

FAIRGROUND AREA PROPERTY EXCHANGE

Jennifer Richie, City Attorney
Tom Balk, Park Development Manager

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Fairground Area Property Exchange

Introduction

Resolution No. 2021-068 is an Interlocal Agreement that culminates years of negotiation and establishes the final details of land transfers and accompanying compensation associated with the “Fairgrounds Venue Project”.

Working together, McLennan County, Waco Independent School District, and the City of Waco have ensured that the proposed exchanges provide maximum public benefit, with strategic benefits for each entity.



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Presentation Overview

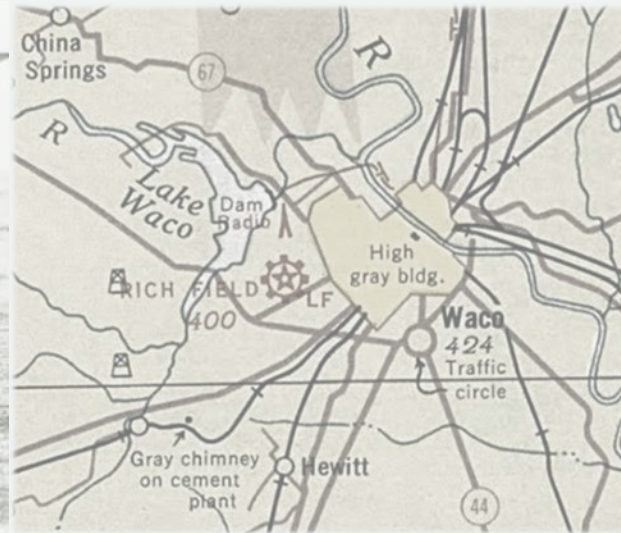
- I. Property History: *Legacy of Civic Use*
- II. Public Uses Today
- III. McLennan County Venue Project Background
- IV. Interlocal Collaboration & Action To-Date
- V. McLennan County Venue Project Construction Progress
- VI. Proposed Transfers & Exchanges
- VII. Summary & Conclusion



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Legacy of Civic Use: Rich Field, World War I (1917-19)



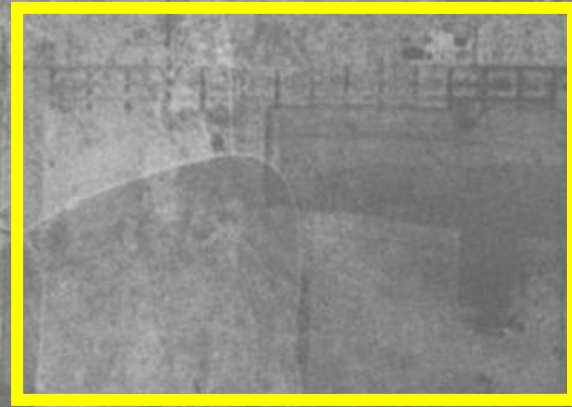
US Army, Air Service Training Field



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Legacy of Civic Use: Conversion to Municipal Ownership



c. 1929

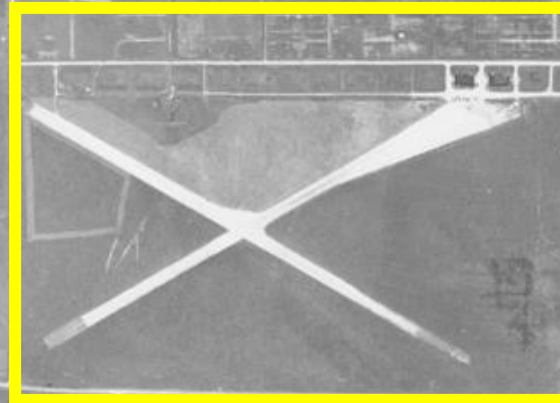
City of Waco Purchased
the 258 Acre Site (vacant)
in 1929



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Legacy of Civic Use: Waco's First Municipal Airport



c. 1941

Active through WWII,
until 1945

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Legacy of Civic Use: Conversion for Public Enjoyment, 1950s



c. 1955

Sales and Leases:

- Lake Air Little League
- McLennan Co. Coliseum
- Lions Park
- *Land for High School*



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Legacy of Civic Use: Expansion of School System, 1960s-70s



c. 1976

Continued Development:

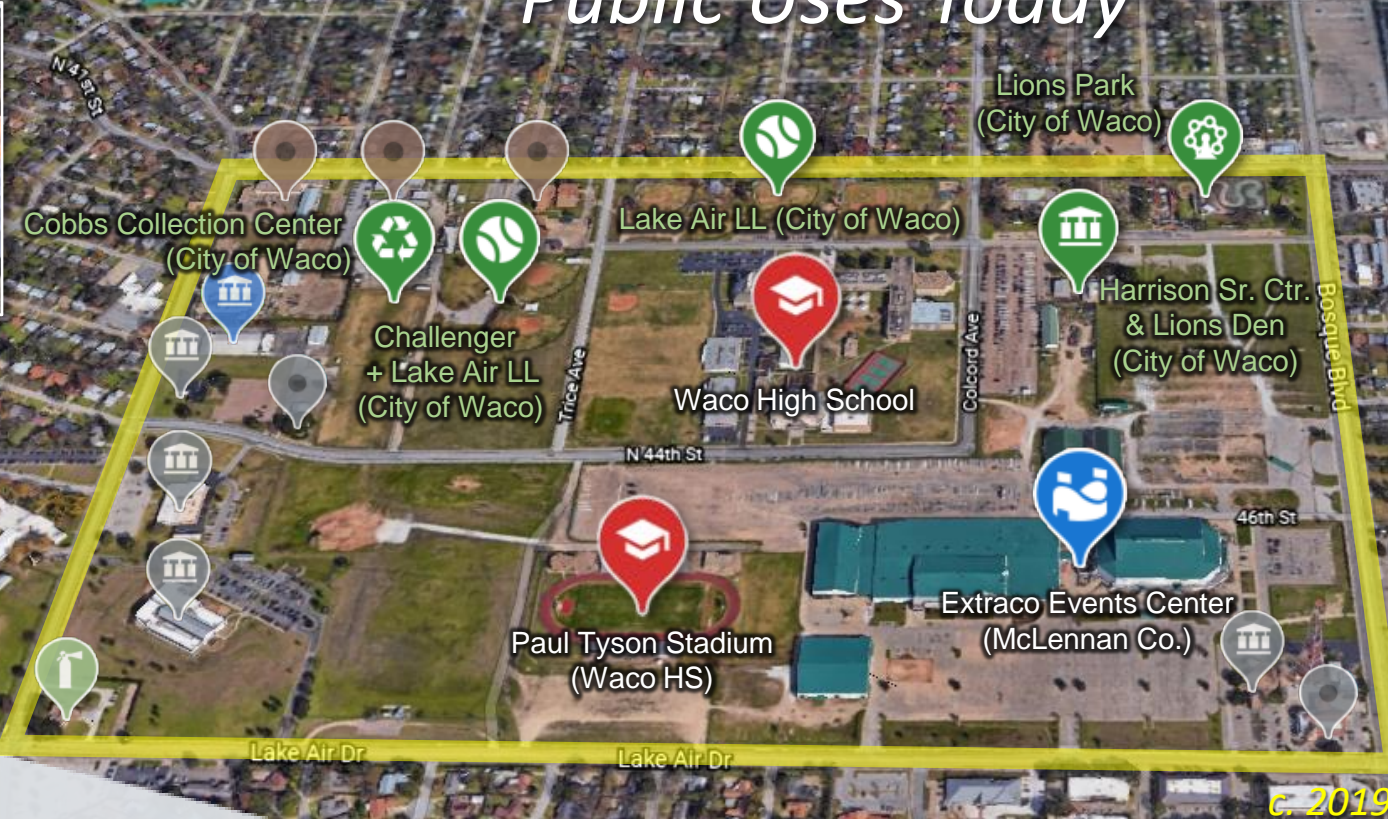
- Richfield High School
- Paul Tyson Field
- Lake Air Football



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Public Uses Today



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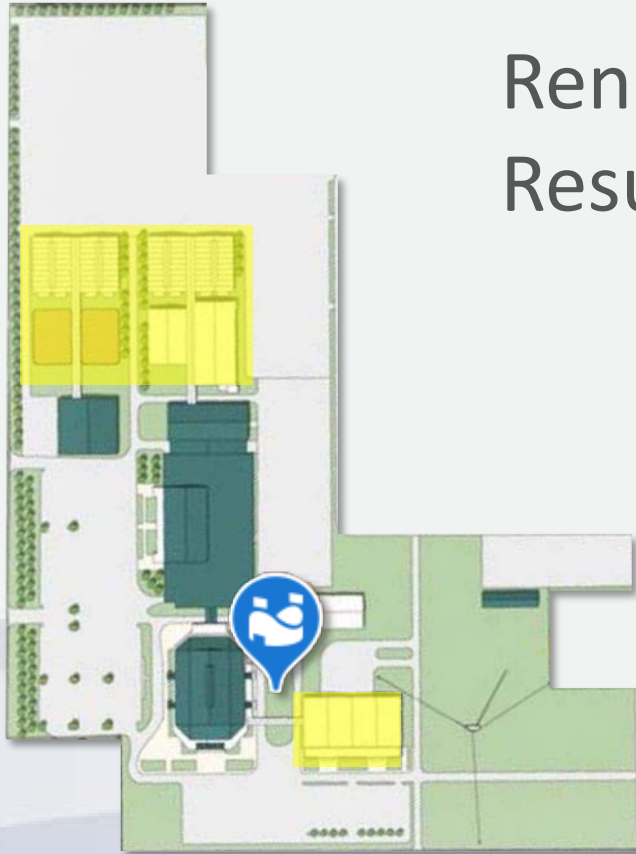
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McLennan County's Venue Project

Renovation and Expansion of H.O.T. Fair Complex

Result of Study and Planning to Continue This Legacy:

- Maximize Use, Value to Community, and Fiscal Sustainability
 - Multi-Purpose Arena for Competitions and Conventions
- Maximize Economic Impact for Community
- *Serve the Needs of City and School District*
- *Funded with a Venue Tax of Hotels and Rental Cars*



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Interlocal Collaboration

Collective Interests

- County: Land for Expansion of Equestrian Facility (*from WISD*)
- Waco ISD: Land for Future Campus Expansion (*from COW*)
- City of Waco: Funding for Challenger + Little League Facility Modernization (*Venue Tax*)

Formal Action To-Date

- 2015: ILA for Venue-Area Master Plan
- 2017: Voter Approval of Tax & Project
- 2017: ILA for Property Transfer Prep
- 2019: County Construction (Phase 1) Began

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McLennan County's Venue Project – Construction Progress



Next Phase Requires Completion
of Land Exchanges



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Venue Tax Utilization Boundary



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Current Ownership Within Venue Tax Boundary



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Internal Land Exchanges – City of Waco

City Contribution

- Transfer of Lake Air Little League Tract to District
 - *Retain Lease through 2022 Season*
 - *“Friendly Condemnation” Required*
- Pay \$70,000 for Utility Relocation



City Compensation

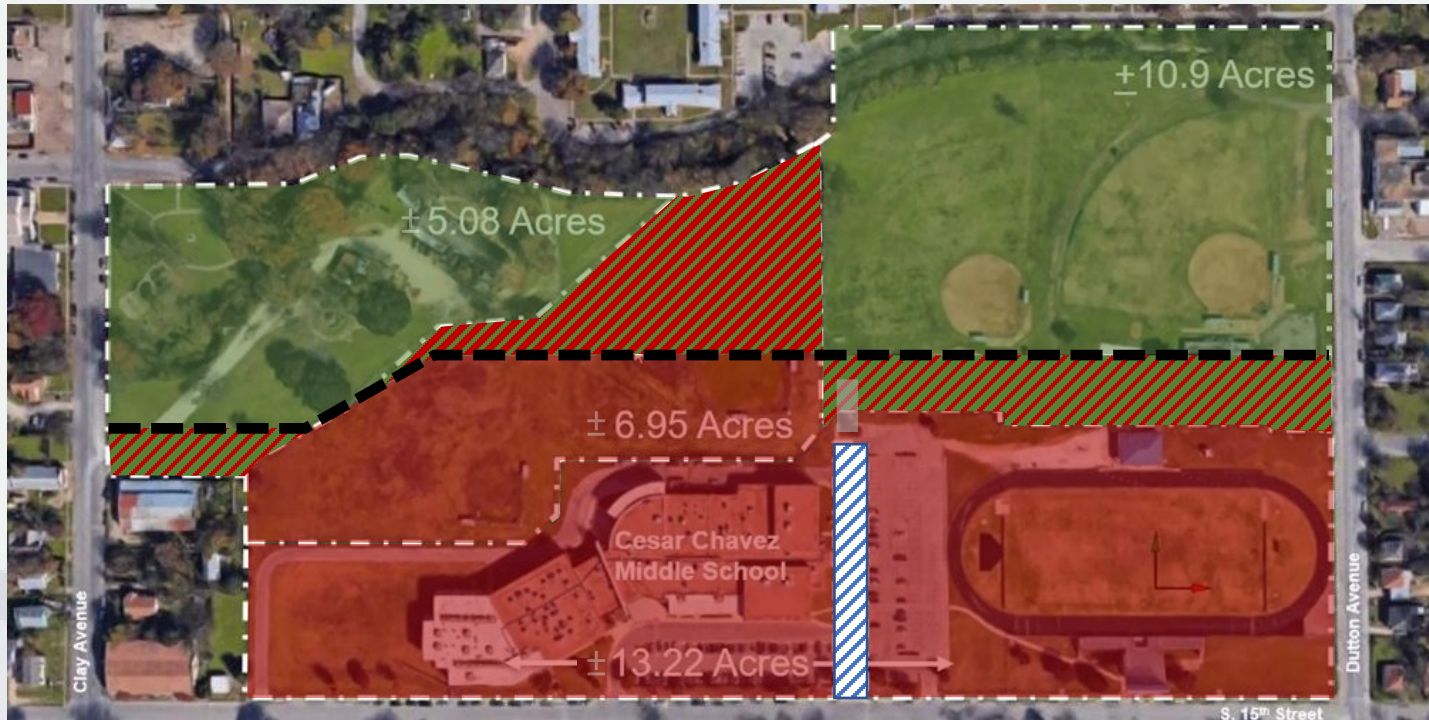
- \$3,750,000 (*venue tax funds*) for Challenger & Lake Air Little League Redevelopment
- Off-Site Property Transfers (*Cotton Palace Park*)



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Off-Site Property Transfers – Cotton Palace Park



City Compensation

- Improved Park Connectivity Along Waco Creek Increases Recreation Opportunities

MAP LEGEND

| | | | |
|---|-----------|---|-----------------|
|  | Park Land |  | Transfers |
|  | ISD Land |  | ROW Abandonment |



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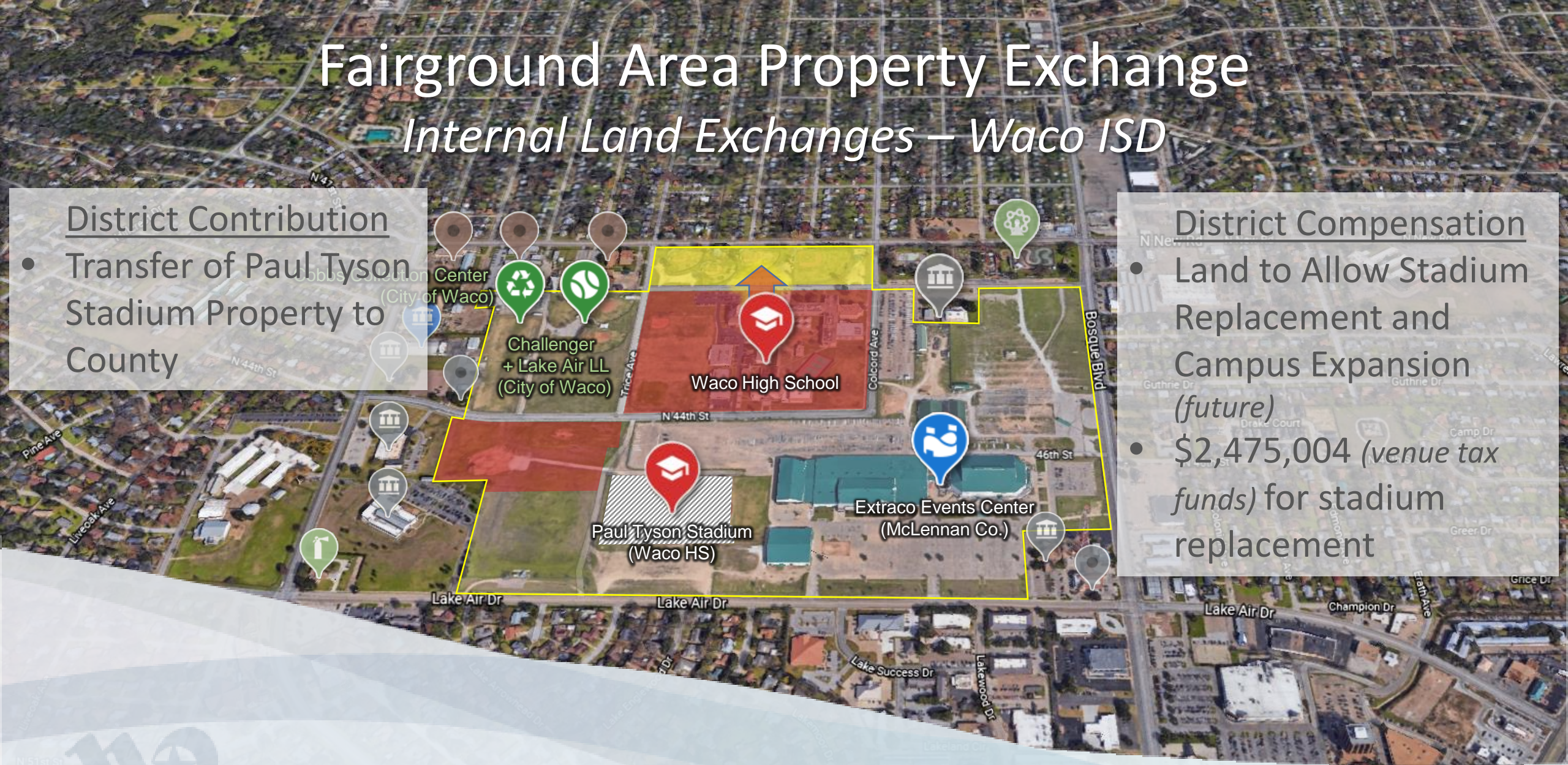
Internal Land Exchanges – Waco ISD

District Contribution

- Transfer of Paul Tyson Stadium Property to County

District Compensation

- Land to Allow Stadium Replacement and Campus Expansion (*future*)
- \$2,475,004 (*venue tax funds*) for stadium replacement



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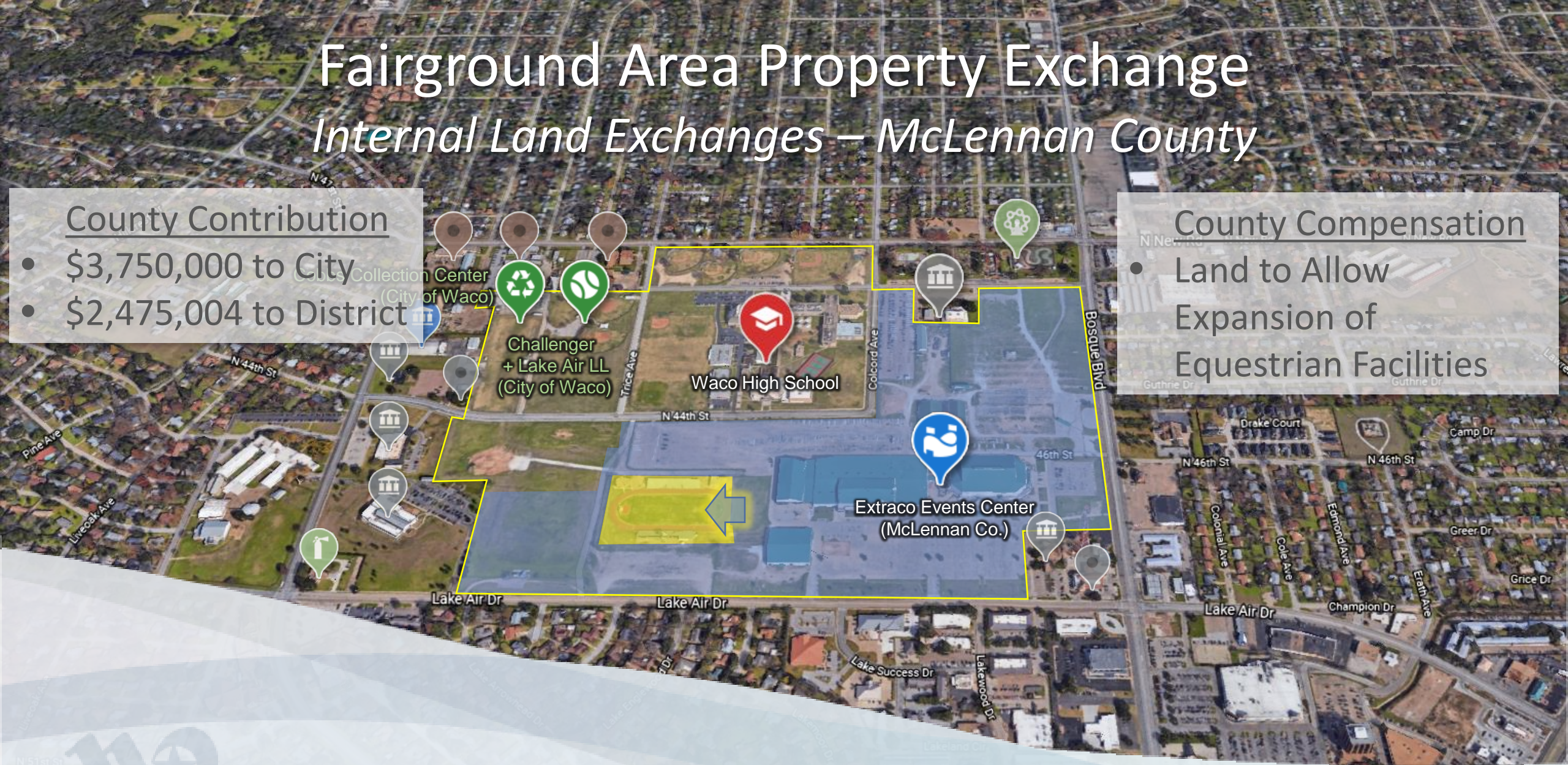
Internal Land Exchanges – McLennan County

County Contribution

- \$3,750,000 to City
- \$2,475,004 to District

County Compensation

- Land to Allow Expansion of Equestrian Facilities



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Final Ownership Configuration



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Summary and Conclusion

This Final Interlocal Agreement:

- Is consistent with prior Council discussion
- Enables the County, City, and District to move forward with public improvements
- Provides partial construction funding for new Challenger and Lake Air Little League facilities, extending their deep legacy, and expanding their capacity to serve Waco's youth

