts

- **\$4.4 billion net new spending (Gross)**
- **\$578.8 million net new earning to League City residents**
- **\$5.7 billion net new total spending**
- **232 new on-going FTE held jobs**

Texas Financing Tools

- **Municipal Management Districts (MMD)**
- **380 Agreements**
- **TIRZ/TIF Districts**
- **Project Financing Zone (PFZ)**
- **HB 4347**
- **HB2445**

Cost & Timeline (Slide)**Support & Intent**

- **Confield Consulting – Arena Anchor – Team Owner**
- **Huntington Bank – Public Sector Finance**
- **OVG 360 – Arena Facility Operator, Promotor, Food & Beverage Supplier**
- **ECHL – Arena Anchor – League Support**

- **Lincoln Property Company – Co-Developer – Residential and Commercial**
- **River Caddis – Co-Developer – Residential and Commercial**
- **Mainsail Lodging & Development – Hotel Owner/Operator**

Next Steps

Per Predevelopment Services Agreement:

- **60 days for City to elect to proceed with proposal (Section 1-03(c)).**
- **180 days to develop definitive agreement(s) (Section 1-03(c)), which include Development Agreement, Financing Agreement, Operating Agreement**

Next Steps:

- **At Council’s direction, City Staff will collaborate with River Caddis on financial path,**
- **Proceed on the development of definitive agreement(s).**

Mayor Long discussed next steps, including meeting in executive session on December 17 regarding the project.

4. ADJOURNMENT

At 5:47 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: