
**CITY OF ALBUQUERQUE
CITY COUNCIL**

INTEROFFICE MEMORANDUM

TO: Trina Gurule, Acting City Clerk
FROM: Jon Zaman, Director, Council Services *Jon 6/19/18*
SUBJECT: Override of Mayor's Veto of R-18-28 Relating To Economic
Development Assistance In Support Of A Proposed Topgolf Project
At The Former Beach Water Park Site Near The Intersection Of I-25
And Montañó Boulevard; Amending The Capital Improvements
Program Of The City Of Albuquerque (Sanchez, Peña, Gibson)
DATE: June 19, 2018

On June 18, 2018 the Mayor's Veto (EC-18-168) of R-18-28 was overridden by the City Council by a vote of 8 FOR and 1 AGAINST.

For: Sanchez, Benton, Peña, Winter, Borrego, Davis, Gibson, Jones
Against: Harris

I have attached the resolution as adopted by the Council and signed by the Council President. Please process the enactment as soon as possible.

CITY of ALBUQUERQUE

TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-18-28 ENACTMENT NO. R-2018-035

SPONSORED BY: Ken Sanchez, Klarissa J. Peña, and Diane Gibson

1 RESOLUTION
2 RELATING TO ECONOMIC DEVELOPMENT ASSISTANCE IN SUPPORT OF A
3 PROPOSED TOPGOLF PROJECT AT THE FORMER BEACH WATER PARK
4 SITE NEAR THE INTERSECTION OF I-25 AND MONTAÑO BOULEVARD;
5 AMENDING THE CAPITAL IMPROVEMENTS PROGRAM OF THE CITY OF
6 ALBUQUERQUE.

7 WHEREAS, Topgolf has become the premier golf entertainment concept;
8 and

9 WHEREAS, Topgolf combines sports and entertainment facilities centered
10 on golf and provides a social entertainment experience that appeals to all,
11 regardless of their skill or ability; and

12 WHEREAS, Topgolf is played with real balls and clubs and uses patented
13 technology to score shots based on their accuracy and distance, allowing a
14 series of competitions to be played, and transforming what can be a mundane
15 visit to a traditional driving range into a fun, unique entertainment experience
16 with universal appeal; and

17 WHEREAS, Topgolf attracts serious golfers because of its use of real-time
18 feedback on the accuracy and distance of their golf shots while casual
19 players, even people who have never played golf, are enticed by the uniquely
20 competitive and social elements of the Topgolf experience; and

21 WHEREAS, corporate and other groups are drawn by the opportunity of a
22 dynamic group experience in an exciting and contained venue that includes
23 restaurant, bar and event facilities; and

24 WHEREAS, an estimated \$38.8 million will be invested in the facility for
25 land and construction activities: land - \$5.3 million; site improvements - \$3.8

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1 million; building and other real property improvements - \$25.3 million; signs
2 and landscaping - \$232,500; and soft costs - \$4.1 million; and

3 WHEREAS, during construction, the Topgolf project is estimated to
4 generate 300 construction jobs as well as an estimated \$28 million in
5 construction costs subject to GRT; and

6 WHEREAS, when fully operational, the Topgolf facility will have an annual
7 payroll estimated at \$4.5 million, will generate 350 new jobs, 123 of which will
8 be full-time jobs (at least 32 hours per week) and 227 of which will be part-time
9 jobs; and

10 WHEREAS, when fully operational, the Topgolf facility will create 25
11 salaried positions whose pay will range between \$60,000 and \$72,000; and

12 WHEREAS, once operational, the Topgolf facility expects to generate
13 approximately \$15 million in annual sales, attract 450,000 visitors per year,
14 and have a draw radius of between 75 and 150 miles; and

15 WHEREAS, the project has a 20-year estimated City GRT benefit of
16 \$5,010,525 (net of total incentive request), and a 20-year estimated property
17 tax benefit of \$4,631,096 (which includes both the City and County); and

18 WHEREAS, the Topgolf project is perceived as a strong community
19 amenity by national economic development recruiters; and

20 WHEREAS, Topgolf will provide free use of the facility by high school
21 teams and charities during non-peak hours; and

22 WHEREAS, the Topgolf project is proposed for an irregular site that has
23 historically been difficult and expensive to develop; and

24 WHEREAS, the Topgolf project will bring quality development to an
25 abandoned site in one of the most visible intersections in the City; and

26 WHEREAS, the Topgolf project will bring awareness of the game of golf,
27 which is expected to increase the number of golf rounds played locally; and

28 WHEREAS, the City intends to grant \$500,000 to support the development
29 of the TopGolf project and to contribute additional funds of up to \$1,840,000 to
30 the Topgolf project from an increment of City GRT generated as a result of
31 construction and activities related to the project; and

32 WHEREAS, the benefit to the City in terms of, among other things,
33 increased City GRT and increased employment, will create a significant benefit

1 to the City and its residents which will far outweigh the cost to the City of
2 contributing to the Topgolf project; and

3 WHEREAS, Topgolf understands that the adoption of this resolution shall
4 not obligate the City to contribute to the Topgolf project except in full
5 compliance with the terms of an ordinance subsequently adopted by the City
6 Council.

7 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
8 ALBUQUERQUE:

9 Section 1. That the following amount is hereby appropriated to the program
10 strategy as indicated from unreserved fund balance for Fiscal Year 2018:

11 GENERAL FUND – 110

12 City Support Functions

13 Transfer to Capital Acquisition Fund (305) 500,000

14 Section 2. The City also intends to contribute up to \$1,840,000 in
15 incremental City GRT to assist the site developer for the TopGolf project with
16 costs of land, building or infrastructure necessary for the location of the
17 Topgolf project to the former Beach Waterpark site at I-25 and Montaño. The
18 City GRT increment shall not exceed 50% of tax revenues received by the City
19 attributable to the development, construction and operation of the project.

20 Section 3. The City Council anticipates authorizing an ordinance approving
21 the Topgolf project application and project participation agreement for the
22 Topgolf project at an upcoming meeting.

23 Section 4. That the following appropriations are hereby made in the Capital
24 Improvement Program to the specific funds and projects indicated below:

<u>Department/Fund</u>	<u>Source</u>	<u>Increase (Decrease)</u>
DMD/Streets- Fund 341		
Road Deficiencies	Transportation	(326,000)
	Infrastructure Tax	
Culture Road	Transportation	326,000
	Infrastructure Tax	

31 The scope of the Culture Road project is to plan, study, design, construct
32 and equip improvements to Culture Road in conjunction with and for the
33 benefit of the Topgolf economic development project.

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1 DMD/Misc- Fund 305
2 Topgolf Economic
3 Development Project Transfer from Fund 110 500,000

4 The scope of the project is to provide the operator of the Topgolf project
5 with economic development assistance for land, building or infrastructure
6 necessary for the Topgolf project to be constructed at the former Beach
7 Waterpark site at I-25 and Montañó.


8 Section 5. To promote the local health and general welfare, safety,
9 convenience and prosperity of the inhabitants of the City, it is the intent of the
10 City Council to take all necessary and advisable steps to contribute to the
11 project.

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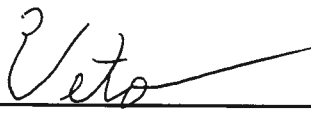
1 PASSED AND ADOPTED THIS 4th DAY OF June, 2018
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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5 Excused: Harris

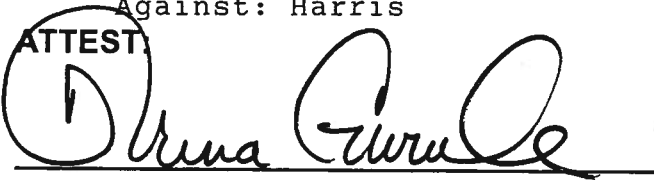
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9 _____
10 Ken Sanchez, President
11 City Council

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13 APPROVED THIS 15 DAY OF June, 2018
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16 Bill No. R-18-28

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19 _____
20 Timothy M. Keller, Mayor
21 City of Albuquerque

22 The Mayor's veto was overridden by EC-18-168 on June 18, 2018
23 by a vote of 8 FOR and 1 AGAINST.
24 For: Sanchez, Benton, Pena, Winter, Borrego, Davis,
25 Gibson, Jones
26 Against: Harris

27 ATTEST
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29 _____
30 Trina Gurule, Acting City Clerk

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