



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District D

Item Creation Date: 12/10/2023

MYR – Development, Construction, Operations, Maintenance and Concession Agreement
MacGregor Park

Agenda Item#:

Summary:

ORDINANCE approving and authorizing first amendment to Bayou Greenways 2020 Economic Development Agreement between City of Houston, Texas and **HOUSTON PARKS BOARD, INC**

Background:

City Council is asked to adopt an Ordinance approving and authorizing the MacGregor Park Development, Construction, Operations, Maintenance and Concession Agreement (the "MacGregor Park Agreement") between the City of Houston (the "City") and The Houston Parks Board (HPB).

Acquired in 1930, MacGregor Park is an 82-acre park embedded in a culturally and historically rich community in southeast Houston, along Brays Bayou. This proposed Project is an important step in ensuring park equity across Houston by providing critical improvements outlined in the MacGregor Park 2022 Master Plan. The MacGregor Park Agreement, a separate item that Council is being asked to approve in a parallel action to this ordinance, details the \$14,500,000 in capital costs commitment by the City toward the MacGregor Park Five-Year Plan and establishes Houston Parks Board as the project manager. The scope of the Project includes upgrades to the tennis center, baseball field, historic center renovation, swimming pool, a new amphitheater, community plaza, playgrounds, event lawn, youth multipurpose field, and reconfigured parking.

The Five-Year Plan is expected to be completed by December 31, 2028, with an overall estimated Project cost of \$54,000,000. Of the \$54 million total cost, half of the funds (\$27 million) will be provided by an Angel Donor through the Houston Parks Board, with an additional \$12.5 million committed by the Houston Parks Board as part of the MacGregor Park Agreement. The remaining \$14.5 million will be comprised of the following funding sources:

- \$5 million transfer from the fund balance to HPARD (on this agenda)
- \$4 million from the Department of Housing & Urban Development Community Project Funding Grant (on this agenda)
- \$4 million from the TIRZ 7 Budgeted Capital Improvement Plan (on this agenda)
- \$1.5 million from the HPARD Capital Improvement Plan (does not require Council action)

The MacGregor Park Agreement also establishes funding for Greenspace Maintenance, Facility Maintenance, and a Maintenance Reserve fund for MacGregor Park. MacGregor Park Greenspace Maintenance responsibility will transfer from the City to HPB; however, HPARD, on behalf of the City, will continue to operate, maintain, and program the park facilities. This element of the MacGregor Park Agreement is accomplished through the First Amendment to Bayou Greenways 2020 Economic Development Agreement (the "First Amendment"). Council is being asked to approve the First Amendment as a separate action on today's agenda in parallel to this MacGregor Park Agreement.

Fiscal Note:

There is no impact to the fiscal budget or no additional spending authority. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DocuSigned by:

A handwritten signature in blue ink, appearing to read "A. Icken".

F405371A27C1498...

Andrew F. Icken, Chief Development Officer
Mayor's Office

Contact Information:

Andy F. Icken, Chief Development Officer
Phone: 832-393-1064