

# **Black Cowboy Museum**

## **Project Summary**

September 15, 2021

### **I. Land Acquisition**

1. Fort Bend County has identified two parcels of land totaling approximately 3.5 acres situated in Kendleton, Texas and contiguous to Bates Allen Park as the site for proposed Black Cowboy Museum.
2. One tract of land to be considered is a parcel consisting of .84 acres currently owned by Fort Bend County as a result of a land grant from the FBC Heritage Unlimited Museum on or about March 13, 2017.
3. A second adjacent tract consisting of approximately 2.5 acres is presently owned by the FBC Heritage Unlimited Museum. Fort Bend County will enter into negotiations with FBC Heritage Unlimited Museum for the acquisition of the 2.5 acre tract via land grant for use of development of the Black Cowboy Museum in Kendleton, Texas. This parcel was deeded as a gift to Heritage Unlimited Museum from James Bates Allen on August 25, 2010. Parcel ID 0058-03-850-1120-908; R35799.

### **II. Project Conception**

1. FBC will seek Commissioner Court approval to authorize all action related to Fort Bend County by and through its Parks Department entering into an agreement with the Black Cowboy Museum to develop, facilitate and promote tourism through the construction of a Black Cowboy Museum and fund the proposed project through the American Rescue Plan Act (ARPA).
2. FBC will begin negotiations with Heritage Unlimited Museum about donating the 2.5 acre parcel owned by the museum to FBC.

### **III. Project Agreement**

1. FBC will draft an agreement between FBC and the Black Cowboy Museum that is similar in provisions to the County's existing contract with the Heritage Unlimited Museum at Bates Allen Park.

2. Black Cowboy Museum (BCM) takes building access to operate the museum. BCM has primary responsibility for upkeep, management and operations of Museum and all expenses in connection with operations of the BCM.
3. BCM collects and retains all fees generated from sales proceeds from museum admissions, souvenirs, and concessions. BCM will stage all museum artifacts.
4. FBC will develop, design and construct a museum building, consisting of a period house structure and/or barndominium with a commercial grade kitchen, storage workshop building(s), barn, outdoor amphitheater, livestock pens/stables, dipping vat, access road and parking.

#### **IV. Selection of Architect**

1. FBC will engage an architect to develop a project scope, site plan, cost estimates, and authorized construction documents, plans and specifications.

#### **V. Project Budget**

1. Current project budget is one million dollars (\$1,000,000.00). The preference is to complete overall project in one phase.
2. There is potential for an additional funding source through newly created County Assistance District No. 21(CAD 21) for this area.

