

RESOLUTION NO. 2025-

A RESOLUTION AUTHORIZING AN ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN LAKESIDE BAYOU, LLC, THE CITY OF LEAGUE CITY, AND LAND STRATEGIES MANAGEMENT, LLC, DBA STARWOOD LAND, A FLORIDA LIMITED LIABILITY COMPANY FOR THE DETENTION FACILITY DEVELOPMENT AGREEMENT RELATED TO THE BAYRIDGE FLOOD REDUCTION PHASE 4 (GUM BAYOU) PROJECT (DR1904)

WHEREAS, on September 24, 2024, the City Council approved Resolution No. 2024-179 authorizing a Detention Facility Development Agreement between the City of League City (“City”) and Lakeside Bayou, LLC (“Lakeside Bayou”) for the construction of a 200-acre-foot detention facility to support the Bayridge Flood Reduction Phase 4 (Gum Bayou) Project (DR1904); and

WHEREAS, the City’s participation amount under the Detention Facility Development Agreement was set at \$4,840,000, representing the City’s purchase of 200 acre-feet of detention capacity within the Lakeside Bayou development; and

WHEREAS, the detention facility is a critical component of the City’s comprehensive drainage improvements within the Gum Bayou watershed and will provide flood mitigation benefits to multiple neighborhoods, including Bay Ridge, Hidden Lakes, and Whispering Lakes, as well as the CCISD Educational Village; and

WHEREAS, Lakeside Bayou, LLC has entered into a contract to sell the property and related development interests to Land Strategies Management, LLC d/b/a Starwood Land, a Florida limited liability company (“Starwood”), and Starwood has requested the City’s consent to assume the Detention Facility Development Agreement; and

WHEREAS, Starwood has agreed to assume all obligations, liabilities, and requirements under the existing Detention Facility Development Agreement, including bonding and construction responsibilities, upon closing of its acquisition of the property from Lakeside Bayou, LLC; and

WHEREAS, the City Council finds it to be in the best interest of the City to consent to the assignment and assumption of the Detention Facility Development Agreement to Starwood, provided that all terms, conditions, and protections for the City remain in full force and effect;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. The City authorizes an assignment and assumption agreement by and between Lakeside Bayou, LLC, the City of League City, and Land Strategies Management, LLC, d/b/a Starwood Land, a Florida limited liability company for the Detention Facility Development Agreement related to the Bayridge Flood Reduction Phase 4 (Gum Bayou) Project (DR1904); and an executed copy of the agreement shall be attached as Exhibit A.

Section 2. The authorization and execution of this agreement shall be contingent upon the closing of the acquisition of the property by Starwood, and the Starwood shall be required to provide proof of such closing in the form of a copy of the recorded deed. In the event that the closing does not

occur prior to January 30, 2026, all rights, agreements, and responsibilities under the Detention Facility Development Agreement shall remain with Lakeside Bayou, LLC.

Section 3. The City Manager or his designee is authorized to execute all documents necessary to complete this transaction.

Section 4. All resolutions and agreements and parts of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 5. It is hereby found and determined that the meeting at which this resolution was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED the _____ day of _____, 2025.

NICK LONG
Mayor

ATTEST:

DIANA STAPP
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL
City Attorney (mv)