

Update on Riverfront & Foster Pavilion

Joint Meeting of the City Council
and TIRZ 1 Board

March 1, 2022



Today's Discussion

- **Overview of Project**
- **Concepts (MOU) to Terms (Agreements)**
 - What's changed
 - What hasn't
- **Catalyst's Obligations**
- **Project and Financing Plans**
- **Action Items**
- **Calendar / Timeline**



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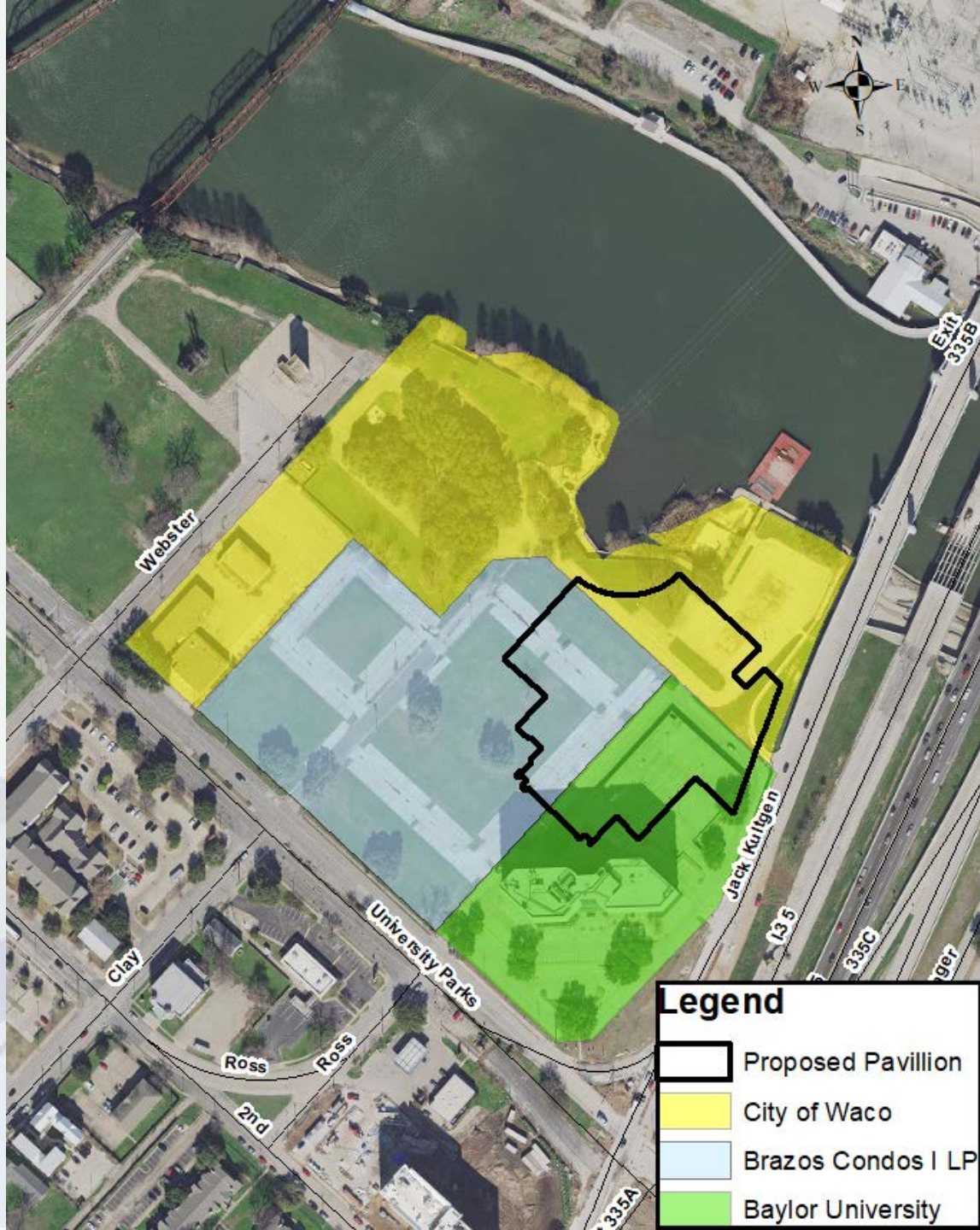


Project Overview



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Foster Pavilion Site



Foster Pavilion Site from the South











MOU Concepts to Agreement Terms



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What's Changed

Item/Term	MOU	Negotiated Terms
Venue Use	90 day window for City to book events	Baylor will: <ul style="list-style-type: none">• Annually host 10 University events• Host 10 Performances in first two years (5/yr).• Annually provide 25 days of usage for Community Events• Contribute 25K for joint marketing study
Total Participation by City/TIRZ	\$65 million	\$34 million (5 equal installments over 5 years)
Pavilion Participation by City/TIRZ	\$49.8 million	\$18.8 million (site selection incentive; Payments of \$3,755,796.60/year for 5 years; 2024)
Performing Arts from Baylor	\$20M over ten years per future agreement	<ul style="list-style-type: none">• \$10M over ten years; 1st payment paid at issuance of CO.• Proportional use (contribution/total cost)



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What hasn't changed

- **Baylor's obligations**

- Construct Foster Pavilion on the site (\$135M minimum)
- Acquire +/-7.88 acres of riverfront property
 - Sell +/- 4.87ac to City
- \$500,000 to STEAM

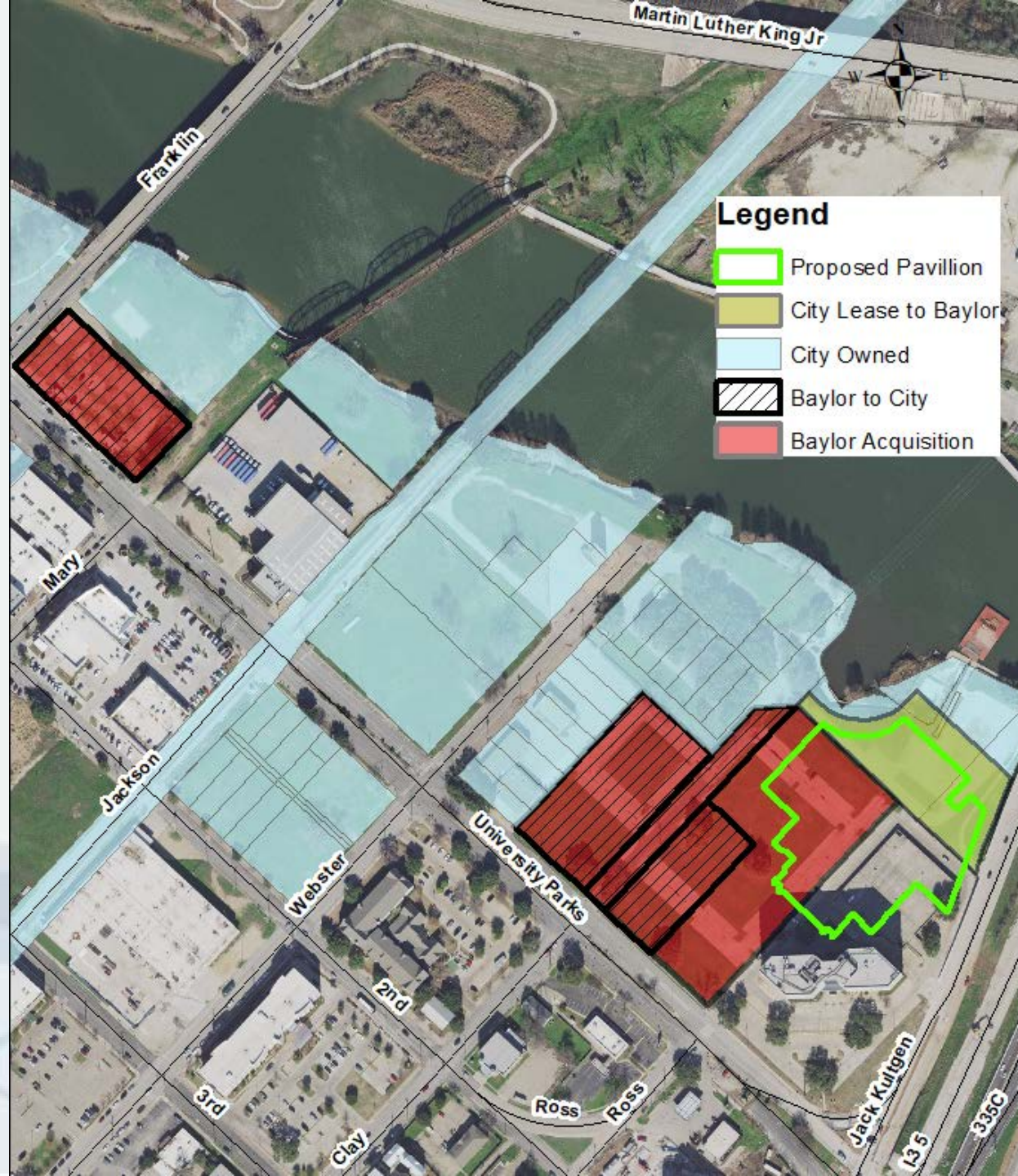
- **City's obligations**

- Acquire +/- 4.87 acres (Five payments of \$3,014,203.40; 2024)
- Build 600 garage spaces
 - 435 in garage NE corner Clay & Univ. Parks) (\$13M)
 - 165 in garage across Clay (\$4.6M)
- Riverwalk Improvements (\$16.5M)
- Create Municipal Parking Authority



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Properties involved





Catalyst's Obligations



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Catalyst's Obligations (TIRZ)

- **New Phase (NW corner Clay & Univ. Parks)**
 - PUD and Schematic Plans and Specifications approved by City prior to construction
 - 10,000 square feet of ground level restaurant, retail and office uses;
 - 100 multifamily residential units with courtyard
 - Affordable housing pilot program (\$30,000/yr for 10 yrs)
 - Parking Garage
 - 165 spaces for public/City use (\$4.6M)



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TIRZ #1 Project & Financing Plans



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Tax Increment Financing

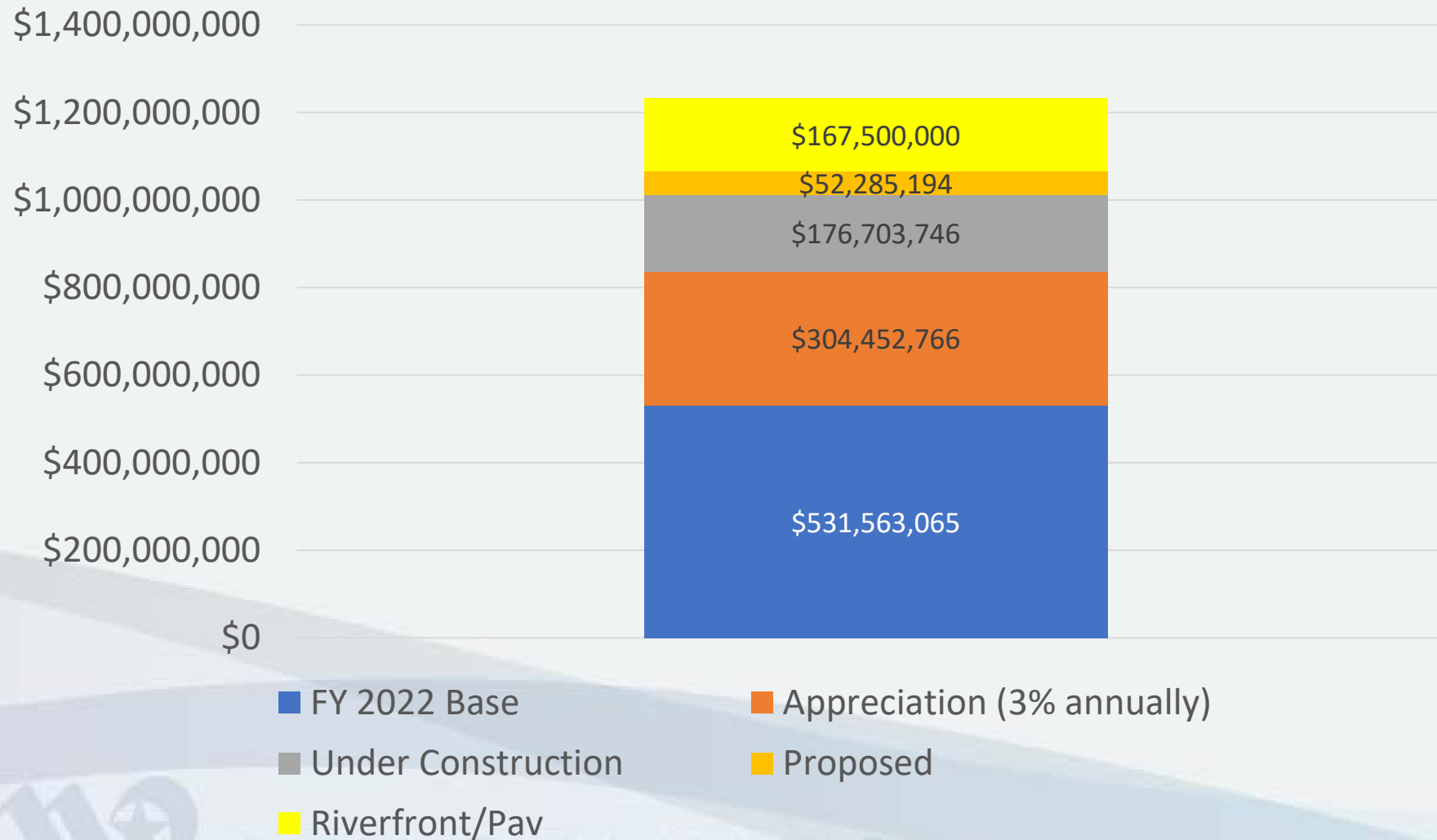
Item	Description	Cash	Debt (TBD)	Total	Recipient
1	Kimley Horn Downtown Implementation Plan (reimburse City)	\$497,000		\$497,000	City
2	Additional Funding for Downtown Quiet Zones		\$2,634,447	\$2,634,447	City
3	Affordable Housing Incentive- At least 3 units in mixed use at NW Corner Clay & Univ. Parks (\$30K for 10 years)	\$300,000		\$300,000	Catalyst
4	Improvements to Downtown Riverwalk Phase 1 (Clay to Baylor)		\$16,500,000	\$16,500,000	City
5	Acquistion of 4.87 acres of Property		\$15,221,017	\$15,221,017	Baylor
6	Site Incentive to Baylor University for Pavilion on Univ Parks	\$18,778,983		\$18,778,983	Baylor
7	Construction of Parking Garage at NE corner Clay & Univ Parks		\$13,000,000	\$13,000,000	City
8	Acquisition of 165 Parking Spaces in Private Garage NW corner Clay and Univ Parks		\$4,600,000	\$4,600,000	Catalyst
9	Traffic Signals/Roadway Improvements (Clay; Univ. Parks)		\$1,500,000	\$1,500,000	City
	Total	\$19,575,983	\$53,455,464	\$73,031,447	
	Riverfront/Baylor	\$18,778,983	\$50,821,017	\$69,600,000	
				\$34,000,000	Baylor
				\$4,900,000	Catalyst
				\$34,131,447	City

- Above projects added to Project & Financing Plan
- TIRZ extension to 12/31/2052



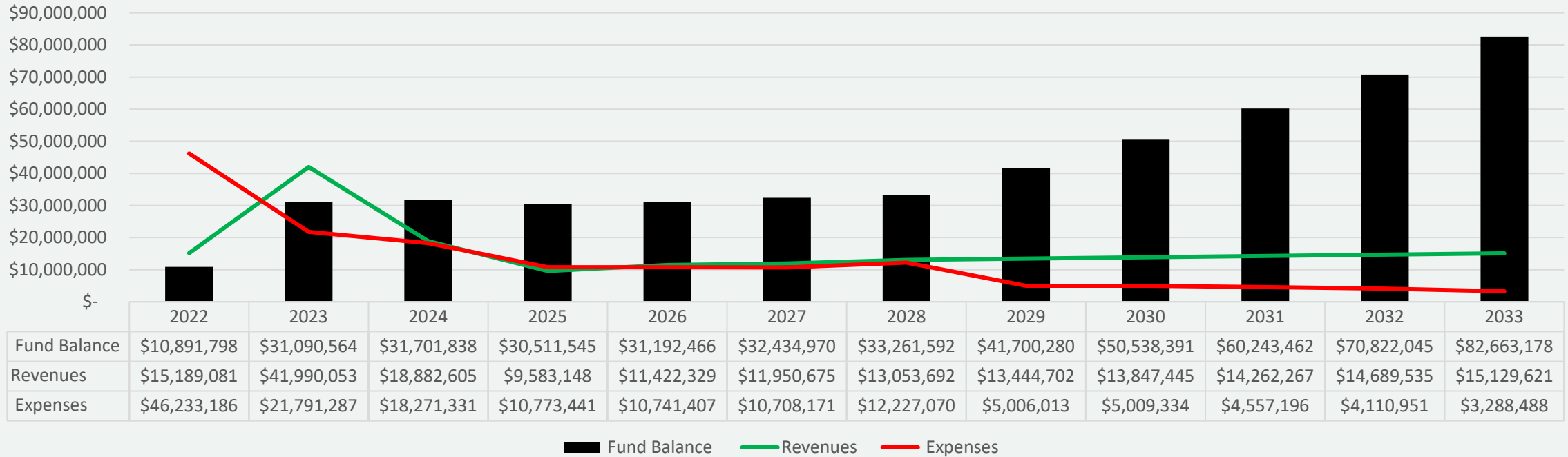
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TIRZ#1 Increment Projection: FY 2033



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TIRZ#1 Revenues, Expenses and Fund Balance



- **\$28.49M in Total Ongoing Projects in FY 22 (prior to proposed amendments)**
- **Reimbursable Expenses (drawdown of fund balance)**
 - FY 22: \$13M for Pavilion Garage C&D
 - FY 22: \$1.5M for Riverwalk Design
- **Bond Proceeds in 2023 (+/- \$32M) and 2024 (+/- \$10.5M)**
- **\$34M payments to Baylor over 5 years (2024-2028; \$6.8M/yr)**



Action Items



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Agenda Items: March 1 and March 15

March 1, 2022

- TIRZ Board
 - Extension to 12/31/2052
 - Project and Financing Plan Amendments
 - TIRZ City managed Downtown Projects
 - TIRZ 380 agreements with Baylor and Catalyst
- City Council
 - Public Hearing and 1st Reading of Ordinance Revising TIRZ Project & Financing Plan; Extension

March 15, 2022 (City Council)

- Public Hearing on Change in use of park land
- 2nd Reading of TIRZ Project & Financing Plan; Extension
- Approval of TIRZ funding for City managed Downtown Projects
- Baylor Agreements (4)
 - Master Development Agreement (MDA), Ground Lease, Property Purchase, TIRZ/380
- Catalyst Agreements: (5)
 - Existing Development: Amend MDA, Ground Lease
 - New Area: MDA, Ground Lease, TIRZ/380



Calendar / Timeline



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Timeline

Task	Date
All Documents Approved	March 15, 2022
Hotel Developer Selected	April 5, 2022
Pavilion Construction Starts	June 2022
Pavilion Garage Design Period	June-Oct 2022
Pavilion Garage Bid Process	Nov-Dec 2022
Catalyst New Phase Plans Approved by Council	January 2023
Pavilion Garage Construction	Jan-Dec 2023
<i>Riverwalk Design Complete</i>	<i>Winter 2023</i>
Pavilion Partial Opening Both Parking Garages Complete	January 1, 2024
Pavilion Substantially Complete	June 1, 2024
<i>Riverwalk Construction Begins</i>	<i>TBD; Phasing based on design, budget and site logistics</i>

Questions?

