

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:

6/7/12

CONTACT DEPARTMENT(S):

Economic Growth and Redevelopment Services

SUBJECT: Approve an ordinance amending the Fiscal Year 2011-2012 Economic Growth and Redevelopment Services Office Capital Budget (Ordinance No. 20110912-006) to increase appropriations by \$6,120,000, for a total appropriation of \$9,900,000, for the purchase of 315 spaces in the Seaholm parking garage structure.

CURRENT YEAR IMPACT:

Project Name:	Seaholm Power Development
Project Authorization:	2011-2012 Capital Budget
Funding Source:	Certificate of Obligations
Fund/Dept/Unit:	8560-5507-0055

Current Budget	3,780,000
Unencumbered Balance	0
This Action	<u>6,120,000</u>
Estimated Available	<u>9,900,000</u>

ANALYSIS / ADDITIONAL INFORMATION: A Master Development Agreement (MDA) between the City and Seaholm Power Development LLC (SPD) was made effective on June 15, 2008. This Agreement defined the rights and responsibilities of the parties in the redevelopment of the Seaholm Property by SPD. The MDA required the City to fund the construction of a 315 space public parking garage, which was contemplated to be built on the City owned Crescent Property for the use of Seaholm. The Crescent Property is located between property owned by the Union Pacific Railroad and property owned by LG Park Plaza, LLC (Gables), directly west of the Seaholm Power Plant site. Under the terms of the MDA, SPD was to design, construct and manage the offsite garage and the City was to reimburse SPD for the associated costs. It has been determined that the Crescent Property is not a viable site for the construction of a 315 space garage, and that a more effective parking strategy is to have one unified parking structure, instead of two. As such, the City will forego construction on the Crescent site and locate all 315 parking spaces underground on the Seaholm property in a garage designed, constructed and managed by SPD. In addition, the Crescent Property will be purchased by Austin Energy, as it has been identified by them as an ideal location for chilled water infrastructure.

This budget amendment in the amount of \$6,120,000, bringing total appropriation to \$9,900,000 provides funding for the City to purchase an interest in the Seaholm garage of 315 parking spaces. \$8,700,000 will be funded by a future issuance of Certificates of Obligation, to be repaid from parking revenue; the remaining \$1,200,000 will come from the land sale proceeds of the Crescent Property to Austin Energy.