



Recommendation for Action

File #: 19-2218, **Agenda Item #:** 29.

6/19/2019

Posting Language

Authorize negotiation of an interlocal agreement with Travis County Healthcare District d/b/a Central Health (Central Health) to collaborate on planning, economic, and real estate due diligence efforts to evaluate the suitability of a Health and Wellness Campus on up to 5 acres of land in the Loyola Town Center and Innovation District located within the 208-acre Colony Park Sustainable Community.

Lead Department

Economic Development.

Fiscal Note

Funding in the amount of \$40,000 is available in the FY 2018-2019 Economic Development Department's Operating Budget. Funding for the remaining years of the agreement is contingent upon available funding in future budgets.

Prior Council Action:

October 18, 2018 - Council approved Item No. 20181018-030, authorizing negotiation and execution of an Exclusive Negotiation Agreement (ENA) with Catellus Development Corporation for terms governing a Master Developer Agreement (MDA) for the development of Colony Park Sustainable Community. (Notes: Approved on consent on a 10-0 vote. Council Member Pool was absent.)

October 6, 2016 - Council approved Ordinance No. 20161006-056, which amended the Imagine Austin Comprehensive Plan Map and Attachments for the Colony Park Sustainable Community Initiative Master Plan. (Notes: Approved on a 9-0 vote, with Council Member Zimmerman abstaining and Council Member Troxclair absent.)

December 11, 2014 - Council approved Ordinance No. 20141211-150 amending City Code Chapter 25-2 by rezoning the 208-acre Colony Park site from single family residence-standard lot (SF-2) district zoning, family residence (SF-3) district zoning, and multi-family residence low density (MF-2) district zoning to planned unit development (PUD) district zoning. (Notes: Approved on consent on Council Member Morrison's motion, Council Member Spelman's second on a 7-0 vote.)

December 15, 2011 - Council approved Ordinance No. 20111215-014, authorizing acceptance of up to \$3,000,000 in grant funds from the Community Challenge Grant Program of the United States Department of Housing and Urban Development; and amended the Fiscal Year 2011-2012 Neighborhood Housing and Community Development Office Operating Budget. (Notes: Approved on consent on Council Member Martinez's motion, Mayor Pro Tem Cole's second on a 7-0 vote.)

For More Information:

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Additional Backup Information:

This opportunity to develop a Health and Wellness Campus was included in the Colony Park Sustainable

Community Request for Qualifications (RFQS) and Request for Proposal (RFP). It represents an opportunity to provide a critical need identified by the community that further aligns the development at Colony Park with the City's Strategic Outcomes of Economic Opportunity & Affordability, and Health & Environment.

The City of Austin Economic Development Department (EDD) and Central Health propose to request City Council authority to negotiate and subsequently bring forward for City Council approval an interlocal agreement that enables the City and Central Health to share costs for the planning, economic, and real estate due diligence efforts needed to evaluate the suitability a Health and Wellness Campus within the 208-acre Colony Park Sustainable Community. As stipulated in the Colony Park RFQS/RFP, the City reserves the right to negotiate with Central Health, independently from the master developer, on a health and wellness center to serve the immediate and critical needs of the Northeast Austin and Northeast Travis County communities on up to 5 acres of land in the Loyola Town Center and Innovation District. The anticipated outcomes include planning alternatives that will inform a recommended site concept plan, estimates of site and infrastructure investments, and economic analysis to establish the business terms for the real estate transaction. The interlocal agreement will specify the terms of the cost-sharing agreement, roles and responsibilities and timetable for deliverables.