

Additional Information and Responses to Questions Received August 19th –September 9th Regarding Austin [re]Manufacturing Hub Topics Not Addressed in Other Publicly Available Documents

Questions have been paraphrased for clarity.

Letter Of Interest Process

If a company has already expressed interest in the project to the City, is it necessary to submit a Letter of Interest?

Yes, we are asking all interested tenants, including companies who have expressed interest in the project to us in some form previously, to submit a Letter of Interest using the new fillable PDF form on our website. The form can be downloaded from <http://austintexas.gov/ecopark> by clicking the green button that says “Letter of Interest Form.” Submitting this form is the official first step in the leasing process and it will allow us to collect the same information from all interested tenants.

Is the Letter of Interest process all web-based?

Yes, the Letter of Interest form is a fillable PDF that can be downloaded and filled out electronically. Letters must be submitted via email to ecopark@austintexas.gov.

Should two affiliated companies that are considering locating at the Hub submit one or two Letters of Interest?

Each Letter of Interest should represent one firm and one proposed project. Two affiliated companies should submit two Letters of Interest.

What does the City consider market rate?

The City will look to the prevailing rates in the surrounding area at the time of lease negotiations.

Is the City considering leasing the land it owns on Johnny Morris Road?

The Austin [re]Manufacturing Hub is the only land the City has available for lease to recycling and reuse industrial tenants at this time. The City’s land on Johnny Morris Road is intended for an Austin Resource Recovery Northeast Service Center and other public administrative facilities.

How competitive is the project and how many letters have been received thus far?

The City is pleased with the level of interest in the project up to this point and is using the Letter of Interest process to formally identify the number of interested tenants. The City will report the number of letters received after the Letter of Interest process has closed on October 19th.

Can interested tenants visit Austin and/or the Austin [re]Manufacturing Hub site?

Yes, interested tenants are welcome to visit Austin or the Austin [re]Manufacturing Hub site. Because the site is currently operating as a closed landfill, it is not open to the public unless accompanied by City staff. Please email natalie.betts@austintexas.gov to schedule a visit.

Will lease rates be affected by the tract the tenant chooses?

The choice of tract will not affect the lease rate per square foot. Ground leases will begin at market rate but ultimate rental rates may reflect the company's willingness to meet community benefit performance measures. The characteristics of a project the City views as bringing value to the community are described on slides 16-24 of the Becoming a Tenant [webinar](#), and the location of the tenant's tract is not considered a value-added characteristic. In addition, tenants may request a tract configuration other than the 10 tracts suggested by the City in the Letter of Interest Form.

Tenant Characteristics

Will the City consider out of state tenants?

Yes, the City welcomes Letters of Interest from out-of-state tenants.

Will the City consider start-ups?

Yes, the City welcomes Letters of Interest from start-ups and established firms alike.

Is there priority for tenants that are minority- or women-owned firms?

The City welcomes and encourages Letters of Interest from minority- or women- owned businesses, although it has not specifically identified minority or female ownership as a value-added characteristic. However, interested tenants are encouraged to note community benefits it plans to provide that have not been specifically identified by the City, such as minority or female ownership, in the Letter of Interest form. Space to do so is provided on page 4 under "Additional Community Benefits Provided By Tenant."

It is worth noting that all tenants will need to comply with the City's Minority-Owned and Women-Owned Business Enterprise Procurement Program. The program includes the establishment of M/WBE utilization goals, a requirement that contractors and consultants on the project either meet the goals or demonstrate good faith efforts, and regular compliance reporting. More detailed information about this program is available at <http://www.austintexas.gov/snbrdocuments>.

What is the anticipated number of tenants?

We anticipate approximately 10 tenants, as we have developed 10 conceptual leasable tracts. However, that number could increase or decrease if tenants desire leased tracts larger or smaller than the suggested configuration.

Are tenants required to have financing secured for their project prior to submitting a Letter of Interest?

No, tenants are not required to have financing secured for their project prior to submitting a Letter of Interest. The City of Austin has financing tools available to assist with financing gaps, such as the [Bond Financing Program](#) and the [Family Business Loan Program](#). There is space in the Letter of Interest Form to indicate if the project will be seeking to close any gap in financing through a public program.

Will the City be maintaining exclusivity for particular business types at the Hub?

The City wishes to have a diversity of materials processed at the Austin [re]Manufacturing Hub, in order to maximize the project's impact on the zero waste ecosystem. Therefore, the fact that a project has a business use or processes a material that is unique from other Hub tenants is a value-added characteristic. However, the City does not currently have a restriction in place that would prohibit more than one tenant that processes the same material or that has a similar business use from being located at the Hub.

Facility Characteristics

Could a firm install a temporary facility that does not need utility connections on the Hub property, and if so, how soon could such a facility be installed?

Any facility must receive a Certificate of Occupancy certifying compliance with building, electrical, plumbing, mechanical, energy and zoning codes from the City prior to occupation. More information on obtaining a Certificate of Occupancy is available from the Development Services Department at <http://www.austintexas.gov/content/certificate-occupancy>.

As the City intends to enter into long-term leases and desires projects that will create high level of tax and utility revenue, the City prefers permanent structures. The project schedule—City infrastructure construction beginning summer 2016 and phase I of the project being ready for tenants to begin construction by mid-early 2017—applies to all prospective tenants and their facilities.

Are there development standards such as a minimum square footage for buildings, or would the City consider a tenant that needs land only?

The City will consider tenants that need land only, but does consider the creation of a high level of tax and utility revenue as a value-added characteristic.

Will my facility comply with Federal Aviation Administration restrictions?

Because the site is located near Austin-Bergstrom International Airport, there are certain general restrictions to ensure the safety of incoming and departing aircraft, including: no wildlife or bird attractants, building heights are limited to 600 ft MSL, no standing water or reflective surfaces, and no visible emissions. (This list is not exhaustive. Full details on these restrictions are available in the [City of Austin's Land Development Code, Chapter 25-13 Airport Hazard and Compatible Land Use Regulations](#).)

If you are uncertain whether your specific business use or process will be compatible with the airport, please email natalie.betts@austintexas.gov with detailed information on the proposed use or process so

that airport officials may be consulted. Determinations of compatibility are made on a case-by-case basis.

How long has the Austin [re]Manufacturing Hub redevelopment been in the works?

The Austin Resource Recovery Master Plan, unanimously adopted in December 2011 by the Austin City Council, called for the redevelopment of the FM 812 landfill property into an eco-industrial park. The first Recycling Economic Development Liaison was hired in January 2013 to begin developing the project. This is the first public offering of lease land for this project.

Hub Amenities

Will methane be available?

The City has commissioned a preliminary study of the methane gas being produced by the closed landfill cells adjacent to the Austin [re]Manufacturing Hub to explore the possibility of installing a landfill gas-to-energy plant. Unfortunately, as the landfill stopped accepting putrescible municipal solid waste over 20 years ago, the volume of methane that could be captured from the landfill is too small to make such a plant economically viable.

Will there be a food court at this project?

There are no plans for a food court at the Austin [re]Manufacturing Hub at this time. The primary purpose of any operation at the Austin [re]Manufacturing Hub must contribute to the City of Austin's Zero Waste goal. A more detailed description of the types of operations that includes is available on Slide 16 of the Becoming a Tenant webinar: <https://www4.austintexas.gov/p70qjohhrr/>. Slides 19-21 detail what the City considers to be top, medium, and low priority business uses for the Hub.