



To: Qualified Developers
From: City of Round Rock, Texas
Re: Invitation for “Letters of Interest”
Date: April 28, 2014

The City of Round Rock invites qualified developers to indicate their level of interest in developing a tract of City-owned property in downtown Round Rock.

Round Rock’s City Council has made the redevelopment of downtown one of its top priorities. Recently, the City acquired a prominent piece of land downtown, known as the Bagdad Avenue Property. The site is approximately 3.68 acres. The City wishes to develop this land as a mixed-use project that will complement the City’s vision for downtown and bring additional commercial activity, such as entertainment and dining venues, to the City’s core. The City is seeking a person or team with the financial strength to carry this type of project to fruition and a vision for the property that will result in an anchor destination for downtown.

In order to gauge the level of interest in the development community for projects of this nature, the City is inviting developers to submit a Letter of Interest, accompanied by the following information regarding experience and/or qualifications:

1. General overview of your organization both nationally and in the Austin/Round Rock MSA, if applicable. The overview should include the developer’s business and development philosophy and the growth and development history of your firm.
2. Local team to be assigned to this project. Please provide an organizational chart and a summary of qualifications and relevant licenses and/or certifications of the members of the team who will be working on this project, including a description of their roles and relevant expertise and experience. Please identify who will be the team leader throughout the project.
3. Developer or Development Team’s experience working on “urban infill” or redevelopment projects. Respondents shall identify three (3) to five (5) relevant projects with which the Respondent or its team members have had primary involvement. We are interested in your direct experiences working with other municipalities on projects of similar size and complexity. In addition, provide your firm’s experience working with major financial partners for these projects and include your past performance working with such groups.

4. Although it is the City's preference to convey fee-simple title to the developer, should your team prefer a ground lease transaction on all or a portion of the Property, please provide your firm's experience with ground leased development projects or similar structures. What has the degree of success been for your land partner (please be as specific as possible)? What have been the benefits and challenges of these structures for your projects?
5. Overview of your company's financial strength which will be relied upon for completion of this project. We are very interested in the financial structure that you would use on your side of the relationship, in the structures you typically use and in the partners/investors/financiers you typically work with on these developments, and in the timing for including these partners.
6. For Respondents and financial/equity partners, include all projects underway, indicating for each project the status (% completed to date), size and scope, cost, developer equity, financial guarantees, and the role of the developer and/or financial equity partner.

Planning and Development Services has created an Overview of the Bagdad Avenue Property, which is provided with this invitation. In addition, please visit the City's website at: <http://www.roundrocktexas.gov/bagdadproperty/> for supplemental materials related to this project.

The City anticipates responding to Letters of Interest by mid-summer. A detailed proposal and vision for the property will be requested from qualified developers, with approximately three (3) months given to submit responses. Selection and negotiation with a chosen developer will occur in late 2014.

Any questions and requests for further information may be directed to:

Brad Wiseman, Director of Planning and Development Services
bwiseman@roundrocktexas.gov
(512) 341-3321

To respond to this invitation, please submit six (6) copies of your Letter of Interest and all accompanying documents no later than June 16, 2014. Letters of Interest are to be labeled for purposes of identification with "Land Development – Letter of Interest No. 14-015" and submitted to:

Brad Wiseman, AICP
Director of Planning and Development Services
301 W. Bagdad Avenue, Suite 210
Round Rock, Texas 78664

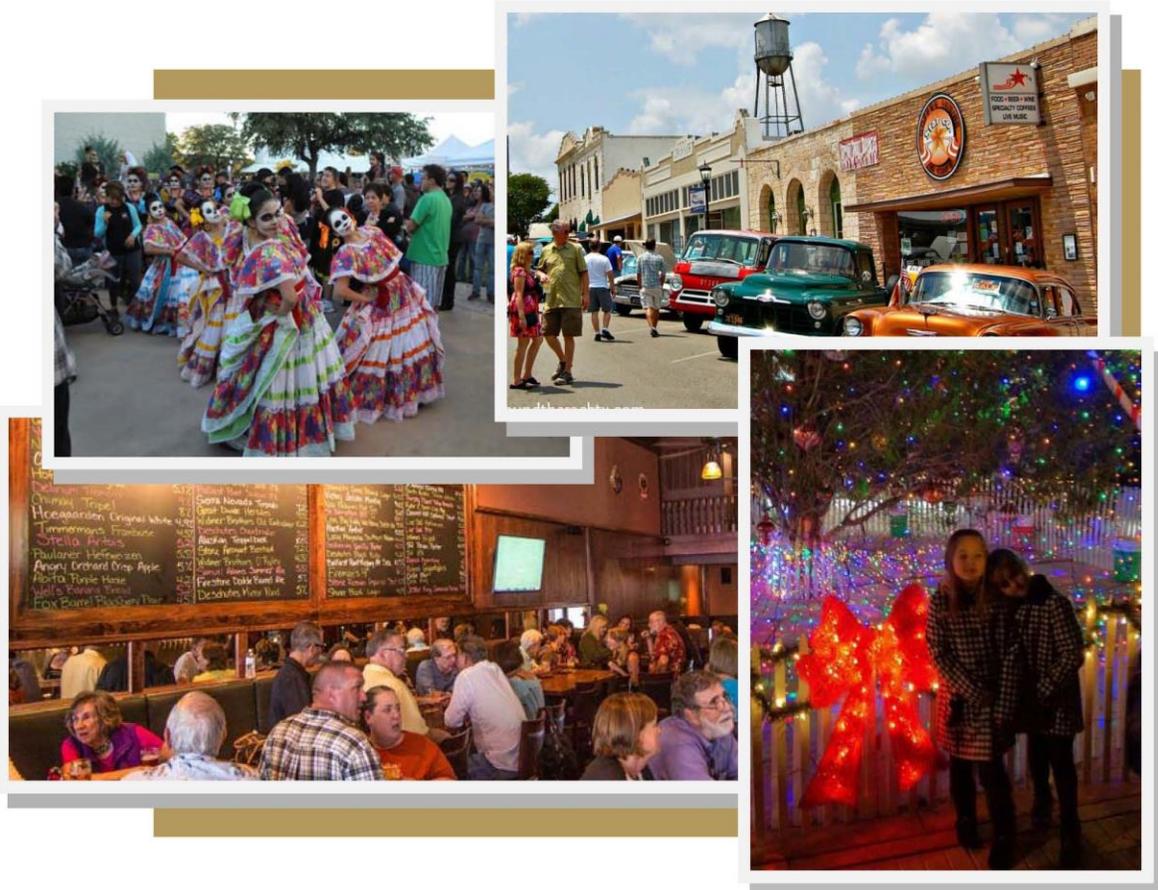


Overview

Bagdad Avenue Property:

Mixed-Use Development

Anchor Destination in Downtown Round Rock



City of Round Rock, Texas
Planning and Development Services
Invitation for Letters of Interest Issued April 28, 2014
Responses to Invitation due by June 16, 2014 at 5:00PM



The City of Round Rock desires a downtown mixed-use development to serve as an anchor attraction

THE BAGDAD AVENUE PROPERTY AND DOWNTOWN AT A GLANCE

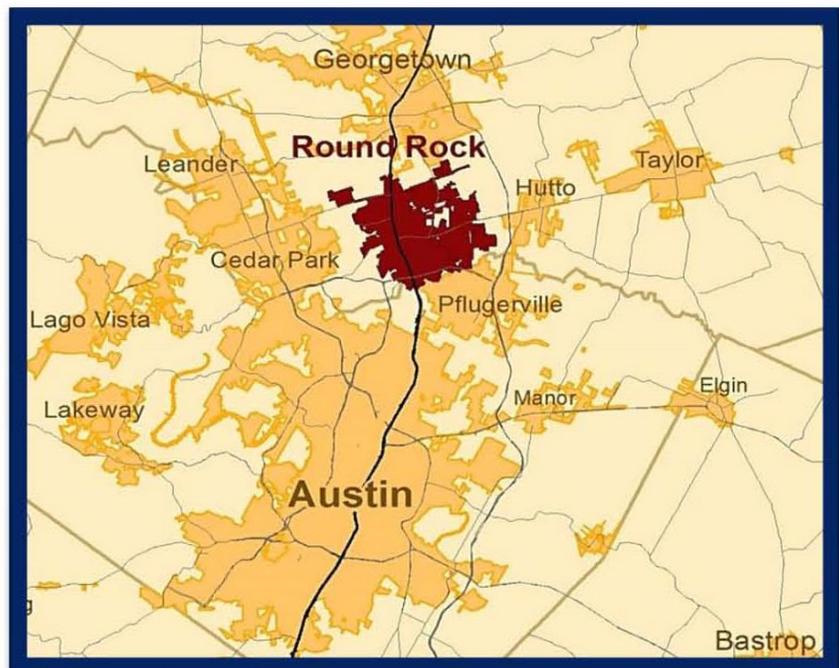


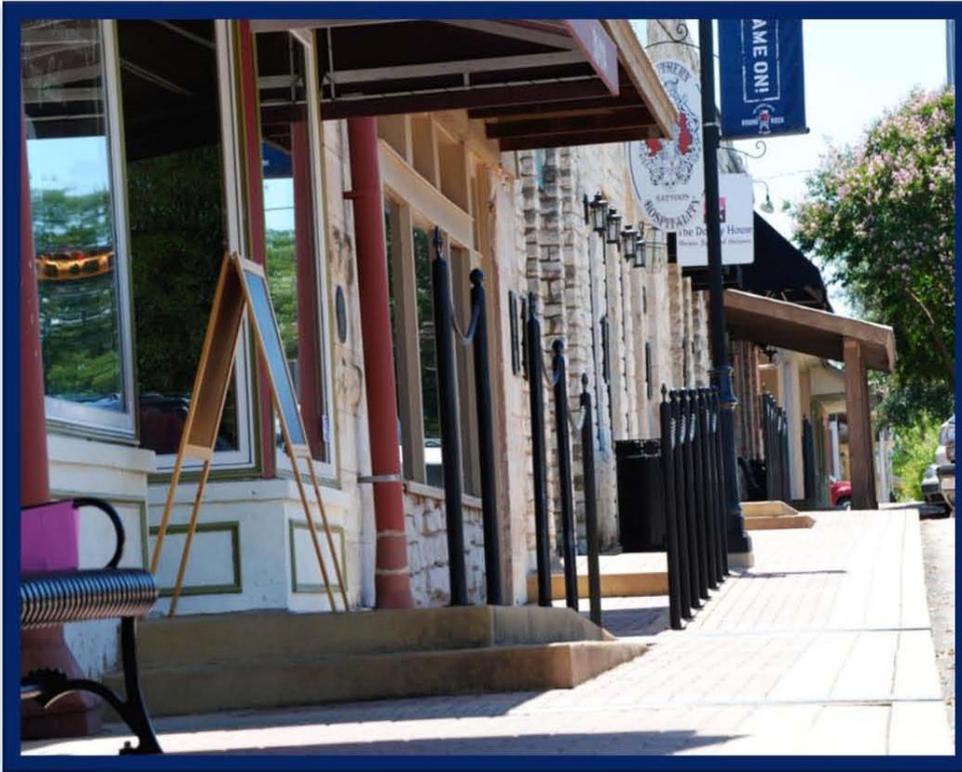
The Bagdad Avenue property:

- 3.68 acres
- One block south of the National Register Historic District
- 1,000 feet of frontage on East Bagdad Ave
- Fully served by all utilities
- Municipal parking garage and City Hall across the street
- Plenty of street parking throughout downtown
- Regional passenger rail potential
- City-owned
- Visible from IH-35

Downtown aerial with Bagdad Avenue property outlined

- Located 19 miles north of downtown Austin
- Downtown Round Rock is less than 0.5 miles from IH-35, and is accessible from two exits
- Naturally bounded by IH-35 on the west, Brushy Creek on the north, and Lake Creek and the Union Pacific railroad on the south
- The downtown core is a National Register Historic District



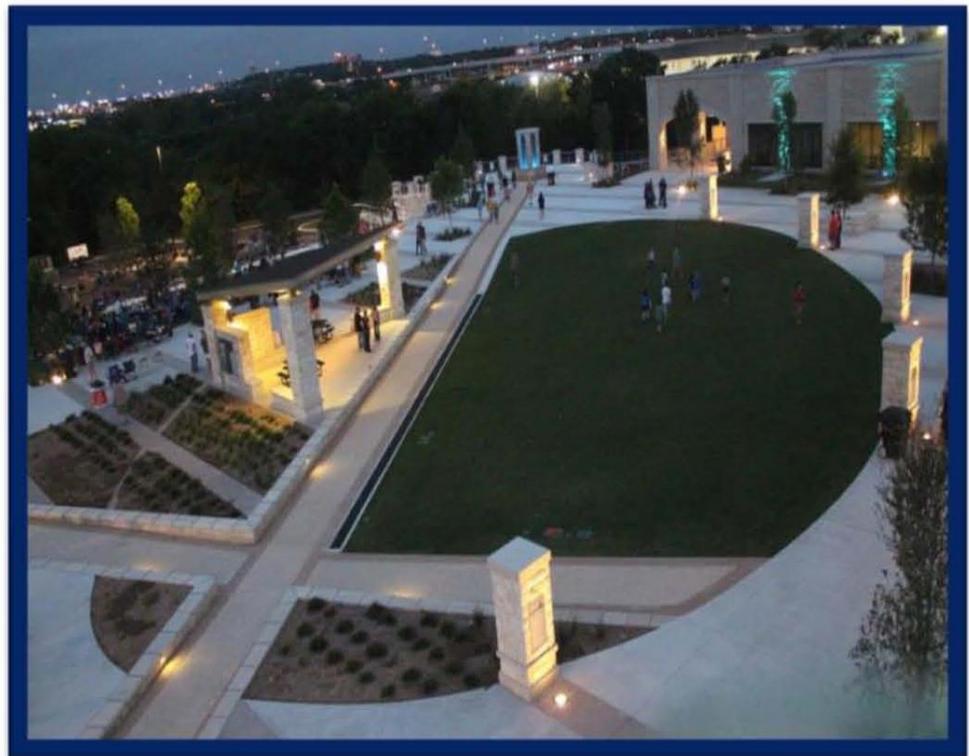


Downtown Round Rock streetscape – one block north of the property

- City Council has placed an emphasis on the continued revitalization and expansion of the downtown core
- New mixed-use zoning allows greater flexibility of uses while protecting the historic character
- City has invested over \$80 million (and counting) in downtown infrastructure improvements to accommodate growth

Downtown features:

- Compact, grid-oriented layout
- Two plazas tailored to formal and informal community gatherings
- Two parks with creek frontage and recreational areas
- Rich cultural and architectural heritage
- Public art
- Many new retail, restaurant, and office tenants
- Daytime and nighttime attractions



Centennial Plaza – three blocks west of the property

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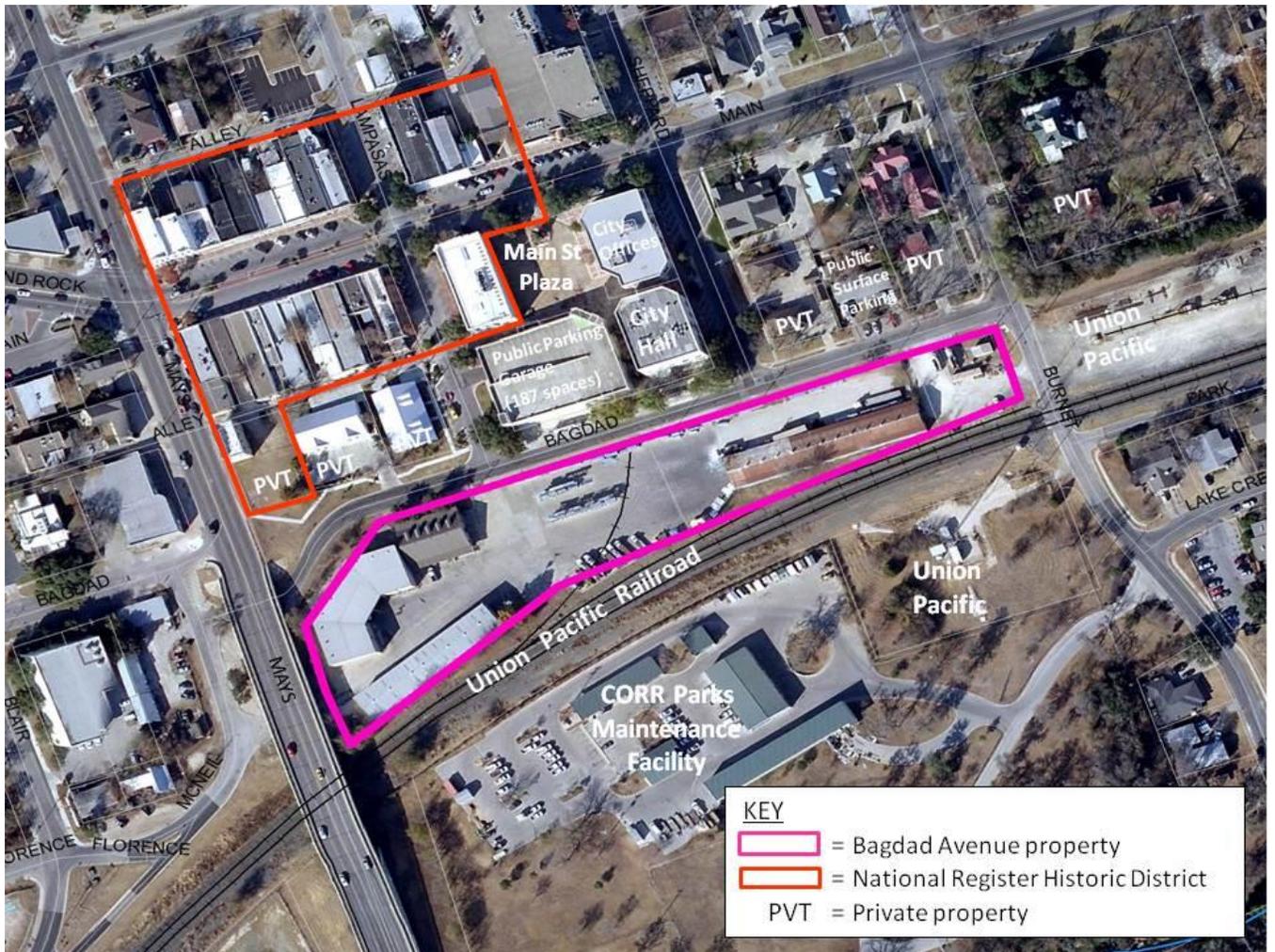
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I. OVERVIEW

A. Location

The Bagdad Avenue property, (the “Property”) is comprised of two tracts containing approximately 3.68 acres. Tract 1 is approximately 3.015 acres, and was acquired from NIR Investments, Ltd. in the fall of 2013. Tract 2 is approximately .236 acres and was acquired from Union Pacific Railroad in April 2014.

The core of the downtown is a two-block National Register Historic District one block north of the Property. City Hall and a municipal parking garage are located directly across Bagdad Avenue from the Property. The Union Pacific Railroad is located on the South side of the Property. Bagdad Avenue, which runs east/west, extends under a bridge at Mays Street which is elevated over the railroad tracks and currently runs along the north side of the Property. The City plans to realign Bagdad Avenue which can be completed concurrently with the Property’s development and in a location that accommodates the goals of a proposed project’s design.



B. Property Status

The City acquired Tract 1 in 2013 as part of an economic development incentive agreement with the previous owner which will result in the Builders Gypsum Supply Co. relocating to a more suitable location in Round Rock on Chisholm Trail Road. The City finalized an agreement with Union Pacific Railroad Co. to acquire Tract 2 recently.

In anticipation of acquiring the Property, the City obtained appraisals of Tract 1 and Tract 2. The appraisals were performed by Paul Hornsby & Company and are dated May 21, 2013. Tract 1 appraised for \$1,800,000, and Tract 2 was appraised for \$57,500. Copies of the appraisals are available as Supplemental Materials.

The Property is currently served with all municipal utilities. A map showing existing utilities is available in the Supplemental Materials.

The current zoning on the Property is MU-1 (Mixed-Use Historic Commercial Core District), which allows a variety of uses including retail, restaurant, entertainment, office and upper-story residential. A Zoning Map and the MU-1 District Standards are provided in the Supplemental Materials. MU-1 was adopted in July 2013 to allow a mixture of uses in order to create a more vibrant downtown:

- The MU-1 district contains design standards wherein new development is compatible with the existing historic buildings downtown.
- The MU-1 district includes minimum height requirements for a one-story building and allows development up to three stories. No minimum or maximum floor area ratio is specified.
- The MU-1 district has frontage occupancies and minimum glazing requirements.
- The MU-1 district does not require on-site parking for any uses. The MU-1 zoning district specifies that uses over 10,000 square feet require a parking study to determine how a project will meet parking demand.

C. Background Information

The City desires the future development of the Property to focus on retail, restaurant and entertainment uses as the primary uses which are permitted under MU-1 zoning and compatible with existing businesses and preferred uses for the historic downtown core. Office or residential uses may be considered as secondary uses. The City would consider a rezoning to a Planned Unit Development zone if necessary to allow more flexible uses on the Property.

Additional relevant background is as follows:

1. The City Council considers the revitalization of downtown a top priority, with the goal of creating an “authentic downtown” and “an exciting community destination” with a mix of uses. (Strategic Plan – Vision for Round Rock 2027: <http://www.roundrocktexas.gov/home/index.asp?page=1961>)

2. In 2010, the City adopted a Downtown Master Plan (<http://www.roundrocktexas.gov/downtown>). The Plan's stated vision is that "Downtown Round Rock can become a thriving town center, featuring a viable mix of residential, commercial, retail, dining, entertainment and public space uses, in a walkable and historically-sensitive environment to enhance Round Rock's economy, quality of life, and sense of place."
3. In July 2013, the City adopted three (3) new mixed-use zoning districts for downtown to encourage development and design compatible with the goals of the Downtown Master Plan.
4. The City has invested over \$80 million in the downtown area in streetscape improvements, upgrades to utilities, public parking, upgrades and construction of City facilities, public plazas and property acquisition. Construction of major improvements to Main Street, Mays Street, and Round Rock Avenue will begin later this year. 649 public parking spaces in structured parking or public lots are available within 3 blocks of the Property, including 187 parking spaces immediately across Bagdad Avenue in the City Hall parking garage. Streetscape improvements have netted an additional 854 defined on-street free public parking spaces, with more to come. Data on available public parking downtown and a list and maps of depicting examples of downtown improvements are available in the Supplemental Materials.
5. The City is seeking a developer for a unified and master planned development proposal that creates an "anchor" for the community in general and the historic downtown core in particular. The new development should exemplify design excellence and create a pedestrian-oriented environment that links the Property to the rest of downtown.
6. The City operates under the guidance of an adopted Development Philosophy which emphasizes customer service to facilitate the timely review and approval of projects. Round Rock's goal of a prosperous economy requires successful development. To be the "City of Choice" for entrepreneurs and development professionals, the City and its employees are committed to providing an unmatched level of service. A recent article on the City's Development Philosophy is available in the Supplemental Materials.
7. The City has an interest in ensuring the long-term sustainability of the Property as a high quality development. To that end the City may consider retaining rights-of-first refusal on future sales of the Property, establishment of performance targets for development of the Property within reasonable market-driven parameters, and establishing covenants for development of the Property that will apply to future owners or successors of interest in the Property.

D. Community Profile

The following information provides a profile of demographic and economic information about the City of Round Rock provided by the Round Rock Chamber of Commerce.

ROUND ROCK | QUALITY OF LIFE

As of the 2010 Census, Round Rock was ranked the **2nd Fastest Growing City in the United States**, showing that people not only want to *work* here, but want to *live* here as well. With an abundance of family-friendly shopping, dining, entertainment, and affordable housing, it's easy to see why!



Round Rock has **34 developed parks** gracing over **1,700 acres and trail corridors**. Old Settlers Park is the crown jewel, offering a generous 570 acres of rolling countryside for local events and festivals. Round Rock offers exclusive parks including the Dog Depot Dog Park, the Play for All Abilities Park, Prete Plaza and the Shaylah Dame Skate Park. In addition, the city has developed two state-of-the-art recreation centers for a range of community uses.

In 2013, Round Rock Parks & Recreation was awarded the National Recreation and Park Association Gold Medal Award by the American Academy for Park and Recreation Administration.

PUBLIC SUPPORT

In November 2013, voters passed a bond election worth \$123.6 million that will fund projects planned to accommodate the city's growing population including a new library, fire stations and a police first-responder training facility. Over \$50 million will go toward various parks and recreation projects throughout the city, such as new hiking trails, and expanded and update the city's premier sports park - Old Settlers Park.



The **Round Rock Premium Outlets** (above) draws shoppers from across the state with stores including Coach, Anne Taylor, Ralph Lauren, Tommy Hilfiger, Guess, Disney, Gap and Banana Republic. Other big retail names are spread across the City with Ikea anchoring it's shopping center, and the La Frontera multi-use development at the Toll 45 and IH 35 intersection.

The 2013 **ACCRA Cost of Living Index** ranked Round Rock at **90.6**, as compared to the national average of 100, giving Round Rock a relatively low and affordable cost of living. The **average home value** in Round Rock is only **\$183,648**, with a similar priced home pictured above.



HEALTHCARE

Round Rock is home to five hospitals, including a the new **Prevarian Cornerstone Hospital**, a long-term acute care facility. The hospitals' relationships with area colleges allow them to always be supplied with an educated workforce and also be on the cutting edge of technology.

ROUND ROCK | DEMOGRAPHICS

Population	
2019 Projection	126,722
2014 Estimate	113,396
2010 Census	99,887
2000 Census	60,390

Population by Race	
White	68.38%
Black	10.66%
Other	10.59%
Asian	5.43%
American Indian	0.73%
Native Hawaiian/Pacific Islander	0.13%
2 or More	4.08%
<i>*Hispanic (Calculated Separately)</i>	<i>30.99%</i>

Population by Age	
0-4	8.17%
5-9	8.75%
10-14	8.46%
15-17	4.66%
18-20	4.00%
21-24	4.77%
25-34	14.18%
35-44	16.93%
45-54	14.23%
55-64	9.21%
65-74	4.30%
75-84	1.67%
85+	0.66%
<i>Median Age</i>	<i>32.9</i>

Households	
2019 Projection	44,693
2014 Estimate	39,876
2010 Census	34,789
2000 Census	20,813

Household Income	
Average HH Income	\$86,928
Median HH Income	\$71,281

Employment Status	
Labor Force	56,886
Employed	54,046
Unemployed	2,840
Unemployment Rate*	5.0%
In Armed Forces	604
Not in Labor Force	19,945

**2013 Average - Source, Texas Workforce Commission*

Employment by Occupation	
Architect/Engineer	2.71%
Arts/Entertainment/Sports	1.03%
Building Ground Maintenance	1.78%
Business/Financial Operations	6.68%
Community/Social Services	1.40%
Computer/Mathematical	6.32%
Construction/Extraction	3.12%
Education/Training/Library	5.63%
Farm/Fish/Forestry	0.18%
Food Prep/Serving	7.09%
Health Practitioner/Tec	5.76%
Healthcare Support	2.40%
Maintenance Repair	3.46%
Legal	1.06%
Life/Physical/Social Science	0.42%
Management	13.15%
Office/Admin Support	13.46%
Production	4.09%
Protective Services	2.49%
Sales/Related	11.25%
Personal Care/Service	2.62%
Transportation/Moving	3.89%

ROUND ROCK | EDUCATION

Round Rock offers a unique and unprecedented approach to education – it’s called collaboration. Education in Round Rock is delivered to educate all citizens to the maximum ability and desire through collaboration and cooperation among all educational institutions – from our exemplary elementary schools to our accredited colleges and all points in-between.

HIGHER EDUCATION

Round Rock is home to several higher education institutions including:

- Art Institute of Austin (ACC)
- Austin Community College
- South University - Coming Soon!
- Texas A&M Health Science Center
- Texas State University - Round Rock

In addition to these, Round Rock is in close proximity to many other top-ranked colleges, including The University of Texas. This equates to more than 100,000 students are enrolled in nine universities and 50,000 in six community colleges in a 50-mile radius, which guarantees a pipeline of motivated, highly educated employees.

K-12

Round Rock ISD’s robust articulation and dual-credit agreement with Austin Community College creates a smooth transition to multiple career pathways from high school to community college and allows all students the option to earn college credit while in high school. This collaboration of ACC and Round Rock ISD lays the groundwork in high school for a profession in the fields of engineering, medicine, business and many others by helping students accelerate their career goals.

Round Rock ISD At-a-Glance:

Roughly 45,000 students attend the district’s five high schools, 10 middle schools, 32 elementary schools, and two alternative learning centers. During the past five years, the number of students has increased 15%, and enrollment

continues to grow by more than 1,200 students per year. The district employs more than 5,500 area residents.

Total Number of Students:	46,530 (Fall 2013)
Languages Spoken:	79
Average Student Teacher Ratio:	15

Class of 2013 College Entrance Exam Results

	<i>RRISD</i>	State	National
SAT	1610	1498	1437
ACT	23.7	20.9	20.9

Academies

Round Rock ISD academies are specialized programs within a high school that have a specific academic or theme-based focus and serve students based on their interests and talents.

- Science, Technology, Engineering, and Math
- International Business and Economics
- Professional Studies
- Health Science
- Visual and Performing Arts

IB Programs are also in place at every level of education including four elementary schools, two middle schools, and two high schools in the Round Rock ISD.

Population by Educational Attainment

Less than 9th Grade	4.29%
Some High School	4.51%
High School Diploma (or GED)	19.85%
Some College	25.75%
Associate Degree	8.52%
Bachelor’s Degree	25.89%
Master’s Degree	8.63%
Professional School Degree	1.56%
Doctorate Degree	1.00%

ROUND ROCK | MAJOR EMPLOYERS

Our largest employers are outlined below. Round Rock has a diverse mix of industries. An additional advantage of our region is a large regional workforce of nearly 1 million people, which provides a diverse talent pool to draw from.

Company	# Employees	Description
Dell, Inc.	13,000	Headquarters/Information Technology
Sears Teleserv	1,500	Call Center
Round Rock Premium Outlets	800	Destination Retail
Scott & White Healthcare	750	Healthcare
Emerson Process Management	750	Division Headquarters/Automation Process Systems
St David's Round Rock Medical Center	689	Healthcare
Texas Guaranteed Student Loan	700	Headquarters/Credit Reporting & Collections Services
Seton Medical Center Williamson	450	Healthcare
Wayne, A GE Company	450	Pump Manufacturing
Liquidation Channel	400	TV/Internet Retailer
TECO Westinghouse Motor Company	370	Headquarters/Motor & Generator Manufacturing
Toppan Photomask	350	Headquarters/Optical Instrument & Lens Manufacturing
Field Asset Services	325	Residential Real Estate Brokerage & Management
Michael Angelo's Gourmet Foods	320	Headquarters/Frozen Specialty Food Manufacturing
Chasco Constructors	280	Infrastructure Construction

ROUND ROCK | BUSINESS CLIMATE

PROJECT SUPPORT

Development projects have the full support and resources of the City and Chamber staff, a get-it-done team who help bring projects to fruition within the desired timeframe through our true fast-track permitting. For example, when **Emerson Process Management** relocated to Round Rock (occupancy took place in February 2013), the City provided the company with *around-the-clock inspectors and floor-by-floor certificates of occupancy* to ensure their relocation into nearly 300,000 square feet of custom built-out office space was completed within their tight timeframe.

The City has a process in place that saves both time and money for permit applicants. Once the plans are submitted, comments are redlined on the plans then sent to the appropriate party in letter form. The applicant then addresses the comments in letter form, which completes the review process. It's that simple! How the applicant gets the comments to the contractor and on a revised set of plans is up to them. The city has the comments for both the inspector and sub-contractor on the plans; the architect and engineers have addressed their comments in letter form to the city, so the process is complete. This saves weeks of sending and approving revisions, costs of reprinting and the time of the architect and engineer.

This process is evident in other recent projects such as the new 60,000 SF **Prevarian Cornerstone Hospital**, which received its permit *21 days after submitting its application*. **Clear Correct**, a local expansion project that relocated to larger facilities within the city *received their permit only two days after submitting its application*.

TAXES

In addition, the City's property tax rate is one of the lowest in the region and our combined average monthly utility and tax costs are also among the lowest in Central Texas.

SALES TAX	
State	6.25%
City	1.00%
Reduction of Property Tax Rate	0.50%
Transportation & Economic Development (Type B)	0.50%
TOTAL	8.25%

PROPERTY TAX	
Williamson County (GWI)	0.449029
Round Rock ISD (SRR)	1.367400
City of Round Rock (CRR)	0.419490
Austin Community College (J01)	0.094900
TOTAL (Per \$100 assessed value)	2.330819

ROUND ROCK | UTILITIES

ELECTRIC

Electric Energy Delivery	Oncor Electric
Reliability	99.947328
Transmission Voltage	138 KV
Service Voltage	120/208, 120/240, 240/280, 277/480

Round Rock is also deregulated, which allows businesses to seek competitive electric rates from available retail providers. Round Rock has historically had some of the lowest utility costs in Central Texas and offers a competitive business environment.

WATER

Provider	City of Round Rock
Source	Lakes & Aquifers
Max Daily Capacity	56,000,000 gallons
Max Daily Demand to Date	42,000,000 gallons
Average Daily Demand	22,000,000 gallons
Storage Capacity	20,500,000 gallons
System Looped	Yes

WASTE WATER

Provider	City of Round Rock
Source	Lakes & Aquifers
Type of Service	2 Regional Plants
Max Daily Capacity	24,500,000 gallons
Max Daily Demand to Date	15,700,000 gallons

NATURAL GAS

Provider	Atmos Energy
BTU Per MCF	1,000,000

TELECOMMUNICATIONS

Digital	Yes
Fiber Optics	Yes
Switched 56 Kbps	Yes
High Capacity Digital (T1)	Yes
Digital Data Service	Yes

ROUND ROCK | INCENTIVES

Round Rock offers a variety of incentives that are considered on a case-by-case basis and are based on job creation, capital investment, industry sector, and other factors. The following outlines the programs more fully:

Tax abatement programs for real or personal property: The City of Round Rock offers tax abatements for new business construction and existing industry expansions, as well as personal property tax abatements associated with real property. Any additions/alterations to the facility and/or equipment which add new taxable value are eligible improvements to be considered for tax abatement.

Chapter 380 Financing: Chapter 380 of the Local Government Code provides legislative authority for Texas municipalities to provide a grant or a loan of city funds or services in order to promote economic development. The City of Round Rock may offer a Chapter 380 grant in the form of a municipal sales or property tax rebate.

Cash Grants: On a case-by-case basis, the Round Rock Chamber of Commerce and the City of Round Rock can offer performance-based cash grants based on job creation, capital investment, and other factors.

Fast Tracking of Permits: One of the most important incentives, which are difficult to place a value on, has been our ability to “fast track” a project. Round Rock has been able to deliver a substantially shorter time to bring a project online than our competitors. Local officials have been able and willing to customize a development timeline for industries requiring an aggressive schedule.

Job Training Funds: Round Rock will assist companies locating or expanding in Round Rock in securing state-provided job training assistance. The Texas Workforce Commission offers the Skills Development Fund to finance customized job training provided by public community and technical colleges.

Capital Grants and Loans: The State of Texas offers a number of grant and loan programs designed to provide companies with capital access and expenditure assistance.

Texas Enterprise Fund: This “deal-closing” fund was created to bring jobs to Texas by attracting new business and assisting with the substantial expansion of an existing business.

Relocation Expenses Deduction: Companies may deduct from apportioned margin relocation costs incurred in relocating their main office or other principal place of business to Texas from another state provided the company (1) did not do business in Texas before the relocation and (2) is not a member of an affiliated group engaged in a unitary business, another member of which is already doing business in Texas.

Manufacturing Machinery & Equipment: Leased or purchased machinery, equipment, replacement parts, and accessories that have a useful life of more than six months, and that are used or consumed in the manufacturing, processing, fabricating, or repairing of tangible personal property for ultimate sale, are exempt from state and local sales and use tax. Tangible personal property that becomes an ingredient or component of an item manufactured for sale, as well as taxable services performed on a manufactured product to make it marketable are exempt. The exemption also applies to tangible personal property that makes a chemical or physical change in the product being manufactured and is necessary and essential in the manufacturing process.

Natural Gas & Electricity: Texas companies are exempt from paying state sales and use tax on electricity and natural gas used in manufacturing, processing, or fabricating tangible personal property.

Texas In-State Tuition Incentive for Employees & Family Members: Texas has an Economic Development and Diversification In-State Tuition incentive that allows employees and immediate family members of the qualified businesses to pay in-state tuition fees if the individual files with a Texas institution of higher education.

ROUND ROCK | ACCOLADES & ANNOUNCEMENTS

ACCOLADES

- Austin-Round Rock ranks #1 in Forbes' fastest growing cities (2014)
- Austin-Round Rock ranks first in Bloomberg's Top 12 American Boomtowns (2013)
- Round Rock ranks in top of America's 10 Best Suburbs by Movoto Real Estate (2013)
- Austin-Round Rock-San Marcos ranked 9th Most International Economy in U.S. by Brookings Institute (2013)
- Austin-Round Rock-San Marcos named America's 20 Fastest Growing City by Forbes (2013)
- Round Rock Parks & Recreation awarded the National Recreation and Park Association Gold Medal Award by the American Academy for Park and Recreation Administration (2013)
- Round Rock Ranked 2nd Fastest-Growing City according to US Census Bureau (2012)
- Forbes Names Austin-Round Rock-San Marcos MSA Best Big City for Jobs (2012)
- Round Rock Named One of America's Fastest-Growing Cities by MSN Real Estate (2012)
- Austin-Round Rock-San Marcos MSA Ranked #1 for Best Big City for Jobs by Forbes (2012)
- Round Rock Named 11th Safest City in US by CQ Press (2012)

ANNOUNCEMENTS

Company	Project Type	# of Jobs
Field Asset Services	Retention	420
Bass Pro Shops	Attraction	200
ClearCorrect	Attraction	150
Cornerstone Healthcare Group	Attraction	85
ThermaSol	Attraction	60
South University	Attraction	55
Insys Therapeutics	Retention & Expansion	42
Round Rock Plaza I	Attraction	41
Apto Solutions	Retention & Expansion	30
Texas Med Clinic	Attraction	30
Adao Global	Attraction	22
MineCor	Attraction	20
Parish & Co.	Retention & Expansion	20

E. Process and Timeline

The City intends to request that a firm, or consortium of firms, submit a future Request for Proposals that:

1. Complements the City's goals and vision for the Property;
2. Offers the City the best potential for value creation; and
3. Includes a team made up of a firm or firms with the vision and financial strength to carry this project to fruition.

The City reserves the right to request additional information of Respondents as deemed necessary and appropriate by the City.

The City anticipates responding to Letters of Interest by mid-summer. A detailed proposal and vision for the Property will be requested from qualified developers, with approximately three (3) months given to submit responses to the City. Selection and negotiation with a chosen developer will occur in late 2014.