



Use Agreement and Development Agreement with White Rock Boathouse, Inc.

Park Board September 25, 2025

> Brett Wulke, General Manager – Fair Park

Presentation Overview



- Purpose
- Background/History
- Contract Overviews
- Next Steps





Purpose



- The Park and Recreation Department is systematically assessing the viability of all existing partner contracts
 - Viability could include term length, rental rates, KPIs, and language
- White Rock Boathouse, Inc has (2) agreements that are currently up for renewal so we are conducting a viability assessment





Background/History



• WRBI currently operates White Rock Rowing at White Rock Lake, which provides rowing opportunities for youth athletes as well as adults

 WRBI entered into two (2) agreements with the City; the Boathouse Development Agreement (Boathouse & Filter Building), and the Boathouse Use agreement (Boomerang)





Background/History





Boomerang



Boathouse & Filter Building







Contract Overview - Development Agreement



- The Development agreement allows WRBI to use the Filter Building as a multi-purpose event space
- This agreement also allows WRBI to manage the Boathouse, which they built, to store rowing equipment for the community.
- WRBI restored the Filter Building & Boomerang and built the boathouse with privately raised funds
- Terms:
 - Initial Term: 19 years (March 2007 March 2026)
 - Renewals: (2) 10-year renewal options
 - Renewals are at the option of WRBI only





Contract Overview – Use Agreement



- The Use agreement allows WRBI to use the Boomerang to store launch and safety boats that are required for rowing coaches
- Terms:
 - Initial Agreement: executed on November 19, 2003 for a 10year term with two five-year renewals
 - Current Agreement: executed in June 2023 & expires in March 2026
 - New agreement terms were established to align with same terms as the Development Agreement
 - Renewals: (2) 10-year renewal options
 - Renewals are at discretion of the Director and Park Board





Next Steps



- Receive recommendation from the Park Board on proceeding with the current partner having two separate contracts with different terms; one agreement with an automatic renewal and the other agreement requiring Director/Park Board approval.
- Consider updates to rental rates & revenue percentage
 - Original investments have been amortized









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