



**PRESS RELEASE**  
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## **CITY CLOSES ON TRANSFER OF SEAHOLM PROPERTY**

### **Construction begins on Residential Tower and Power Plant Redevelopment**

AUSTIN, Texas – April 16, 2013 – The City of Austin and Seaholm Power LLC announce the completion of the lease and purchase of the Seaholm property. The sale today turns over control of a pivotal downtown waterfront block including the historic 1950 art deco power plant and surrounding five acres for the transformation of the site into a mixed-use, urban oasis on the Southwestern edge of downtown Austin.

“This marks a historic milestone for the City, for the power plant and for future generations of Austinites,” said Austin Mayor Lee Leffingwell. “We’re glad this agreement has been reached, and that the redevelopment can begin. This is a key piece of the future of downtown Austin and I look forward to the transformation.”

“We appreciate how this public-private partnership will help bolster the continued revitalization of this significant community of Austin. We’re excited to find an adaptive use to this iconic property that is so much a part of Austin’s history,” said John Rosato, principal with Southwest Strategies Group and managing partner of Seaholm Power LLC.

At its June 7, 2012 meeting, the Austin City Council authorized an amendment to the Master Development Agreement (MDA) enabling Seaholm Power LLC to lease the historic power plant as office space. The power plant was built in the 1950s and ceased power generation operations in the 1990s.

The MDA represents a unique public-private partnership brought about by citizens’ desire to save the iconic power plant structure. Terms specify Seaholm Power LLC’s 99-year lease of the power plant structure, and out-right purchase of the surrounding two lots where a 30-story, 309-unit apartment tower and additional

60,000 square feet of office, retail and restaurant space will rise. Changes to the inside of the 117,000-square-foot power plant itself are anticipated, customized to whatever tenant inhabits the building but maintaining the unique open industrial feel of the main hall. The public will have access to view the main hall as part of the June agreement.

Rosato said the contractor will immediately begin work on the power plant and the parking garage. After that the office/retail building and the residential tower will go vertical. In all, he estimates a total build-out time of approximately two and a half years.

The five-acre area is bounded to the west by the planned Seaholm Drive from Third Street south to Cesar Chavez Street; on the south by Cesar Chavez Street from the planned West Avenue east to Seaholm Drive; on the east by West Avenue from Cesar Chavez Street north to Third Street; and on the north by Third Street between Seaholm Drive and West Avenue.

### **About Seaholm Power LLC**

Seaholm Power LLC, the team selected by the City of Austin to oversee the redevelopment of the Seaholm Power Plant site, consists of well-known local real estate and hospitality professionals with a combined total of more than 90 years experience in their areas of expertise.

The joint venture includes principals with Austin-based companies: Southwest Strategies Group, Centro Development, State Street Properties, and La Corsha Hospitality Group in partnership with CIM Group. STG Design Inc. is the Architectural firm, David Stauch the Project Manager. Financing is provided by International Bank of Commerce and Bank of the Ozarks with Mortgage Brokerage services by Jim Richards and Jim Kirkpatrick of CBRE Capital Markets. Together, the team is working in conjunction with the City of Austin to save the iconic power plant structure and create a mixed-use, multi-modal hub that will provide new and exciting options for Austinites to eat, shop, work and play. For more information, visit: [www.seaholm.info](http://www.seaholm.info).

### **About City of Austin Economic Growth and Redevelopment Services Office - Redevelopment Division**

The Economic Growth and Redevelopment Services Office was created to lead the economic development, small business development, cultural arts, and emerging technology programs for the City.

The Redevelopment Division within EGRSO will continue to manage the Master Development Agreement between Seaholm Power LLC and the City of Austin.