

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, 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; **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.

- Minimize the use of City funds and obtain the best possible financial return and community benefits to the City for the project
- Require PSV to pay for construction and development of the stadium and site
- 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 positive energy, net zero water facility
- Require PSV to adhere to the City's standard contracting requirements, including living wages and compliance with 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 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 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
- 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

BE IT FURTHER RESOLVED:

The City Manager is directed to analyze the PSV proposal, 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.

ADOPTED: _____, 2018

ATTEST: _____
Jannette S. Goodall
City Clerk