

# '10 COMMUNITY IMPACT LA WINNER

## Quail Valley Parks Project

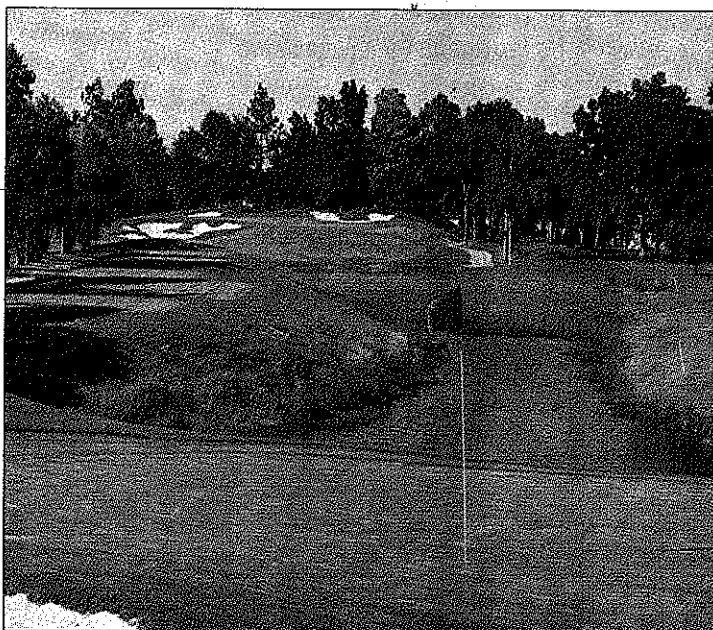


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A bond referendum was passed and used in part to acquire the Quail Valley Golf property and renovate the 18-hole El Dorado Golf Course (shown here) as well as provide new irrigation systems and improved drainage on both the El Dorado and La Quinta courses.

### DEALMAKERS:

Developer/Buyer: City of Missouri City  
Seller: Renaissance Golf Group LLC  
Architect: Jeffrey Blume  
Engineer: City of Missouri City  
Construction: Heritage Links  
Contract Inspector: MUI Services LLC

In 1973 the then three-year-old Quail Valley Country Club hosted its first Shell Houston Open, a tournament on the Professional Golfers Association Tour, and was the site of the tournament the following year. Over time, however, portions of the property were sold or closed, fairways and sand traps became rutted with high wild grass and weeds, and several bridges were considered safety hazards. The deterioration of the property took a toll on the 390-acre community, causing a significant decline in country club memberships as well as property values in the area. The City of Missouri City acquired the

Quail Valley Country Club properties from Dublin, Ohio-based Renaissance Golf Group LLC through the eminent domain process in 2008. The goal of preserving the property and maintaining the original Quail Valley master plan — the first of its kind in Fort Bend County — was a communitywide project, getting a boost from Missouri City citizens who approved a \$17.5 million bond referendum to provide funds for the acquisition of the property, reconstruction of the 18-hole El Dorado Course, the design

and construction of a community center to replace the current outdated and damaged facility, replacement of irrigation systems for 18-hole courses, drainage improvements and the development of passive park areas. In addition, the Quail Valley Homeowners Association contributed \$150,000 to the project. The land purchase increased Missouri City's parks and recreation green space by 50 percent.

Today, as the geographic center of Missouri City, two of the golf courses in the Quail Valley Country Club have been restored and reopened, as well as The Grille restaurant and the club's Golf Shop. In 2009 the clubhouse facility hosted 153 events utilizing food and/or meeting rooms.

While it will take a few years to fully determine the effect of the improvements on property values, some citizens in the immediate area of the golf course reported receiving a 10 percent increase in their 2009 property appraisals. In addition, about 80 full- and part-time jobs were saved and maintained, representing an annual payroll of about \$725,000 for the project. ■