



**URBAN RENEWAL BOARD
APPROVED MINUTES**

**REGULAR MEETING
SEPTEMBER 20, 2010**

The Urban Renewal Board convened in a regular meeting on Monday, September 20, 2010 at the Street-Jones Building, 1000 East 11th Street in Austin, Texas.

Chair Sifuentes called the Board Meeting to order at 6:03 p.m.

Board Members in Attendance:

Ben Sifuentes, Chair
Sean Garretson, Vice Chair
Sharen Baxter
Andrew Bucknall
Michael Clark-Madison
Christina De La Fuente-Valadez

Staff in Attendance:

Gina Copic
Rebecca Giello
Sandra Harkins
Gregory Miller
Betsy Spencer

1. APPROVAL OF MINUTES

The minutes from the regular meeting of July 19, 2010 were approved on a motion by Commissioner Garretson, seconded by Commissioner Baxter on a 4-0-0 vote.

2. CITIZEN COMMUNICATION: GENERAL

- Michael Casias. East End Merchants – ARA removal of fence at East Room; crime spree on 11th; Dick Clark Architecture-public enemy; Tri Party agreement
- Tracy Witte, Swede Hill Neighborhood Association – Title to URA owned land
- Harold McMullan, Diverse Arts – Block 18 lease renewal
- Eric Standridge, Robertson Hill – MOU
- Carla Nickerson, Pro Arts, District Day, use of lot 16 and 17

Chair Sifuentes recessed the meeting to go into Executive Session at 6:20p.m.

EXECUTIVE SESSION

The Board of Commissioners of the Austin Urban Renewal Agency will meet in Executive Session under Texas Government Code Sections 551.071 (Private Consultation with Attorney) and 551.072 Real Property to discuss the following:

1. Discussion on the continuation/dissolution of the Acquisition, Development and Loan Agreement (Tri-Party).
2. Discuss the negotiation and execution of an interim agreement with the City of Austin relating to roles, responsibilities and processes for the redevelopment of E. 11th and 12th Street.
3. Discussion regarding legal issues and real estate development options related to the disposition of certain properties in the 900 Block of East 11th Street (Block 16).
4. Discussion regarding legal issues and real estate development options related to the disposition of certain properties in the 1000 Block of East 11th Street (Block 17).

Executive Session ended and Chair Sifuentes called the meeting back to order at 7:25 pm.

ACTION ITEMS FROM EXECUTIVE SESSION

1. Discussion and possible action on the continuation/dissolution of the Acquisition, Development and Loan Agreement. (Tri-Party)
The motion to allow the restated Acquisition and Development Agreement to expire on October 1, 2010 pursuant to the terms of the agreement was approved on a motion by Commissioner De La Fuente-Valadez, seconded by Commissioner Garretson on a vote of 6-0-0.
2. Discuss and possible action on the negotiation and execution of an interim agreement with the City of Austin relating to roles, responsibilities and processes for the redevelopment of E. 11th and 12th Street.
The motion to authorize the Chair to expedite the presented Memorandum of Understanding with the City of Austin subject to the City's approval was approved on a motion by Commissioner Clark-Madison, seconded by Commissioner Bucknall on a vote of 6-0-0.
3. Discussion and possible action regarding legal issues and real estate development options related to the disposition of certain properties in the 900 Block of East 11th Street (Block 16).
(See item #4)
4. Discussion and possible action regarding legal issues and real estate development options related to the disposition of certain properties in the 1000 Block of East 11th Street (Block 17)
The motion to direct staff to interact with the City regarding issues related to blocks 16 and 17 and the possible transfer of property as discussed in executive session was approved on a motion by Commissioner Baxter, seconded by Commissioner Bucknall on a vote of 6-0-0.

OPEN MEETING ITEMS:

3. NEW BUSINESS

- a) Approve revised bylaws as directed by City Council in action taken on July 29, 2010 concerning officer terms.
The motion to approve the bylaws as presented was approved on a motion by Vice Chair Garretson, seconded by Commissioner De La Fuente-Valadez on a vote of 6-0-0.
- b) Annual election of URB Chair and Vice Chair to serve for the 2010-2011 term of office, September 1, 2010 through August 31, 2011.
The motion to nominate Commissioner Baxter as Vice Chair was approved on a motion by Chair Sifuentes, seconded by Vice Chair Garretson on a vote of 6-0-0.
The motion to nominate Chair Sifuentes as Chair was approved on a motion by Chair De La Fuente-Valadez, seconded by Commissioner Bucknall on a vote of 6-0-0.
- c) Discuss and possible action authorizing the negotiation and execution of a Temporary Use Agreement with, DiverseArts Culture Works from 1 October 2010 to 30 September 2011, for the properties located at 1106, 1112 and 1114 East 11th Street for community events, performances and civic gatherings. Provide directions to staff regarding same.

The motion to approve a Temporary Use Agreement with DiverseArts Culture Works was approved on a motion by Vice Chair Garretson, seconded by Commissioner De La Fuente-Valadez on a vote of 6-0-0.

- d) Discuss and possible action authorizing the negotiation and execution of a Temporary Use Agreement with, Pro Arts Collective, Inc. from October 16, 2010 8:00 am to October 16, 2010 11:00 pm, for the properties located at 916 E. 11th Street, 907, 909, 911 and 913 Juniper Street for a community event, performance and civic gathering for the African American Cultural Heritage District Happening Event. Provide directions to staff regarding same.

The motion to approve a Temporary Use Agreement with Pro Arts Collective was approved on a motion by Commissioner Clark-Madison, seconded by Commissioner Baxter on a vote of 6-0-0.

4. STANDING ITEMS

- a) Receive, discuss and possible action on updates from Austin Revitalization Authority (ARA) on the East 11th & 12th Streets Redevelopment Project(s); discussion and directions to staff.
ARA not present for update.
- b) Receive, discuss and possible action on the update from the 11th Street Neighborhood Partners, Ltd. on the Block 19 development – East Village Project; discussion and direction to staff.
Mr. Casias spoke during Citizen Communications.
- c) Receive, discuss and possible action on updates from City staff on the status of East 11th & 12th Streets Redevelopment Project(s), and/or any upcoming Council City of Austin or Board & Commission meetings action regarding the ARA; the Agency or the East 11th and 12th Streets Urban Renewal Plan.
Update given by Sandra Harkins.

5. NEXT MEETING/FUTURE AGENDA ITEMS

- o Vice Chair Garretson requested the item regarding a Block 18 interim plan be placed on the next agenda.

6. ADJOURN

Chair Sifuentes adjourned the meeting at 7:45 p.m. without objection.