



Recommendation for Action

File #: 20-2150, **Agenda Item #:** 43.

6/4/2020

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire the fee simple title to approximately 1.426 acres of land (62,117 sq. ft.) being Lot 1, Block A, Oak Hill Technology Park Subdivision, a subdivision in Travis County Texas, recorded in Document No. 200000208 of the Official Public Records of Travis County, Texas at 5408 US Highway 290 West, Austin, Texas 78735 from AAW Oak Hill LTD, and authorize an additional \$400,000, for a total purchase contract not-to-exceed amount of \$2,945,000 including closing costs. Related to Items 20-2134 and 20-2135.

Lead Department

Office of Real Estate Services.

Fiscal Note

Funding in the amount of \$2,945,000 is available in the Fiscal Year 2019-2020 Capital Budget of the Austin Fire Department.

Prior Council Action:

October 31, 2019, Item #20: The motion authorizing negotiation and execution of all documents and instruments necessary or desirable to acquire the fee simple title was approved on consent on Council member Alter's motion, Council member Casar's second on a 10-0 vote. Mayor Pro Tem Garza was off the dais.

For More Information:

Alex Gale, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649; Tony Haden, Austin Fire Department, (512) 497-2789.

Additional Backup Information:

City Council passed Resolution 20180524-035 with a unanimous vote, directing City staff to construct and staff five new permanent Fire/EMS stations in the areas of greatest need as identified in the updated 2017 Austin Fire Department/Austin Fire Association Fire Station Risk and Service Delivery Analysis Report.

The Travis Country Fire/EMS station has been designated as one of the two highest priority stations. After taking into account such factors as the decrease of emergency response time into the Travis Country neighborhood, the potential of a site to accommodate the required building footprint without the need to add additional impervious cover in the environmentally sensitive Barton Springs Zone protected under the Save Our Springs Ordinance, and the feedback received from the Travis Country Homeowners' Association with respect to preferred locations for the new station, the site located at 5408 U.S. Highway 290 West was identified as the ideal location for the new Travis Country Fire/EMS station.

Council previously approved Item #20 at the October 31, 2019, City Council meeting authorizing the negotiation and execution of all documents necessary to acquire the 1.426 acre tract in an amount not to exceed \$2,545,000. During negotiations with the seller, the terms of the agreement were adjusted which require the additional \$400,000 being requested, bringing the not to exceed amount to \$2,945,000.

An independent, third party appraisal was conducted to establish the fair-market value of the proposed acquisition. The appraisal supports the purchase price of \$2,925,000 for the fee simple rights needed for this project.

Strategic Outcome(s):

Health and Environment.