

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: November 29, 2018

Item Number: **011**

Office of Real Estate Services

Authorize negotiation and execution of a lease with Urban Roots, for approximately 9.405 acres of land for the operation of urban agriculture and commercial farming at the Winnebago Property, located at 4711 Winnebago Lane, Austin, Texas 78744 for a term of 15 years, with one 15 year extension option, with a monthly rental rate of \$1,000.

District(s) Affected: District 2

Lead Department	Office of Real Estate Services.
Fiscal Note	This item has no fiscal impact.
Prior Council Action	Resolution No. 20180614-069 - Approved on June 14, 2018 Resolution No. 20160303-020 - Approved on March 3, 2016.
For More Information	Alex Gale, Office of Real Estate Services, (512) 974-1416; Megan Herron, Office of Real Estate Services, (512) 974-5649; Edwin Marty, Office of Sustainability, (512)974-2120.

Additional Backup Information:

In March 2016, City Council passed Resolution No. 20160303-020, which created the Austin Healthy Food Access Initiative. This program focuses on addressing barriers to healthy food access in

low-income, poverty stricken areas of southeast, northeast, and central east Austin. In its efforts to strategically align with the Austin Healthy Food Access Initiative, City Council directed staff to look into the feasibility of a collaboration with Urban Roots to promote urban agriculture on City owned land located at 4711 Winnebago Lane.

Urban Roots will provide access to nutritious affordable food by its production of 20,000 pounds of food annually from the site, which is the equivalent of \$40,000. Sixty (60%) percent of their produce will be sold at local farmers markets at rates below market value, and forty (40%) percent will be donated to emergency feeding shelters. This initiative will decrease food insecurity for the most vulnerable community members and will help reduce the impact of chronic disease rates by increasing consumption of healthy food. The following outlines the public benefits:

- Increasing healthy behaviors.
- Preserving existing farmland.
- Increasing organic diversion.
- Integrating green infrastructure elements.
- Promoting healthy food and discouraging unhealthy food consumption.
- Improving coordination between Health and Human Services Department, other City Departments, Travis County, non-profits, and the community.
- Increasing opportunities for youth programs including internship and leadership opportunities and job development.
- Expanding the diversity of the demographic community engaged in sustainable food justice.
- Increasing opportunities for lower income communities to engage in education and volunteer programs.
- Provide access to the site by the general public and contain features that are accessible to residents, adjacent neighbors, and the surrounding community.

Urban Roots' timeline for the growth campaign at the Winnebago site will be established by the following:

- **Year 1:** Preliminary draft of the site plan, connection of the utilities to the site, installation of the temporary security fence, assumption of site management, growth of cover crops for soil enrichment. There will be 25 youth participants, each in the summer and fall, for paid community engagement internship programs.
- **Year 2:** Completion of the site plan and continuation of site management. There will be 25 youth participants, each in the spring, summer, and fall, for paid community engagement internship programs.
- **Year 3:** Farm infrastructure will be installed including: plumbing and irrigation, a walk-cooler, a fruit and nut orchard, a greenhouse, a vegetable wash station, tractor shed, demonstration compost area, educational kiosks. There will be 14 youth to install orchard in the winter.
- **Year 4:** Continue installation of farm infrastructure, build parking lot, install utilities onto site, start construction of 5,000 sq. ft. structure, build permanent fencing, murals on farm structures. Year round programming will begin for the youth. There will be 50 paid internships, 500

educational tours, and 1,000 volunteer opportunities.

- **Year 5:** Complete construction of building, install signage, rain water collection and solar as well as landscaping. Year round programming will continue for the youth. There will be 75 paid internships, 750 educational tours, and 1,200 volunteer opportunities.

A third party market rent study was conducted for the Winnebago tract indicated that the market rent is \$11,950 per month. Urban Roots base rental rate will be \$1,000 per month. The public benefit of services the community will receive from Urban Roots will offset the market rental rate.