

# **MEMORANDUM OF UNDERSTANDING**

**Between**

**FORT BEND COUNTY**

**And**

**YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE GREATER HOUSTON AREA**

This Memorandum of Understanding ("MOU") by and between Fort Bend County, Texas, a governmental subdivision of the State of Texas ("County"), and the Young Men's Christian Association of the Greater Houston Area, a Texas non-profit corporation ("YMCA"), (collectively referred to as the "Parties").

## **Recitals**

WHEREAS, the County intends to purchase all that certain real property located in Fort Bend County, Texas, containing approximately 112.617 acres of land known as the Gordon Ranch for public use; and

WHEREAS, the Parties desire to continue an existing partnership of allowing the YMCA to operate and maintain County-owned facilities for its programs, while simultaneously making such facilities available for use by the general public; and

NOW, therefore, the Parties enter into this MOU, in order to memorialize the fundamental intent to enter into a long-term lease agreement for the YMCA's use of the Gordon Ranch upon the County's acquisition of the property.

## **Understanding of the Parties**

This MOU sets forth the Parties' intent and initial understandings regarding the general terms and obligations of a proposed long-term lease agreement upon the County's acquisition of the Gordon Ranch. To that end, the Parties set forth their understandings, to be formalized at a later date, as follows:

- 1) Upon the County's acquisition of the Gordon Ranch, the Parties will enter into a long-term lease agreement with a term of not less than thirty (30) years.
- 2) The YMCA shall have possession of and responsibility for maintenance of the Gordon Ranch throughout the term of the lease.
- 3) The YMCA shall have the right to charge fees to all citizens of the general public for providing services associated with the Gordon Ranch, with such fees being reasonable and in accordance with customary and reasonable charges for like services and facilities.
- 4) The Gordon Ranch shall continue to be available to all members of the public without discrimination because of race, creed, color or national origin. The YMCA will not grant permits, licenses or sublease to others for use, alterations, improvement, addition of facilities or any other purpose which could confer upon them privileges

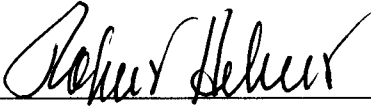
not available to the general public, or which would infer of imply exclusive private use of public funds.

- 5) Any substantial change in use or abandonment of an existing facility within the Gordon Ranch property shall require approval of the Commissioners Court

Due to the County's on-going negotiations to purchase the Gordon Ranch, the Parties understand and acknowledge that this MOU will provide the foundation for a more comprehensive agreement upon the County's completion of the acquisition.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding on the dates indicated.

FORT BEND COUNTY

  
Robert E. Hebert, County Judge

10-21-13  
Date: Approved by Commissioners  
Court on 10-8-2013

Attest:

  
Dianne Wilson, County Clerk

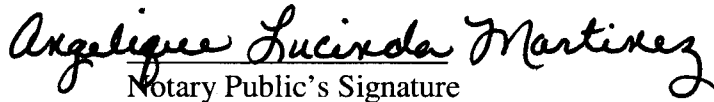
YOUNG MEN'S CHRISTIAN ASSOCIATION  
OF THE GREATER HOUSTON AREA

  
Ken Harris, Vice President Corporate Services

10-3-2013  
Date:

State of Texas  
County of Harris

This instrument was acknowledged before me on Oct. 3, 2013 by Ken Harris, Vice President Corporate Services of YMCA of Greater Houston, a Texas corporation, on behalf of said corporation.

  
Notary Public's Signature

