



City of Austin

301 W. Second Street
Austin, TX

Agenda

Questions and Answers Report

Mayor Steve Adler

Mayor Pro Tem Kathie Tovo, District 9

Council Member Ora Houston, District 1

Council Member Delia Garz, District 2

Council Member Sabino "Pio" Renteria, District 3

Council Member Gregorio Casar, District 4

Council Member Ann Kitchen, District 5

Council Member Jimmy Flannigan, District 6

Council Member Leslie Pool, District 7

Council Member Ellen Troxclair, District 8

Council Member Alison Alter, District 10

Thursday, August 9, 2018

Austin City Hall

- 109. Agenda Item #109:** Council discussion and possible action related to plans submitted in response to Resolution No. 20180628-060 regarding development on a city-owned site located at 10414 McKalla Place.

QUESTION:

Provide history of the McKalla Place regarding Capella Partners and what happened to the request for proposal?

COUNCIL MEMBER POOL'S OFFICE

ANSWER:

Below is a recap of the McKalla Place analysis:

In early December 2016, Capella Partners met with City staff. Capella Partners indicated they had met previously with Former City Manager Marc Ott. As the landowner directly adjacent to the west from the City owned property at 10414 McKalla Place, they were interested in sharing information about their proposed project and inquiring about the City's plans for the adjacent site. During the meeting, staff indicated that any mixed-used redevelopment on the parcel would require a Request for Proposal (RFP) procurement process. Staff also indicated a Council briefing would be required prior to any issuance of a RFP regarding the McKalla Place property.

In order to be fully informed prior to any Council briefing and work on drafting a RFP, the Office of Real Estate Services (ORES) staff ordered an independent appraisal of the property. ORES staff worked on a draft potential RFP document; however, a formal solicitation process never began.

In August 2017, the Office of Real Estate Services provided a memo updating Council on overall redevelopment of city land, and citing ten City Council resolutions pertaining to re-use of City owned real estate. Staff indicated that responses to these resolutions were being consolidated to provide a more comprehensive response. Staff recommended a "portfolio" approach rather than individual, and that a briefing for Council would be scheduled.

On March 6, 2018, staff presented to City Council a "Framework for Redevelopment of City Owned

Land" <http://www.austintexas.gov/edims/document.cfm?id=294293> . In that presentation, McKalla Place was listed as one of the initial sites ready for a mixed-used redevelopment that could accomplish community objectives such as affordable housing, parks, and creative space. In addition, staff detailed a new framework process for such a redevelopment effort.

Later that month, on March 22, 2018, City Council passed resolution 20180322-99 "directing the City Manager to conduct further analysis of 10414 McKalla Place as a major league soccer stadium".

Pursuant to Resolutions 20180628-060 and 20180628-130 approved by Council on June 28, 2018, two items are on the Council's August 9, 2018 agenda related to 10414 McKalla Place including items #19 and #109.