



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ x All

<b>DATE</b>	October 24, 2017 Workshop
<b>DESCRIPTION</b>	NEW CONVENTION AND VISITORS BUREAU FACILITY
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	No Action - New Convention and Visitors Bureau Facility Discussion
<b>CONTACT PERSON</b>	Paul Barwick, Special Project Director
<b>SUMMARY</b>	<p>Councilmember Boyd asked to review the issue of a one story Convention and Visitors Bureau (CVB) building versus a larger two story building.</p> <p>When the City was approached by a development group, the idea of a two story building running the full length of the street frontage was discussed as a possible public/private partnership opportunity. Two conceptual designs were created for discussion and feasibility purposes; however, the idea was abandoned after several months of feasibility planning for the following reasons:</p> <ul style="list-style-type: none"> <li>• The City could not get to an acceptable lease rate. Base rent and triple net operating expenses were calculated at over \$70,000 per year</li> <li>• The City would lose valuable public parking spaces, 9 parking spaces resulting from expanded building footprint and additional parking stalls that would be utilized by tenants and patrons of the retail/office businesses that would occupy the majority of the building lease space.</li> <li>• If the City constructed and managed a two story building, the City has no previous experience in the role as landlord with commercial retail/office lease responsibilities and currently does not have the staff expertise or manpower for 24/7 availability to address typical tenant needs and emergencies.</li> <li>• Additionally, there are no budgeted funds for this project. The project is to be built from the proceeds of the current CVB. The one-story 2800 sf structure is estimated at \$784,000. Should Council desire to build the two-story (15,000 sf) structure, the estimated cost is \$2,928,000.</li> </ul> <p>The City Council did approve on September 26, 2017, the architect's contract for a one story 2,800 s.f. building to be designed with the</p>

	original concept for a standalone CVB facility with parking lot improvements. Included in this project would be the utilization of a portion of the \$160,000 Keep Texas Beautiful Governor's Community Achievement Award grant funds for a pro rata share of these parking lot improvements, pending approval of TxDOT.
<b>COST</b>	N/A
<b>SOURCE OF FUNDS</b>	N/A
<b>ADDITIONAL INFORMATION</b>	2 story building site plan 2 story building elevation – Option #1 2 story building elevation – Option #2 1 story building & parking lot improvements site plan

This summary is not meant to be all inclusive. Supporting documentation is attached.