



**Agreement
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 5
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 2**

SUBJECT: Authorize the negotiation and execution of an amendment to the 2nd Street Retail Disposition and Development Agreement with AMLI Austin Retail, L.P., to reimburse AMLI in an amount not to exceed \$142,860 for the installation of Great Streets Program benches, chairs, bike racks and waste bins at 400 and 200 West Cesar Chavez Street (CSC Blocks 2 and 4), 301 West 2nd Street (City Hall Block 3), 201 Lavaca Street (AMLI Block 20) and 311 West 5th Street (Plaza Lofts).

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$142,860 is available in the Fiscal Year 2005-2006 approved Capital Budget of the Neighborhood Planning and Zoning Department, as part of the Great Streets Parking Meter Revenue Fund.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Economic Growth and **DIRECTOR'S**
DEPARTMENT: Redevelopment Services **AUTHORIZATION:** Sue Edwards

FOR MORE INFORMATION CONTACT: Jan Stephens, Project Management Manager / 974-7852

PRIOR COUNCIL ACTION: February 12, 2004 – Authorized the negotiation and execution of a Disposition and Development Agreement with AMLI Austin Retail, L.P., for assignment of the Blocks 2 and 4 CSC Retail Subleases; June 12, 2003 – Created the Great Streets Parking Meter Revenue Fund; December 5, 2002 – Adopted for implementation the Great Streets Master Plan streetscape standards; July 19, 2001 – Adopted an Ordinance allowing the City to participate in the costs of the Great Streets Streetscape Project at 5th and Guadalupe.

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

MBE / WBE: 95.8% MBE/MN subcontractor participation.

In the 2nd Street Retail District, the "Great Streets" streetscapes on CSC Blocks 2 and 4, the City Hall Block 3 and AMLI Block 20 are partially complete and include wide sidewalks and shade trees. To complete the streetscape and enliven the pedestrian and retail experience, the City will provide 42 benches, 28 chairs, 75 bike racks and 30 waste bins for installation on these four blocks. Two waste bins and two benches will also be installed at the Plaza Lofts, 311 W. 5th Street to complete that Great Streets project.

In February, 2004, Council authorized the assignment of the Blocks 2 and 4 CSC Retail Subleases to AMLI Austin Retail, L.P. ("AMLI"), under certain terms for development, leasing and management of the retail spaces (the Disposition and Development Agreement, "DDA"). The assignment became effective on October 12, 2004.

AMLI has offered to install the Great Streets furnishings and secure them with concrete footings as part of its development role in the retail district and to complete the Great Streets project at 5th and Guadalupe on the City's behalf, for a cost not to exceed \$142,860. The installation work will be completed by a City of Austin certified MBE subcontractor, Concrete Surface Innovations, who is already working with AMLI in developing the retail spaces. MBE subcontractor participation represents 95.8%, or \$136,860 of the proposed reimbursement to AMLI.



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Maintenance of the sidewalk furnishings on Blocks 2, 3, and 4 will be provided and funded by the Tax Increment Financing District #15. AMLI Residential will maintain the sidewalk furnishings installed on Block 20. Plaza Lofts, L.P. will maintain the sidewalk furnishings installed for the Plaza Lofts development, as provided for in their existing license agreement.

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

15-Dec-05
Resolution not required
Neighborhood Planning and Zoning

Description: Authorize the negotiation and execution of an amendment to the 2nd Street Retail Disposition and Development Agreement with AMLI Austin Retail, L.P., a Texas Limited Partnership (AMLI), to reimburse AMLI in an amount not to exceed \$142,860 for the installation of Great Streets Program benches, chairs, bike racks and waste bins at 400 and 200 West Cesar Chavez Street (CSC Blocks 2 and 4), 301 West 2nd Street (City Hall Block 3), 201 Lavaca Street (AMLI Block 20) and 311 W. 5th Street (Plaza Lofts).

FINANCIAL INFORMATION:

Project Name:	City Hall Retail District Furnishings
Project Authorization:	2005-2006 Amended Capital Budget
Funding Source:	Streetscape Improvements - Parking Meter Revenue
Fund/Agency/Orgn:	8400-257-1186

Total Current Appropriation	\$294,441.00
Available Balance	\$142,860.00
Amount of this Action	<u>(\$142,860.00)</u>
Estimated Available	<u><u>\$0.00</u></u>

Financial Approval: _____

Date: 12/7/5