



(Revised 08/2023-Legal)

Resolution

CITY OF WACO

Council Date: 09/5/2023	Originating Department: Convention Center & Visitor's Bureau	Presentation By: Carla Pendergraft	Reference #: RES-2023-638
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Item:

Consider a resolution approving the inclusion of Northgate Waco, LLC d/b/a Camp Fimfo Waco in the Waco Tourism Public Improvement District based upon Northgate Waco, LLC d/b/a Camp Fimfo's submitted petition dated July 20, 2023.

Background:

The Waco Tourism Public Improvement District ("TPID") was created by the Waco City Council through Resolution No. 2020-513, passed on August 4, 2020. This resolution included acceptance of a set of signed petitions from hotels with 75 or more rooms in the Waco City Limits. Signed petitions were well over the 60% threshold as required by state law in two of three categories.

The City of Waco began collecting the authorized 2% assessment on October 1, 2020, and through a contract, the TPID Board of Directors has directed the spending of this assessment toward authorized spending categories including Sales, Marketing, Tourism Research, and Administration. Dan Quandt, Director of Conventions & Tourism for the City of Waco, serves as ex-officio on the board.

Camp Fimfo began paying the 2% assessment on their revenues voluntarily when they opened the resort. When staff noticed this, they asked Camp Fimfo to sign the petition in order to be admitted formally into the TPID. On July 20, 2023, Camp Fimfo's ownership group submitted a petition to the TPID Board of Directors, requesting inclusion in the Waco Tourism Public Improvement District. The TPID Board voted unanimously to support the petition.

The TPID board vote serves as a recommendation to City Council, which is the only entity that can officially accept the petition to join under state law. City Council's approval is final and will last for the duration of the district, meaning once a hotel is admitted it cannot leave the TPID.

The number of cabins built on the Camp Fimfo property at this time is 77, two more than the required 75 minimum. The set of cabins meets the definition of a hotel, as specified in Chapter 351, Tax Code.

Staff requests approval of this petition.

Approval of Camp Fimfo's petition will afford Camp Fimfo's owners or representatives the ability to serve on the TPID Board of Directors and to participate in decision making on the usage of the funds.

WAC - Petition to Add Lodging Establishment to Waco Tourism Public Improvement District-fillable (1) (PDF)

Resolution (DOCX)

Fiscal Impact:

It is projected that the inclusion of Northgate Waco, LLC d/b/a Camp Fimfo Waco in the Waco Tourism Public Improvement District will generate \$17,700.66 in assessments in Fiscal Year 2023-2024. The Waco Tourism Public Improvement District is accounted for as a custodial (fiduciary) fund of the City in munis fund 2761.

Project Schedule:

STATE OF TEXAS §

COUNTY OF MCLENNAN §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF WACO, TEXAS

APPROVAL OF PETITION AND VERIFICATION OF SIGNATORY AUTHORITY

Full Legal Name of Hotel: Northgate Waco, LLC d/b/a Camp Fimfo Waco

Address of Hotel: 1000 Chickadee Ln, Waco, TX 76708

(County Appraisal District) Listing of Hotel Owner: NORTHGATE WACO LLC

(County Appraisal District) Listing of Hotel Owner Address: 38 COMMERCE AVE SW, STE 200, GRAND RAPIDS, MI 49503-4143

I, the undersigned, am a duly authorized executive of the Company identified above, which is a record owner of real property that would be liable for assessment under the existing City of Waco Tourism Public Improvement District.

By executing this **Approval of Petition and Verification of Signatory Authority** requesting inclusion within the existing tourism public improvement district, I hereby certify on behalf of Company that the individual and/or position identified below has the authority to legally bind Company and to execute the Tourism Public Improvement District petition on Company’s behalf. I affirm that such binding authority has been granted by Company.

By virtue of the same (singular) signature below, I do request on behalf of Company that the City Council of the City of Waco, Texas include the above noted hotel within the existing Waco tourism public improvement district (TPID) under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 (The ‘Act’), so that the powers granted under the Act may be exercised by the City of Waco.

Name: Chelsea Bossenbroek

DocuSigned by: Please print name of Hotel Signatory to Petition
Chelsea Bossenbroek
B448C4422F55437...

Signature of Authorized Representative of Hotel Ownership Group

Authorized Signor

Title of Signatory (May be Hotel GM if GM is authorized to sign on behalf of Ownership Group)

Northgate Waco, LLC

Name of Entity Employing Above Signatory (e.g.; name of hotel ownership group, hotel, or management company, etc.)

Date: July 20, 2023

Note: The Company further represents, affirms, and certifies that, with respect to the creation and implementation of the Tourism Public Improvement District creation, the City is fully entitled to rely on the warranty and representation set forth in this form for purposes of creation of the proposed tourism public improvement district unless and until the City receives written notice from the Company of a change. The Company acknowledges that it is solely responsible for ensuring that the City is provided with an updated form within ten (10) business days of any change to the signatory authority.

RESOLUTION NO. 2023-

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WACO, TEXAS:

That the inclusion of Northgate Waco, LLC d/b/a Camp Fimfo Waco in the Waco Tourism Public Improvement District based upon Northgate Waco, LLC d/b/a Camp Fimfo's submitted petition dated July 20, 2023 is hereby approved.

That the City Manager is hereby authorized to execute any documents in connection therewith.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 5th day of September 2023.

Dillon Meek, Mayor
City of Waco, Texas

ATTEST:

Michelle Hicks, City Secretary

APPROVED AS TO FORM & LEGALITY:

Jennifer Richie, City Attorney