

## **RESOLUTION NO.**

**WHEREAS**, the Mueller project is a public-private partnership between Catellus and the City of Austin. The Master Development Agreement, signed in 2004, governs the transfer of land, the deconstruction of existing improvements, the construction of infrastructure, sales to third parties and numerous other development obligations and responsibilities;

**WHEREAS**, the goals for the Mueller Development include fiscal responsibility, economic development, East Austin revitalization, compatibility with surrounding neighborhoods, diversity, and sustainability;

**WHEREAS**, the Master Development Agreement states that Catellus shall use diligent, good faith efforts to cause at least 30% of the initial commercial occupants of the Town Center to be local businesses;

**WHEREAS**, the Master Development Agreement also states that the City encourages Catellus to include businesses that reflect the nature and character of Austin in their décor, merchandise, and cuisine;

**WHEREAS**, there is the opportunity in the Town Center to include up to 1.4 million square feet of civic, retail, and office space and up to 1,500 housing

units, which is a portion of the 13,000 residents and 13,000 jobs that are expected to be at Mueller at completion;

**WHEREAS**, the Mueller Development is at least 30% complete, and planning for the Town Center retail has begun, which provides a good opportunity to assess opportunities to meet the 30% target as set in the Master Development Agreement;

**WHEREAS**, Catellus has made substantial efforts toward the locally-owned business goal. Those efforts include outreach and education, but other factors may create challenges for meeting the locally-owned business goal;

**WHEREAS**, as a part of the Master Plan, there are programs and financial plans to address affordable housing and ensure a well-programmed and maintained park space, but there are no policies or programs currently in place to help achieve the locally-owned business goal; **NOW, THEREFORE**,

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

The City Manager is directed to assess local business opportunities at Mueller and, should it benefit the project's goals, to explore existing City or project resources or programs that can be used to help accomplish the target (30%

of the initial occupants of the Town Center to be local businesses) identified in the Master Development Agreement.

The City Manager shall report back to Council by May 2015.

**ADOPTED:** \_\_\_\_\_, 2014

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

Jannette S. Goodall  
City Clerk

DRAFT