

AGENDA



Wednesday, June 18, 2008

**Economic Growth & Redevelopment Services
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 24

Subject: Approve a resolution authorizing the City Manager to: (1) negotiate and execute an exclusive negotiating agreement with one of five developers; and (2) negotiate an agreement with that developer, for the sale and redevelopment of the Green Water Treatment Plant and the Austin Energy Control Center.

Fiscal Note: There is no unanticipated fiscal impact.

For More Information: Sue Edwards, Acting Assistant City Manager / 974-7820; Byron Johnson, Purchasing Officer / 974-2050; Brent Lloyd, Attorney Senior / 974-6490

Prior Council Action: Council approved direction to begin decommissioning and demolition of Green Water Treatment Plant (GWTP) on October 18, 2005; Council approved direction to initiate process of relocating Energy Control Center (ECC) and reducing Seaholm substation to prepare properties for redevelopment on October 27, 2005; Council approved direction to begin process of rezoning GWTP and ECC sites to CBD-Cure on February 12, 2007; Council established guiding vision and policy principles for Seaholm District redevelopment, and approved issuance of Request for Proposals (RFP) for sale and redevelopment of GWTP and ECC properties on February 14, 2008; Council provided evaluation criteria regarding the RFP on February 28, 2008.

On March 4, 2008, the City issued a request for proposals (RFP) for the sale and redevelopment of Thomas C. Green Water Treatment Plant property located on Cesar Chavez between San Antonio Street and Shoal Creek and Austin Energy Control Center, located east of West Avenue and north of the Third Street right-of-way between Shoal Creek and West Avenue. On April 30, 2008, the City received proposals from Catellus Development Group, a ProLogis Company, Forest City Residential, Inc., SIVE Urban II, Inc. (Simmons Vedder), Stratus Properties, Inc., and TC Austin Development, Inc. (Trammell Crow).

City staff reviewed the five proposals and determined that each proposal met the mandatory elements as stated in the RFP. Public presentations for proposals were given by each development team on May 22nd. Conceptual designs of each proposal were displayed in City Hall from May 22nd through May 30th. Public comments for proposals were received from May 22nd through June 1st and transmitted to City Council on June 2nd.