



URBAN RENEWAL BOARD
DRAFT MINUTES

REGULAR MEETING
August 20, 2018

The Urban Renewal Board convened in a regular meeting on Monday, August 20, 2018, at the Street-Jones Building, 1000 East 11th Street, Room 400A, Austin TX.

Chair Babb called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

Joe Babb, Chair
Nicole Sunstrum, Vice-Chair
Parisa Fatehi-Weeks
Maegan Ellis
Jana Ortega
Manuel Escobar

Board Members Absent

Nathaniel Bradford

Staff in Attendance:

Sandra Harkins
Habib Erkan

PURPOSE: The Board of Commissioners primary responsibility is to oversee the implementation and compliance of approved Urban Renewal Plans that are adopted by the Austin City Council. An Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the city.

- 1. APPROVAL OF MINUTES** – – Approval of the July 16, 2018, Regular Meeting Minutes
The motion to approve the July 16, 2018, regular meeting minutes was made by Commissioner Escobar, seconded by Commissioner Ellis and approved on a 6-0-0 vote.
- 2. CITIZEN COMMUNICATION: GENERAL** (The first 5 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns. This is the opportunity for visitors and guests to address the Urban Renewal Agency of the City of Austin (Agency) on any issue. The Agency may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time

however the Agency may present any factual response to items brought up by citizens.
(Attorney General Opinion – JC-0169) (Limit of three minutes each).

None

Chair Babb recessed the Urban Renewal Board meeting to go into Executive Session at 6:49 p.m.

3. Executive Session

- a. Pursuant to Texas Government Code Section 551.071 (consultation with attorney) the Board of Commissioners shall convene in executive session to consult with the Agency's attorney regarding requests for extension of the "Outside Completion Date" as allowed under the Escrow Agreements of real properties located in Austin Texas at 1120 East 12th Street and 1322-1336 East 12th Street.

Chair Babb reconvened the Urban Renewal Board meeting at 7:41 p.m., no action was taken by the Board of Commissioners during Executive Session

Chair Babb recessed the meeting for a break at 7:41 p.m. and reconvened the meeting at 7:48 p.m.

4. NEW BUSINESS

None

5. OLD BUSINESS

- a. Presentation, discussion and possible action regarding the East Austin Historic Resource Survey, issued October 25, 2016, and how this survey impacts properties within the Urban Renewal Plan boundaries.

Item 5.a. was heard before Items 3 a. and after 5.b.

Presentation was provided by Steve Sadowsky and Cara Bertron-Lowe with the City of Austin's Historic Preservation Office.

- b. Discussion and possible action regarding the development update for 1120 East 12th Street and 1322-1336 East 12th Street.

5.b. briefing from Matt Harriss, Chief Financial Officer, Butler Family Interests, provided a project briefing regarding the development at 1322-1336 East 12th Street.

This item has two separate motions and approvals.

1120 East 12th Street

The motion finding that neither the Purchaser of 1120 East 12th Street property, nor its assigns, diligently pursued permitting or construction of the project as required by the Escrow Agreement and direct the Agency's legal counsel and Agency staff to take those actions as may be reasonable necessary to recover funds held by the Escrow Agent under the Escrow Agreement was made by Commissioner Ellis and seconded by Commissioner Ortega and approved on a 5-0-0 vote.

1322 – 1336 East 12th Street

The motion authorizing Chair Babb and the Agency's legal counsel to negotiate and execute the first amendment to the Escrow Agreement that provides for approval of the first and second extension to the Outside Completion Date in exchange for the Purchaser to provide a Completion Guarantee to the Agency was made by Commissioner Escobar and seconded by Commissioner Fatehi-Weeks and approved on a 5-0-0 vote.

- c. Discussion and possible action regarding the Urban Renewal Board's existing request for proposal scoring criteria and matrix to ensure consistency with the goals of the Urban Renewal Plan and how enforcement provisions may be implemented.

Staff provided a brief overview of the backup materials. This item was postponed to the September 17, 2018 meeting.

- d. Discussion and possible action regarding an extension of the East 11th and 12th Street Urban Renewal Plan.

Presentation was provided by Commissioner Ellis.

The motion to direct staff to take necessary steps to get the request for a 10-year extension, to include a reassessment after 5 years, of the term to the East 11th and 12th Streets Urban Renewal Plan and Redevelopment Project Controls on the City of Austin, Council Agenda at the earliest reasonable date and to authorize the Chair Babb and Commissioner Ellis to attend and represent the Urban Renewal Agency at any Board and Commission or City Council meetings related to the extension was made by Commissioner Fatehi-Weeks and seconded by Commissioner Ortega and approved on a 5-0-0 vote.

6. Staff Update

Update on East 11th and 12th Street Development Strategy Implementation

No update was provided.

NEXT MEETING/FUTURE AGENDA ITEMS

Next meeting is September 17, 2018, at 6:00 p.m.

ADJOURNMENT – Meeting ended at 8:24 p.m.