



Recommendation for Action

File #: 20-2592, **Agenda Item #:** 24.

7/29/2020

Posting Language

Authorize execution of an interlocal agreement with Texas Facilities Commission for services provided by the Center for Alternative Financing and Procurement to support the Creative Space Acquisition and Improvements process in an amount not to exceed \$500,000.

Lead Department

Economic Development Department.

Fiscal Note

Funding in the amount of \$158,720 is available in the Fiscal Year 2019-2020 Economic Development Department Operating Budget and \$341,280 is available in the Fiscal Year 2019-2020 Economic Development Department Capital Budget.

Prior Council Action:

August 9, 2018 - Council directed staff to recommend a proposed process, description, and criteria for Creative Space Acquisition and Improvements (Resolution No. 20180809-061).

For More Information:

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Council Committee, Boards and Commission Action:

January 9, 2020 - Arts and Music Commission issues their recommendation by memorandum to Council.

Additional Backup Information:

Authorized by the Legislature in 2015, the Texas Facilities Commission created the Center for Alternative Finance and Procurement (CAP) to offer consulting services to governmental entities regarding the best practices for procurement and financing of qualifying projects, assisting those governmental entities in the receipt of proposals, negotiation of interim and comprehensive agreements, and management of qualifying projects under Chapters 2267 and 2268 of the Texas Government Code.

CAP has current contracts that were competitively solicited to provide local jurisdictions in Texas with access to professional services for qualifying projects. Staff believe that CAP's contract with Alvarez & Marsal Public Sector Services, LLC for financial feasibility analysis and project support will provide high quality, third-party support to the recommended process for creative space facility acquisition. CAP's contract with Jones Lang LaSalle (JLL) will also provide broker services, including facilitating the site search, negotiation, and acquisition processes.

Through CAP, City staff and CAP contractors have developed a comprehensive scope of work to support the City's creative space bond facility acquisition process. This includes project delivery planning; assistance with a Request for Information (RFI) process for potential operators; assistance with solicitation documents for operators and sites; evaluation criteria development; evaluation of site options; and real estate negotiation and

execution documents. These services will ensure staff have comprehensive support to execute a project or projects approved by the 2018 bond for creative space acquisition.

The resulting terms and conditions for a real estate transaction developed with the support of this interlocal agreement will be brought to City Council in a future request for Council action.

Strategic Outcome(s):

Economic Opportunity and Affordability.