

Memorandum



CITY OF DALLAS

DATE February 5, 2016

TO The Honorable Members of the Transportation and Trinity River Project Committee:
Lee M. Kleinman (Chair), Deputy Mayor Pro Tem Erik Wilson (Vice-Chair), Sandy Greyson,
Mayor Pro Tem Monica R. Alonzo, Adam Medrano, and Casey Thomas II

SUBJECT Trinity Forest Golf Course Update

On Monday, February 8, 2016, you will be briefed on the Trinity Forest Golf Course Update. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in black ink, appearing to read 'Mark McDaniel'.

Mark McDaniel
Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Trinity Forest Golf Course Update

Transportation and Trinity River Project Committee

February 8, 2016



Purpose

- Provide background on the Trinity Forest Golf Course
- Public Play
- Status of Construction



Background

- In December 2012, the City proposed the Grow South initiative to focus on addressing economic development within Southern Dallas, including increasing visibility and critical mass through various development initiatives
- The Trinity Forest Golf Course (TFGC) has been a part of this initiative and was introduced to help provide professional sport venues to assist with urban redevelopment initiatives and provide economic growth in terms of job creation and income generation

Background (Continued)

- Council approved a Resolution on May 15, 2013, allowing the City of Dallas and the Company of Trinity Forest Golfers, Inc. (CTFG) a non profit organization, to enter into a 40 year lease agreement on a 400 acre former landfill site to construct an 18 hole championship golf course, a 9 hole short course and a training facility for the SMU Golf Teams and the First Tee of Greater Dallas youth golf program.



TRINITY FOREST
GOLF COURSE
Preliminary Master Plan
April 2013

Background (Continued)

- The City's initial financial commitment was \$12 million, to include remediation and Voluntary Cleanup Program (VCP) closure of the site as required by Texas Commission on Environmental Quality (TCEQ), irrigation improvements, road and trail improvements, and assistance in obtaining local, state, state and federal permits associated with site improvements
- The CTFG agreed to provide a minimum investment of \$20 million for the first phase and any additional cost overruns as a result of construction

“Deal Points” for the Company of Trinity Forest Golfers, Inc.

- Secure \$2.5 million in improvements to the City’s Trinity Trails Phase 3 (AT&T Trail)
- Relocate the Byron Nelson Golf Tournament by 2019 and pursue similar tournaments
- Secure adoption of the golf complex by SMU and the location there of related facilities, activities and events potentially including NCCA tournaments
- Establish The First Tee youth golf program and related facilities at the golf complex

“Deal Points” for the Company of Trinity Forest Golfers, Inc.

- Provide for and insure that not less than 25% of annual rounds of golf would be available to charitable tournaments and events, educational and youth programming, and/or coordinated public play
- Operate, program, repair and maintain the golf complex and understand that all improvements will become property of the City



Golf Course Partnerships

- Salesmanship Club of Dallas committed to relocating the Byron Nelson PGA Golf Tournament once completed and approved by the PGA
- The First Tee of Greater Dallas is constructing their local headquarters and programming
- SMU committed to relocate their Men's and Women's Golf Teams and use as their home course



Public Play

- CTFG is exploring several opportunities to meet the public play commitment:
 - 1) Unaccompanied Guest Foursomes
 - 2) Corporate or Charity Golf Tournaments
 - 3) Dallas Public Links Championship
 - Fees for playing in this event are anticipated to cover the expenses. Scholarships will be available.

Status of Construction

- Main Club House - Construction to begin Spring 2016, estimated completion Fall 2017
- SMU Practice Academy and Club House – Construction to begin Spring 2016, estimated completion Fall 2017
- The First Tee of Greater Dallas Headquarters and Programming - Construction to begin in Fall 2016, estimated completion Fall 2017



Note: Total private investment is expected to exceed \$62 Million

Appendix

City's Responsibilities

- Survey, Zoning and Platting
- Tree Survey
- Remediation Testing and Design – Certification documents to be submitted to TCEQ upon completion of construction
- Remediation of landfill



City's Responsibilities

- Elam Road Improvements (including associated water and wastewater)
 - Scheduled for construction award February/March 2016
- Street Lights, Traffic signals, Median Openings – Great Trinity Forest Way
 - Plans at 60%; anticipate start late Fall 2016
- Irrigation improvements for Audubon and TFGC
 - Plans at 60%, anticipate start late fall 2016

Note: Upon City reaching commitment of \$12 Million in identified improvement, CTFG will assume funding responsibilities. Expenditures to date - \$5.5 Million.