

# JUDICIAL COMMITTEE MEETING

MAY 11, 2020

UPDATE ON RESOLUTION 20180215-048



Office of Real Estate Services

# COUNCIL DIRECTION

1. “Identify options, including leasing, building and/or buying properties for the relocation of Austin Municipal Court, creating one regional facility serving the north and one regional facility serving the south...”
2. “Develop recommendations for the future use of the current Austin Municipal Court site at 700 East 7<sup>th</sup> Street...”
3. “Identify options for the relocation of the Downtown Austin Community Court (DACC)...”

# ITEM 1: NEW SPACE FOR AUSTIN MUNICIPAL COURT

- On October 28, 2018, City Council approved authorization and negotiation of 120-month (10 year) lease with a ten-year option for 96,000 square feet of office space located at 6800 Burleson Road
- Planned completion and move-in to leased space on March 2, 2020
- First Jury Duty at the new location scheduled for March 23, 2020
- North payment center to be relocated from current Police Substation due to overcrowding and inefficiencies
- North regional facility paused until lease term approaches at Burleson Road (5-7 years)

# PROGRESS ON NEW MUNICIPAL COURT SPACE

- Occupancy delayed by COVID-19
- All construction completed, and all permits are approved
- Moving started on February 25, 2020
- Received keys to the building on March 2, 2020
- Moved in small groups to keep operations at old location until March 18
- All moving completed on March 19, 2020
- Occupancy scheduled for June 1, 2020 - subject to COVID-19

## Front of the Municipal Court



## Staff Secured Parking and Entrance





## Courtroom Lobby



## Courtroom 1





## Front Entrance Lobby (Customer Service Windows)



## Support Service Work Area



## Staff Breakroom





## Staff Training Room



## Administrative office





## ITEM 2: FUTURE USE OF CURRENT MUNICIPAL COURT BUILDING (700 E 7<sup>TH</sup> ST)

- 2012 analysis gave building at 68% condition rating and noted over \$1.7M in deferred maintenance
- CBRE Report on Administrative Office Occupancy:
  - Recommendation to further study property with neighboring APD property
  - Potential ground lease, sale, or redevelopment
  - Located within the Waller Creek TIRZ

# ITEM 3: DOWNTOWN AUSTIN COMMUNITY COURT

Options considered for a replacement site:

- Short/Mid Term
  - Currently negotiating a potential lease with purchase option on East 2<sup>nd</sup> St
- Long Term
  - Purchase of the leased facility
  - Acquire or build a facility to collocate with other services in the downtown area

## ITEM 3: DACC NEW FACILITY

1. East Austin location at East 2<sup>nd</sup> Street
2. Design per DACC requirements
3. All new construction with a modern design
4. A turn-key, 10-year, NNN lease with a purchase option
5. Up to 30,000 SF with amenities
6. 3-story building with underground parking
7. Access to public transportation and City shuttle

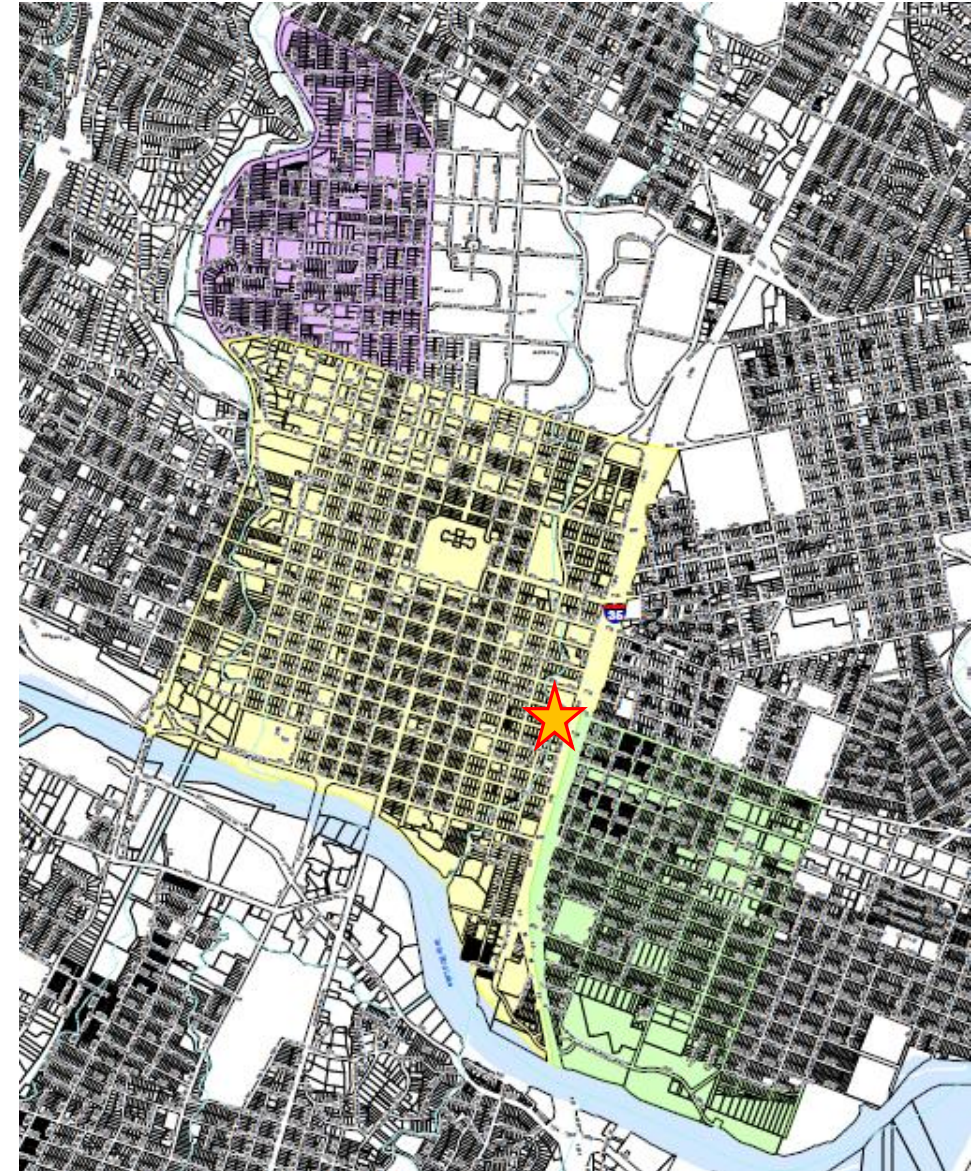
## ITEM 3: DACC TIMELINE

1. Ongoing lease negotiations – May 2020
2. Finalize design – May 2020
3. Council Agenda – June 2020
4. Execute lease agreement – July 2020
5. Secured permitting – August 2020
6. 12 to 18 months construction – February 2022
7. Move-in – March 2022

# DACC JURISDICTION

## COMMUNITY COURT JURISDICTIONS

-  DOWNTOWN
-  EAST AUSTIN
-  WEST CAMPUS





# **DISCUSSION AND QUESTIONS?**