



# Howard County

## RECREATION & PARKS

**SUBJECT: CR 12-2017:**

***Long Term Lease for Timbers at Troy Golf Course***

**TO:** Lonnie R. Robbins  
Chief Administrative Officer

**FROM:** John R. Byrd, Director  
Department of Recreation and Parks

**DATE:** September 15, 2017

The County Administration requests favorable support from the County Council for CR 12-2017 establishing a long term lease for the operation of the Timbers at Troy public golf course.

The Timbers of Troy Golf Course opened in 1996. It is owned by the County and part of the Recreation and Parks asset inventory. It has been managed by Kemper Sports Management (KSM) under a Management Contract since it opened, whereby the County pays all expenses plus a management fee. The contract and extensions will expire on January 1, 2018 or whenever the Lease is executed prior to that. The Department solicited proposals for a Long Term Lease (rather than a Management Contract) and one responsible bid was submitted by KSM. We have been in negotiations with KSM over the final terms of the lease and have reached mutual agreement on terms included in the attached Lease. It is a 10 year lease with one 10 year renewal option. The benefits of entering into this Lease include an annual guaranteed payment to the County of \$300,000 with all operating expenses to be covered by KSM.

This public private partnership will provide positive cash flow to the County for payment of the remaining debt and ultimately provide for a reserve that can be applied to Capital improvements as needed. It also insures that a valuable and affordable recreational asset remains available for public use.