

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 15, 2023

Agenda Item:

Recreational Proposals for the Village-owned Williams Road Property

Motion to approve Recreational Proposals for the Village-owned Williams Road Property.

Background:

The Village purchased the 20 acres on Williams with the idea of utilizing the property for some of the recreational needs of the community. Rather than developing our own facilities at our sole expense and then incur the on-going maintenance and operational expenses, the Village decided to solicit private proposals for recreational facilities under the Florida Public-Private-Partnership Act. The deadline for receiving proposals was February 17th.

Four (4) proposals were received by the deadline. Each of the firms remains very interested in this opportunity.

In addition, the Village may wish to consider the continued operation of the Golf Driving Range. The financial terms for the Driving Range would be the same criteria as being applied to the 4 firms that have submitted formal proposals.

The purpose of the Workshop discussion is to present publicly these proposals. A more thorough comparison and ranking of the proposals will be discussed at the March 15th Village Council meeting.

Description:

As the Village proceeds with the development of recreational facilities that respond to the needs of our residents and begins the implementation of the Parks and Open Space Master Plan the approach embraced by the Council is to leverage our public purchases with private investment to lessen taxpayer costs. Reduced taxpayer costs translates into an on-going revenue stream that represents both a financial return on our initial investment plus a share of the revenue stream going forward that can help defray the costs of maintenance on other nearby recreational properties.

This action, to formally authorize the staff and our consultant, to negotiate agreements with interested parties will come back to the Village Council for adoption in April of May.

Action Requested:

Council to advise which operators the Village is authorized to begin negotiations and subsequently draft definitive agreements with.

Process and Timeline:

12/25/2022	Notice of receipt of unsolicited proposal
12/26/2022 – 02/17/2023	The Village requests and accepts additional proposals
02/18/2023 – 02/28/2023	Initial review of proposals received
3/1/2023	Council meeting – Overview of proposals received
3/15/2023	Council meeting – Comparison & ranking of proposals. Council to authorize Village Manager to proceed with negotiations and drafting definitive agreements.
03/16/2023 – 04/15/2023	Negotiations with firms Community Outreach - TBD
04/5/2023 or soon thereafter	Council Meeting – Final recommendations and awarding of agreements.

Financial Impact:

Financial impact would include investment already made in the purchase of land and, possibly, further investment into recreational infrastructure to be managed by a private partner. Revenue sharing, ground lease and land purchase proceeds would be realized as a return on that investment. Preferred access rights to Estero residents would be included in the financial impact negotiations.

Prepared by: Steve Sarkozy

Attachments:

1. March 10, 2023 Letter Recreational Proposals for Williams Road Site
2. High 5 Entertainment Unsolicited Proposal
3. Chicken N Pickle Unsolicited Proposal
4. Crystal Lagoons Unsolicited Proposal

5. Pickle and Social Unsolicited Proposal