



Peninsula Metropolitan Park District

10123 78th Ave NW, Gig Harbor, WA 98332
Office: 253-858-3400 Fax: 253-858-3401
E-mail: Info@PenMetParks.org

"Today We Touch Tomorrow"

DISTRICT COMMISSION MEMO

To: Peninsula Metropolitan Park District Board of Commissioners
From: Richard Fink II, Executive Director
Date: November 29, 2018
Subject: Acquisition of Real Estate – Performance Golf

Background

With the closing of its Indoor Soccer Center in November 2018, the Peninsula Metropolitan Park District (District) has identified the development of a new Community Recreation Center as an immediate priority.

The existing indoor facility has served an estimated 65,000 visitors annually, and during a 2016 Community Survey approximately 64% of constituents indicated that there was “not enough” indoor recreation opportunities. Additionally, with the closing of its current Indoor Soccer Center, the 21% of respondents who believed there was “about the right number” of indoor recreation opportunities will now need to be accounted for.

A recent closing event at the existing Indoor Soccer Center was well attended by over 150 visitors, and feedback was obtained which suggested strong interest in the District continuing to offer indoor recreation.

Site Analysis

Over the past several years, staff have explored several properties and construction options to continue indoor recreation within the Park District. These sites include:

- Peninsula Gardens – (District Property)
- Boys & Girls Club of Gig Harbor
- Performance Golf

After working through an extensive feasibility process with ARC Architects in 2018, District staff determined that the Peninsula Gardens site was too expensive for development and would not deliver adequate amenities for the investment. The Boys & Girls Club facility presented challenges with space sharing as well as a high cost of initial investment.

Performance Golf

District Staff completed a scoping study in the Fall of 2018 for the Performance Golf site, and determined the property would allow for the following amenities:

- Acreage: 17.01
- Total Enclosed Area for Recreation Programming 163,019 square feet
- Indoor Soccer Fields: 2
- Indoor Basketball Courts: 2
- Indoor Walking Track: 1 (1660 feet long)
- Indoor Picnic Area: 1 (6400 square feet)
- Multi-Purpose Recreation Program Rooms: 12
- Outdoor Event Hosting Area: 1 (72,000 square feet)
- Parking Stalls: 542
- Additional Indoor Space for Development 67,600 square feet

A Site Plan is attached with this memo for further visualization of space.

Timeline and Funding

Attached to this memo is a Capital Improvement Budget which demonstrates a funding plan and timeline for the purchase and development of the Performance Golf site. Direct costs to the District would incur through the 2020 fiscal season, with an initial estimated completion date of Spring 2020.

The project would be a continuous construction, with interior renovations of the existing building occurring in 2019 and construction of the exterior athletic amenities following in late-2019 and early 2020.

Recommendation

District Staff recommend the Board of Commissioners approve Resolution 2018-018 to purchase the Performance Golf site. Additionally, District Staff recommend the Board of Commissioners approve the transfer of the existing Peninsula Gardens Fund Balance to a new Community Recreation Center Fund.



Peninsula Metropolitan Park District

RESOLUTION NO. R2018-018

AUTHORIZING THE PURCHASE OF REAL PROPERTY AND DELEGATING TO THE EXECUTIVE DIRECTOR THE AUTHORITY TO FINALIZE AND EXECUTE THE PURCHASE AND SALE AGREEMENT

(Performance Golf Property)

WHEREAS, the Peninsula Metropolitan Park District (PenMet Parks) has been exploring the possibility of acquiring certain real property in Gig Harbor commonly known as Performance Golf (the "Performance Golf Property") for the purpose of developing and constructing an indoor and outdoor recreational complex, fields and related amenities, revisions to the existing building for classrooms, parking area and other improvements necessary to open and operate a recreational center on the Property;

WHEREAS, the owners of the Performance Golf Property and PenMet Parks have been negotiating a Purchase and Sale Agreement for the Performance Golf Property for the purchase price of \$4,300,000 plus the real property excise tax and closing costs, a draft of which is attached to this resolution as Exhibit "A"; and

WHEREAS, the Purchase and Sale Agreement is subject to PenMet Parks conducting its inspection and due diligence of the Performance Golf Property to determine if it is suitable for PenMet Parks intended use, that the planned improvements will be permitted and that the cost of the project will be within PenMet Parks' capital improvement budget; and

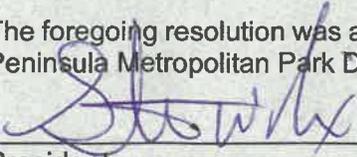
WHEREAS, the timeframe necessary to conduct the due diligence for the Performance Golf Property has not been determined and requires additional information from PenMet Parks' consultants and the applicable permitting authorities; and

WHEREAS, the acquisition of the Performance Golf Property will serve to further the goals of PenMet Parks to provide park and recreation opportunities to the public, NOW, THEREFORE BE IT

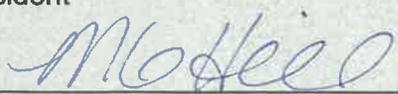
RESOLVED by the Board of Park Commissioners of the Peninsula Metropolitan Park District that the Executive Director is authorized to negotiate the final terms and execute the Purchase and Sale Agreement substantially in the form attached as Exhibit "A" and to begin the due diligence and inspection of the Performance Golf Property as contemplated by that Agreement.

IT IS FURTHER RESOLVED by the Board of Park Commissioners of the Peninsula Metropolitan Park District that the Executive Director shall provide a report to the Board of Park Commissioners of the outcome of the due diligence and inspection work so that the Board can determine if it will exercise or waive the feasibility contingency and proceed with the acquisition of the Performance Golf Property.

The foregoing resolution was adopted at a special meeting of the Board of Park Commissioners of the Peninsula Metropolitan Park District held on December 3, 2018.



President



Clerk

Peninsula Metropolitan Park District Commission



Attest