



QUALITY OF LIFE COMMITTEE MEETING
OCTOBER 13, 2020

**MEMORIAL PARK GOLF COURSE
HOUSTON OPEN TOURNAMENT &
DEVELOPMENT AGREEMENTS**

Steve Wright, Director
Houston Parks and Recreation Department
and
Giles Kibbe, Sr. VP and General Counsel
Houston Astros LLC

BACKGROUND

- **January 2019:** City Council approves Development and Construction Agreement Relating to Memorial Park Golf Course
 - Sets stage to host Houston Open in Fall 2020
 - Article IX Facilities Agreement: Precursor to Tournament Facilities Agreement
- **November 2019:** Course Renovations Completed
- **Winter 2019:** Memorial Park Standards Committee Approves New Building
- **Summer 2020:** Memorial Park Standards Committee Approves Tennis Center and Croquet Court Renovations
- Houston Open is scheduled on November 2 – 8, 2020

THREE ITEMS FOR CITY COUNCIL APPROVAL

1. First Amendment to Development and Construction Agreement
2. Tournament Facilities Agreement
3. Implementation of a non-resident green fee



FIRST AMENDMENT TO DEVELOPMENT AND CONSTRUCTION AGREEMENT

Parties to the Agreement

- City of Houston
- Astros Golf Foundation
- Memorial Park Conservancy



Mayor Sylvester Turner



FIRST AMENDMENT TO DEVELOPMENT AND CONSTRUCTION AGREEMENT



- Amends 2019 Development and Construction Agreement
- Addresses layout of driving range, tennis courts and croquet courts
- Adds new recreation-based education center and clubhouse building to project

TOURNAMENT FACILITIES AGREEMENT

Parties to the Agreement

- City of Houston
- PGA Tour, Inc.
- Astros Golf Foundation
- Memorial Park Conservancy



Mayor Sylvester Turner



TOURNAMENT FACILITIES AGREEMENT

Agreement Terms

- Through 2023; option for an extension through 2028
- \$1 Million Tournament Fee* Paid by Astros Golf Foundation
 - ✓ \$500K to Houston Parks and Recreation Department
 - ✓ \$500K to Memorial Park Conservancy
- \$500K Additional per Tournament to The First Tee Program
 - ✓ \$100K for scholarships



**This year's fee has been reduced to \$750k because of the limits in place due to COVID.*

NON-RESIDENT* GREEN FEE

- Ensures adequate funding to keep the course and park at high standard for Houston Open
- Non-Resident play limited to 10% of total rounds ensures Houstonians have preferential access to this PGA tournament course
- Effective January 1, 2021



*A resident is a person who provides documentation, such as a driver's license or utility bill, with a City of Houston address. A non-resident is a person who is unable to provide documentation of City of Houston residency.

TEXAS MUNICIPAL GOLF COURSE COMPARABLE TO MEMORIAL PARK GOLF COURSE RESIDENT GREEN FEES

No increase for City of Houston Residents

FEE TYPE / CATEGORY	Forth Worth Rockwood Resident Fee	Austin Grey Rock Resident Fee	Dallas Tennison Resident Fee	San Antonio Brackenridge Resident Fee	Memorial Current Resident Fee
Junior (Mon. – Thur. Only)	\$20	\$26	\$20	\$44	\$10
Senior/Disabled (Mon. – Thur. Only)	\$20	\$46	\$22	\$44	\$15
Monday - Thursday	\$30	\$66	\$38	\$52	\$30
Friday - Sunday & Holidays	\$43	\$80	\$45	\$62	\$38
Monday – Thursday Twilight	\$22	\$41	\$30	\$32	\$21
Friday – Sunday & Holiday Twilight	\$32	\$51	\$35	\$37	\$28

HOUSTON'S GOLF COURSE COMPARABLE TO MEMORIAL PARK GOLF COURSE GREEN FEES

No increase for City of Houston Residents

FEE TYPE / CATEGORY	Sharpstown Golf Course	Gus Wortham Golf Course*	Hermann Park Golf Course**	Memorial Current Resident Fee
Junior (Mon. – Thur. Only)	\$8	\$10	\$9	\$10
Senior/Disabled (Mon. – Thur. Only)	\$13	\$18	\$14	\$15
Monday - Thursday	\$18	\$30	\$23	\$30
Friday - Sunday & Holidays	\$26	\$38	\$34	\$38
Monday – Thursday Twilight	\$15	\$26	\$17	\$21
Friday – Sunday & Holiday Twilight	\$20	\$31	\$25	\$28

*Operated by Houston Golf Association (HGA)

**Operated by BSL Golf Corp.

NON-RESIDENT PGA TOUR COURSE COMPARISON & PROPOSED FEE FOR MEMORIAL PARK GOLF COURSE

FEE TYPE / CATEGORY	Torey Pines North Course Non-Resident	TPC San Antonio – Oaks/Average Standard Rate	Golf Club of Houston Standard Rate	TPC Louisiana Non-Resident	Memorial NON-RESIDENT NEW PROPOSED FEE
Junior (Mon. – Thur. Only)	\$85	\$107	\$45	\$64	\$60
Senior/Disabled (Mon. – Thur. Only)	\$122	\$107	\$55	-	\$80
Monday - Thursday	\$122	\$280	\$125	\$207	\$120
Friday - Sunday & Holidays	\$152	\$280	\$150	\$207	\$140
Monday – Thursday Twilight	\$72	\$107	\$99	\$141	\$90
Friday – Sunday & Holiday Twilight	\$91	\$107	\$119	\$108	\$110

Review of Comparable PGA Tour Golf Courses. Tax included. Memorial Park is hosting The Houston Open 2020.

Torey Pines is a Municipal golf course in San Diego, California operated by the City of San Diego.

TPC San Antonio rates are average of 2 18-hole courses. Rates are standard rates.

Golf Club of Houston previously hosted The Houston Open. Rates shown are standard Rates.

TPC Louisiana has seasonal rates. Rates shown are average of seasons. Junior rate is after 12pm.

Torey Pines and TPC Louisiana are Non-Resident Rates.



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ASTROS GOLF FOUNDATION

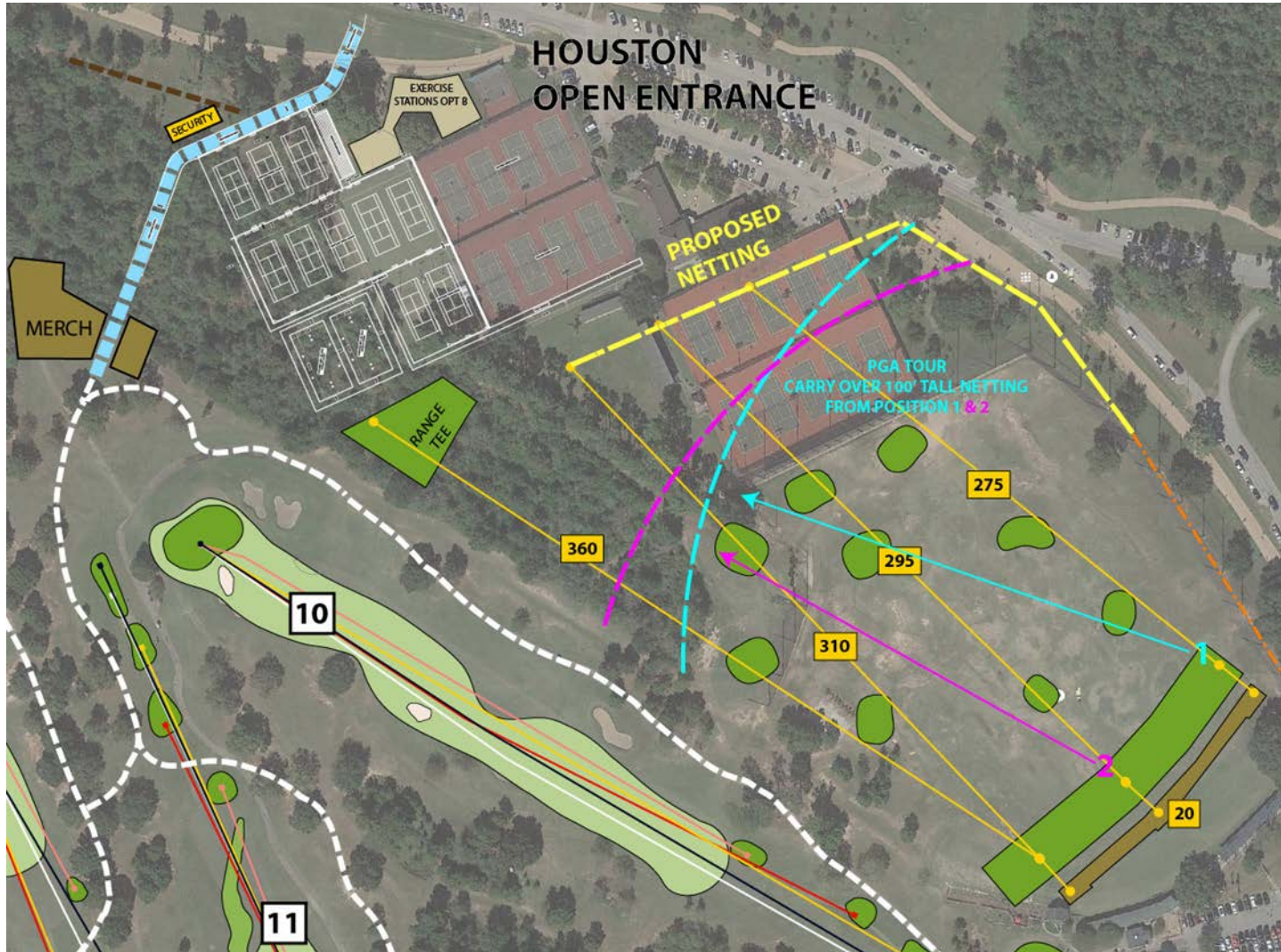
\$34mm Investment into the park

- \$13mm for the design and construction of Memorial Park Golf Course - COMPLETED
- \$500k for the design and construction of the Short Course for kids - COMPLETED
- \$3mm for the design and construction of a 2-tiered 86-Bay Driving Range - COMPLETED
- \$3mm for the design and construction of a new maintenance facility - COMPLETED
- \$500k for the renovation of the existing clubhouse facility – IN PROGRESS
- \$9mm for the design and construction of the Educational Center at MPGC – IN PROGRESS
- AGF will soon begin final phase of project at a cost of \$4mm:
 - design and construction of 10 new tennis courts;
 - renovation of 8 ½ existing tennis courts;
 - renovation of the existing tennis shop;
 - design and construction of 2 new croquet courts;
 - expansion of the driving range.

EDUCATIONAL CENTER FOR KIDS/PLAYER CLUBHOUSE FOR HOUSTON OPEN



EXPANDED DRIVING RANGE AND TENNIS COURTS



TENNIS COURTS / CROQUET COURTS



THANK YOU



Mayor Sylvester Turner



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HOUSTON PARKS
AND RECREATION DEPARTMENT
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