

AGENDA



Thursday, May 13, 2010

**Economic Growth & Redevelopment Services
RECOMMENDATION FOR COUNCIL ACTION**
Item No. 8

Subject: Approve an ordinance amending the Fiscal Year 2009-2010 Economic Growth and Redevelopment Services Office Capital Budget of Ordinance No. 20090914-003 to appropriate \$1,350,000 for improvements in conjunction with revenues received from the Energy Control Center Redevelopment Project.

Amount and Source of Funding: Funding in the amount of \$1,350,000 is available in developer contributions in conjunction with the Energy Control Center Master Agreement. Related to Item #7.

Fiscal Note: A fiscal note is attached.

For More Information: Kevin Johns, EGRSO Director / 974-7802; Greg Canally, Deputy Chief Financial Officer / 974-2610

The City has initiated efforts to redevelop property currently occupied by the Austin Energy Control Center. The related Council action will allow the City to enter into a Master Development Agreement with Constructive Ventures, Inc. and TC Austin Development, Inc. to redevelop the property.

The main development and general covenants are as follows:

- Single-phase purchase of property (\$14.5 million) following site environmental remediation;
- Design and construction of private improvements within the property, and public improvements within the adjoining rights-of-way and trail easement;
- Secure the City's reasonable approval of the site plan, exterior facades and landscape plans (but not interior aspects);
- Buildings LEED-Gold Certified;
- \$1 million infrastructure payment at completion of construction;
- \$250,000 Art in Public Places match;
- \$100,000 contribution toward art wall around Seaholm Substation;
- \$2.7 million affordable housing fund payment;
- COA Prevailing Wages for construction;
- Good faith effort to achieve M/WBE participation goals, 25% retail M/WBE businesses, and 100% retail local businesses;
- Liquidated damages if construction stops for more than 30 days; and
- Easement provided to extend Shoal Creek Trail between West Ave. and 5th Street.

This budget amendment, in the amount of \$1,350,000, provides funding for proposed work under the Master Development Agreement, including redevelopment infrastructure improvements and Art in Public Places. The \$14.5 million in sale proceeds will be accounted for in Austin Energy revenue. The \$2.7 million expected for affordable housing will be appropriated at the time received, which will occur following completion of the development.