WALTER E. LONG METROPOLITAN PARK GOLF COURSE DEVELOPMENT
CONTRACT SUMMARY

I. COMMUNITY INVOLVEMENT

- Community will be engaged throughout the design and planning process. Quarterly public meetings will be held to: a) inform citizens of project status/progress; b) address community issues and concerns; c) garner public input on design and construction (Section 3.2 and Exhibit D).
- **Open House**: Developer will hold annual open house or town hall meeting to provide City residents an opportunity to provide feedback on golf course operations and community impact (Section 8.3).
- **Community Benefits Report**: Developer will provide City with annual report detailing community benefits (Section 8.6).

II. RESIDENT DISCOUNT

- **Austin Resident Green Fee Discount**: Discount for City of Austin residents will be no less than 40%. Discounted rate applies for reservations made seven or less days in advance (Section 8.1).

III. YOUTH PROGRAMMING/FINANCIAL AID

- **Short Course**: Purpose is to introduce new players, particularly youth, to the game of golf (Section 1.5).
  - All proceeds from use of the Short Course will be allocated to its promotion, operation, and maintenance (Section 3.1.1).
  - $5 surcharge applied to non-residents will benefit the Short Course (Section 8.2).
- **Camps and Instruction**: Developer will partner with City (or non-profit group) to provide golf instruction via camps or individual instruction to youth. A dollar amount in in-kind service is required (Section 8.4).
- **Financial Aid**: Developer will participate in PARD's Financial Aid for Youth Programs, which offers discounts on youth programs to those who meet income-based criteria (Section 8.5).

IV. DESIGN PRINCIPLES

- **"Park within a Park"**: "Park within a Park" design and construction will include recreational, cultural, and communal amenities. Amenities may include hiking trails and footpaths, water-based recreational amenities (dock, pier, concessions) and a "food forest." "Park within a Park" elements will be identified and prioritized through the community involvement process and implemented as part of the development of the first course (Sections 3.3, 5.2.1A, and Exhibit D).
- **Course Pre-Construction**: City will approve plans prior to construction at these stages - schematic design; preliminary construction; 50% including finishes, details and landscaping; and 95%. Design will be consistent with the design principles cited in the solicitation (Section 5.2.1).

V. WATER USAGE AND ENVIRONMENTAL CONSIDERATIONS

- **Water**: For golf course irrigation, Developer will use only reclaimed water generated by the City, onsite rainwater catchment systems, or other water source approved by Council (Section 2.12.1).
  - Developer will cooperate with the City to determine the feasibility of a service extension request for reclaimed water lines to the golf course. Reclaimed water is the preferred method of course irrigation (Section 2.12.1).

  - o Cost sharing agreement regarding the extension of service for reclaimed water will be brought to Council for approval (Section 2.12.2).
  - o If a cost sharing agreement is not reached, an action item will be placed on Council agenda (Section 2.12.2).
- **Audubon certification**: Audubon Certification will be required. The Audubon Cooperative Sanctuary Program for Golf Courses is an environmental education and certification program that helps golf courses protect the environment, preserve the natural heritage of the game of golf, and gain recognition for their efforts (Section 4.1).

VI. REVENUE SHARING (SECTION 9.2)

- The City's share of revenue will be a percentage of the developer's gross collected revenue, including golf, concessions, space rental, tournaments and events.
- **Years 1 through 15**: Payment will begin after golf course is open for business and will be no less than $90,000 per year.
  - a) **Tier 1**- City's share of revenue is 3% of the first $4 Million of developer's gross collected revenue;
  - b) **Tier 2** - 5% of the second $4 Million;
  - c) **Tier 3** - 7% of the third $4 Million;
  - d) **Tier 4** - 9% of the fourth $4 Million;
  - e) **Tier 5** - 11% thereafter.

For example, if the Developer's gross collected revenue in a year is $15 Million:

Tier	Gross Collected Revenue	Multiplier	Annual Lump Sum
1	$4,000,000	3%	$120,000
2	$4,000,000	5%	$200,000
3	$4,000,000	7%	$280,000
4	$3,000,000	9%	$270,000
TOTAL TO THE CITY			**$870,000**

- **Years 16 through 25:** 11% of gross collected revenue.
- **Year 26 to expiration of agreement:** 12% of gross collected revenue.