



Agreement Definitions

March 2015

Concession – A privately operated business on parkland serving park users, authorized by the City in accordance with applicable ordinance requirements. Types of business operated as concessions may include without limitation, food and beverage stands, boat rentals, excursion boats, boating lessons, bicycle rentals, and pushcarts.” Concessions also include business which provide souvenirs and other goods and services to park users and which generally pay a portion of their revenue to the City or provide a public good to the citizens of Austin.

Lease – Agreement to use a City asset for recurring payments

License – Agreement to use building, parkland or park amenity for a public and park and recreation purpose.

Master - Agreement for goods and/or services greater than one year with option periods

Operations & Management – Agreement to operate, manage and maintain a park space, building or amenity for the public

Parkland Improvement– Agreement to make improvements to parkland, building or amenity

Partnership – Agreement by which parties agree to pool funding, in-kind goods and or services for a public and park and recreation purpose.

Use - Agreement to use a parkland, building or amenity for a public, park and recreation purpose.

- 1) Economic Development staff stated during the work session that prevailing wages would be provided to construction employees for this project, which is consistent with the answer to Council Q&A question 8c submitted by MPT Tovo. Does the City have the ability to require that construction workers be paid a living wage or prevailing wage, whichever is higher, consistent with the City of Austin's policy regarding Chapter 380 Agreements? Will permanent employees of the facility be paid a living wage and be provided with health benefits and domestic partner benefits? If not, is the City able to include that requirement in the agreement?

Response: The City will require prevailing wages during the construction phase of the project. Additional, living wages will be paid to permanent employees consistent with all other golf operations. The developer estimates 35 full time employees during Phase 1 and 50 full time employees during Phase 2. The City will include health and domestic partner benefits in its negotiation of contract terms.

- 2) What is the breakdown of community benefits that will be included as part of the written agreement, including, but not limited to jobs that will be designated for residents in District 1 and/or nearby districts, level of revenue from the facility that will be dedicated to implementing each phase of the Colony Park Master Plan, dedicated acreage on the property that will be designated for public benefits including the uses anticipated, and any other benefits included.

Response: The detailed breakdown of the community and job creation benefits is found in the attached Project Summary, with jobs referenced in the Job Creation Benefits section. The developer agrees to dedicate 25% of the nonresident surcharge fee (\$10) to a dedicated District 1 Park Improvement Fund. There are a total of 23 parks within District 1, of which Colony Park is located (See attached District 1 Parks List). The District 1 Park Improvement Fund will be administered by a separate nonprofit organization. For more details, please see Section 8.2 of the Agreement and 5.3 of the Addendum, available on the project website:
www.austintexas.gov/walterlonggolf

- 3) Please provide any successful local examples of similar economic development efforts that began with a development comprised of primarily working class jobs that eventually led to a wider diversity of available services and jobs in the area.

Response: This is not a golf course example, but one economic development effort of the City was Phase One of the Domain project, which consisted of retail jobs. More services and jobs in the area followed as did phase two and three which were completely funded by the developer.