

RESOLUTION NO. 20170928-052

WHEREAS, Resolution No. 20160818-075 created an 18-member Visitor Impact Task Force that recommended many of the features, elements, and benefits that are the subject of or related to this resolution; and

WHEREAS, other initiatives have identified important priorities outside of the downtown core that merit investment, including, but not limited to, the Spirit of East Austin initiative which was created to address historic inequities and the lack of financial investment in the Eastern crescent and a path forward to reverse the impacts of generations of neglect; and

WHEREAS, the Austin City Council passed Resolution No, 20170209-033 directing the City Manager to provide information about financial needs related to various projects and entities in the downtown core west of the IH-35 access road; and

WHEREAS, the Austin City Council passed Resolution No. 20170209-033 directing the City Manager assess a number of financial tools and possible funding options for various projects and entities in the downtown core west of the IH-35 access road including funding secured through a new Tax Increment Finance Zone (TIF) or expansion of the boundaries of the existing Waller Creek TIF; and

WHEREAS, a staff memo dated July 6, 2017, titled "Update to Financing for Downtown Projects 'Downtown Puzzle'," laid out potential financing mechanisms and options for implementing various components considered for or related to downtown projects; and

WHEREAS, long standing needs, including addressing homelessness, supporting the local music industry, preserving historic sites, and honoring and celebrating Latino/Hispanic and Black culture, in and around downtown require immediate and stable funding sources to be identified; and

WHEREAS, all parts of the City have areas that are frequented by tourists; and

WHEREAS, Resolution No. 20170831-060 asked the City Manager to provide a report to the City Council on options to include the Travis County Exposition Center as a venue funded with hotel occupancy tax revenue, or other revenue; and

WHEREAS, staff presented different scenario funding options for or related to downtown projects on August 29, 2017, and Council continues to explore these and related issues; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Council affirms, re-affirms and directs that the City Manager take the following actions with regard or related to certain downtown projects:

1. That the City Council wishes the City Manager to continue the staff process to expand temporally the Waller Creek Tax Increment Finance Zone (TIF) temporal expansion. At the required TIF briefing or soon thereafter, the City Manager should delineate the proposed roles and responsibilities of the City of Austin, the Waller Creek Local Government Corporation, and the Waller Creek Conservancy. Further, City Council requests the City Manager investigate and present viable options for a public improvement district or other funding mechanism for areas properties to pay for the maintenance and operation of the associated chain of parks.
2. That the City Council affirms its commitment to implement Phase 3 of the Emma S. Barrientos Mexican American Cultural Center as soon after completion of the Master Plan as possible. Before December 15, 2017, the City Manager should identify available financial options such as certificates of obligation and general obligation bonds, analyze whether hotel occupancy taxes could support a MACC expansion, and recommend which sources of funding would be most appropriate given the MACC's current and future programming and mission.
3. That the City Council affirms its interest in creating dedicated funding streams to support services and housing for individuals experiencing homelessness throughout

the city. To that end, the City Manager is directed to complete the work required in Resolution 20170831-103 identifying options for creating a dedicated funding stream for housing and services for individuals experiencing homelessness throughout the city, and to provide information to Council as soon as available but no later than December 15, 2017. Before that time, the City Manager is directed to schedule a Council briefing on the "Action Plan to End Homelessness in Austin/Travis County." In conjunction with this analysis, the City Manager is directed to consider whether monies could be used to support services and housing for individuals experiencing homelessness and if other financial strategies, such as participating in or expanding the Downtown Austin Alliance funding mechanism, would also be available in addition to or more appropriate for meeting this need.

4. That the City Council affirms its interest in considering an application for a Tourism Public Improvement District that would provide at least 40% of the TPID tax directly to the City to fund services and housing for individuals experiencing homelessness and other community priorities. It should further provide for public safety and health and sanitation purposes in and around downtown which will improve and benefit the downtown hotels participating in the TPID and the City Manager is directed to report back to City Council by December 15, 2017, as to legal, practical and logistical issues related hereto.
5. That the City Council affirms its commitments to create a dedicated funding stream to address historic inequities in investments of city resources in the Eastern crescent, including Walter E. Long Metropolitan Park, the Travis County Exposition Center and the Spirit of East Austin community initiatives. To that end, the City Manager is directed to identify financial options, such as hotel occupancy taxes, general obligation bonds, or other financing mechanisms, for investment into these important community priorities.

6. That the City Manager is directed to negotiate the acquisition of the Palm School for use as a public and civic space. The City Manager is further directed to provide Council, by December 15, 2017, with an analysis of available funding options (including certificates of obligation, hotel occupancy taxes reserved in the Historic Preservation Fund, venue funding, hotel occupancy taxes available under Section 351.101 (if the Convention Center is expanded or renovated, or other sources of funding). The Manager's analysis should describe how allowable uses would differ depending on which funding source gets used.

BE IT FURTHER RESOLVED:

The Council requests information relevant to make a decision on whether or not to expand or renovate the Austin Convention Center or opt for another venue option allowable by the laws governing the Hotel Occupancy Tax. This resolution should not be viewed as a decision or an inclination at this point to expand or renovate the Convention Center. The Manager should explore innovative design options and collaborations, such as the use of a public-private partnership, long-term land leases, and construction of residential and office towers above any expanded convention space. The Manager should also explore options for design of any renovation or expansion including working with the Center for Sustainable Development at the University of Texas, an RFI process inviting designs, or other process. If the City Council were to renovate or expand the Austin Convention Center, the design should minimize impact to the street grid system, work to restore the street grid system to the historic Waller Grid plan where possible and prudent, activate as much as possible and prudent the street level experience and retain or enhance ad valorem tax revenue.

BE IT FURTHER RESOLVED

If the Convention Center is renovated or expanded and the hotel occupancy tax can thus be increased, the City Council commits that the taxes would be used, as allowed by law and as otherwise available and desirable, for projects such as those mentioned in this resolution and the following projects (without limitation):

- a. Purchasing, renovating, or repairing other historic assets in the immediate vicinity of the Convention Center, including historic East Sixth Street, historic portions of the Red River Cultural District, East 11th Street, East 12th Street, Walter E. Long Metropolitan Park and visitor centers in a way that provides for allowable public and civic use of the space.
- b. Purchasing, renovating, or repairing other historic assets throughout the city that attract tourists and convention delegates, as allowed by state law.
- c. Creation of dedicated funding streams to provide at least \$3.2 million for the local music industry, in accordance with Resolution 20170831-060 to allocation 15% of hotel occupancy taxes million for historic preservation annually.
- d. Projects identified above, but also including without limitation, the George Washington Carver Genealogy Center, the Mexic-Arte Museum, and the Asian American Resource Center, or other projects that might come forward through the Spirit of East Austin process.
- e. Partnering with Travis County regarding renovation and expansion options of all or part of the Travis County Exposition Center, and surrounding Walter E. Long Metropolitan Park area, as a convention center facility located in the City of Austin either funded directly with Hotel Occupancy Tax, or funded through establishment of a venue, or other funding source, as allowed by state law.

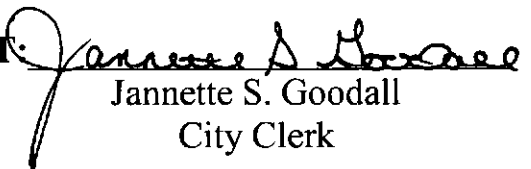
BE IT FURTHER RESOLVED,

The City Manager shall consider and respond, as part of the analysis, legal practical or other questions submitted from Council Members.

BE IT FURTHER RESOLVED,

The City Manager shall address in her analyses the following and shall provide updates to Council as appropriate:

- a. Options for policies related to any TPID agreements, TIF mechanisms, uses of hotel occupancy taxes, and RFIs related to the public-private partnership through which the Convention Center may be expanded or renovated;
- b. Policies and options for distributing or awarding revenue for homeless services, transitional or permanent supportive housing, support for the local music industry, and historic preservation.

ADOPTED: September 28, 2017 ATTEST: 
Jannette S. Goodall
City Clerk