White Rock Boathouse, Inc.

Water Works Project Briefing

Quality of Life Committee

June 26, 2006
Dallas Water Utilities

- Owner of facilities located at 2900 White Rock Road at White Rock Lake
  - Filter Building
  - Two sedimentation basins
  - Grounds immediately surrounding facilities
White Rock Boathouse, Inc.

• a 501 (c)(3) non-profit corporation proposes to raise funds to renovate, manage, and operate Dallas Water Utilities’ Filter Building, including Utility Building, two sedimentation basins and the grounds immediately surrounding the facilities.
Management of the agreement

• Dallas Water Utilities Department will manage the **construction** elements of the agreement

• Dallas Park and Recreation Department will manage the ongoing **operations** of the agreement at completion of construction
Boathouse, Inc. Construction

• Improve and restore the Filter Building as a multi-purpose facility

• Excavate east sedimentation basin to create storage space for university, high school and community rowing programs

• Construct a roof atop the east sedimentation basin
Boathouse, Inc. Construction

- Construct a parking lot atop the west sedimentation basin with approximately 55 spaces
Project Site Plan
Project Elevation
Construction Authorization Requirements

- Proof of private funding at $1.5M
- Approval of all construction plans by Dallas Water Utilities Director and Park Director
- Compliance with City’s Good Faith Effort Program
Boathouse, Inc. Operational Terms

- Operate and maintain the premises at no cost to the City
- Employ all personnel
- Purchase materials, supplies, tools, equipment, etc.
- Secure and maintain specified insurance coverage
- Pay all utilities
- Provide security as needed
- Collect and account for all revenue
Boathouse, Inc. Operational Terms

- The Filter Building’s name will not change
- Boathouse, Inc. will be allowed to place a plaque on the Filter Building
- Boathouse, Inc. will be allowed to place names on the three boat bays
Boathouse, Inc. Operational Terms

- All signage will be subject to the White Rock Lake Design Guidelines, the Texas Historical Commission, The Dallas Landmark Commission and other governmental ordinances or regulations.

- The City will have the right to reject or approve any additional naming rights from sponsorship efforts.
Boathouse, Inc. Operational Terms

- Boathouse, Inc. agrees to make rowing available to Dallas area high school students, local universities, and Dallas citizens interested in rowing programs or who are interested in renting space for scheduled events.
- Boathouse, Inc. agrees to accept the condition of premises “As Is” with all faults.
- City makes no guarantee, expressed or implied, regarding the marketability or profitability of the premises.
Terms

- 19 year development and use agreement with two 10 year renewal options
- Boathouse, Inc. must provide written notice of intent to exercise renewal options to the Director of Park and Recreation at least 6 months prior to termination
Terms

• Boathouse, Inc. shall pay the Park and Recreation Department ten (10%) of gross revenue collected for the rental of the Filter Building, or a minimum guaranteed amount indicated below, whichever is greater:
  - $500 per year between years 1 thru 8
  - $1,000 per year between years 9 thru 19
  - $1,500 per year between years 20 thru 28
  - $2,000 per year between years 29 thru 39