

# Late Backup

## RESOLUTION NO.

**WHEREAS**, City Council passed Resolution No. 20171109-046 directing the City Manager to identify and assess City-owned sites that might be appropriate for a soccer stadium; and

**WHEREAS**, City staff identified eight City-owned sites in a December 2017 memo that could be suitable for additional exploration, analysis, and engagement; and

**WHEREAS**, the site at 10414 McKalla Place site was included on this list; and

**WHEREAS**, the 10414 McKalla Place site is a City owned site, located within Austin's preferred growth corridor and is near the Domain, an area equipped for future growth; and

**WHEREAS**, the cost for parking at major events often becomes a barrier to the equitable access to public spaces; and

**WHEREAS**, City Council heard concerns regarding traffic congestion created by a soccer stadium during the community outreach related to the use of McKalla Place; and

**WHEREAS**, a Metro Rail transit stop located on the McKalla site will provide equitable access to the community and will reduce traffic congestion and parking costs by offering travelers an alternative to driving; and

**WHEREAS**, Council approved Resolution No. 20180322-099 providing direction to the City Manager to conduct a community engagement process and analysis regarding the use of the 10414 McKalla Place site for a Major League Soccer stadium; and

**WHEREAS**, the Resolution also requested that staff return with a report that includes economic analysis, opportunities and challenges relating to transportation and utility infrastructure, and information about community benefits that could be generated by a Major League Soccer team; and

**WHEREAS**, City staff's response to Resolution No. 20180322-099 indicated that 10414 McKalla Place is a suitable location for a Major League Soccer stadium; and

**WHEREAS**, the City Manager is currently assessing City-owned tracts that are suitable for

affordable housing; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to begin negotiations with Precourt Sports Ventures ("PSV") regarding a Major League Soccer stadium project to be located at 10414 McKalla Place, working to include the following outcomes. The list below is not intended to be comprehensive and it assumes the City Manager will scrutinize the financial soundness of its potential partner and will protect the City from liabilities, including unknown and unexpected costs.

- Minimize the use of City funds, the loss of potential City revenue, and obtain the best possible financial return and community benefits to the City for the project.
- Require PSV to pay for construction, development, operations, and maintenance of the stadium and site, as well as any future expansion or renovation.
- Establish high quality design standards for the stadium.
- Achieve the high environmental standards and Austin Energy Green Building and/or LEED ratings expected of city buildings.
- Aim for a zero waste, net zero energy, net positive water facility.
- Require PSV to adhere to the City's standard contracting requirements, Better Builder Program, and the City's Minority-Owned and Women-Owned Business Enterprise Procurement Programs.
- Use local goods, vendors, and labor.
- Obtain significant community benefits, including support of youth soccer in Austin, with a plan detailing programming for boys and girls from low-income families and what parts of Austin they will serve, and distribution of significant numbers of free and low-cost tickets.
- Dedicate a portion of the site as accessible open space for the public for leisure activities and special events.
- Retain the greatest possible City and nonprofit use of the stadium and site for civic-oriented events at no cost, allowing the City to retain revenues from such events.
- ~~Maximize on-site~~ Require at least 130 units of affordable housing opportunities.

- Provide the City approval rights over architectural documents that will represent the standard to be maintained throughout construction.
- Develop a comprehensive transportation and parking plan for stadium events.
- Require PSV to fully fund a Metro Rail station serving the site and associated infrastructure that meets Capital Metro specifications.
- Require PSV to collaborate with Capital Metro to ensure that game times are coordinated with transit schedules and to establish a program whereby an event ticket may be used as a free fare card for Capital Metro services that day, and PSV would reimburse Capital Metro for the cost of each fare.
- Through financial penalties, restrict PSV and Major League Soccer, or their successors, from relocating.
- Examine revenue-sharing opportunities.
- Provide protections for wetlands or other Critical Environmental Features on the tract.
- Avoid making open-ended financial commitments.
- Minimize any potential negative impacts to nearby neighborhoods.
- Require concessions and custodial contractors to comply with the labor peace standards established at the Austin Airport.
- Require PSV to adhere to the City's wage and benefit requirements for employees established in the City's current Chapter 380 agreement policies.
- Establish a formal inclusion plan that will, at a minimum:
  - 1) Ensure that hiring helps achieve the goals in the Community Workforce Master Plan by bringing Austin residents up from below 200% of the federal poverty level, and include a set-aside goal for hiring hard-to-employ individuals including those with criminal backgrounds, and includes internship or work programs with the community college.
  - 2) Dedicate a set-aside minimum portion of marketing/outreach budgets to inclusion of Austin's diverse communities.
  - 3) Deliberately create opportunities for diverse communities to come together on game days and for children, students, and families to participate in game day ceremonies.

- 4) Establish low-cost "family pack" ticket options that are tied to an index similar to what was required for MLS in Houston for a percentage of the tickets.
- Establish a community involved decision-making process for selection of the team name and mascot.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to hold an additional public meeting to gather feedback about community benefits that are of importance to Austinites. The City Manager is directed to analyze the PSV proposal, estimate any potential costs, lost revenue or liabilities, negotiate additional terms in the City's best interest, and return to City Council on August 9, 2018, for a status update on negotiations or for contract approval.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to solicit plans for the development of affordable housing on another City-owned tract and to return to City Council on August 9, 2018, with a status update and timeline.

**ADOPTED:** \_\_\_\_\_, 2018

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk