



## Recommendation for Action

**File #: 22-1155, Agenda Item #: 16.**

**2/3/2022**

### **Posting Language**

Approve negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 61.687 acres of land and improvements located at 1495 W. State Highway 21, Cedar Creek, Bastrop County, Texas 78612, also known as the Austin Equestrian Center for an amount not to exceed \$1,817,500 including closing costs. This project is located outside of the City's extra-territorial jurisdiction.

### **Lead Department**

Financial Services Department.

### **Fiscal Note**

Funding in the amount of \$1,817,500 is available in the FY2021-22 Capital Budget of the Austin Police Department.

### **Prior Council Action:**

The motion authorizing the negotiation and execution of the documents and instruments necessary to use a tract of 88.076 acres on the north side of McAngus Road at Towery Lane and to remit up to \$475,000 to the Noise Compatibility Program fund was approved on consent on Council Member Cole's motion, Council Member Morrison's second on a 7-0 vote.

### **For More Information:**

Michael Gates, Financial Services Department, (512) 974-5639, Robin Henderson, Chief of Staff - Austin Police Department (512) 974-4788; Megan Herron, Financial Services Department, (512) 974-5649.

### **Additional Backup Information:**

The Austin Police Department (APD) requests to purchase the Austin Equestrian Center for a total of 61.687 acres that includes 1,200sq ft of office space, 10,400sq ft of barn and stable space, 5,200sq ft of maintenance barn space, two covered round pens, a 20,000sq ft covered training arena, and pasture land for 14 employees (1 Sergeant, 2 Corporals, 10 Officers, 1 Stable Attendant) and 16 horses. The facility and property are located at 1495 W. State Highway 21, Cedar Creek, Texas 78612. This purchase is necessary for APD to have adequate office space, training facilities, turn-out pasture, storage of hay and other animal supplies, and housing of horses. The City formerly leased a property since 1998, but the property was being sold by the owner, and APD's lease was set to expire December 31, 2021. During Winter Storm Uri, the unit relocated to the Austin Equestrian Center under emergency procedures due to lack of water, and sewer/septic/utility issues at the original leased facility. This emergency relocation was necessary for the health and safety of the horses. Due to continued property issues and major repairs needed before the unit could move back to the original leased property, the City and Landlord mutually agreed to terminate that lease. APD entered into a short-term lease with the Austin Equestrian Center which expires June 1, 2022. The facility meets current and future needs of the Mounted Patrol Unit, and allows the Department to properly house, train, load and unload the mounted horses from trailers for transport to/from the downtown Austin area. While the unit has been at the current leased facility, the unit has seen significant improvement in the health and well-

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being of the horses due to the additional facilities and space they now have access to. They have also been able to provide additional and more frequent training within the unit and Department, as well as with other agencies. The Mounted Patrol Unit assists in the prevention and detection of crime, search and rescue efforts, crowd control, and parades. It provides support to the Downtown Area Command on weekends and during special events such as New Year's Eve, Halloween, and Mardi Gras. The unit also hosts and attends community events to build relationships with the Austin community. The bid solicitation for a newly constructed facility located on the property near McAngus Rd and SH-130 closed on February 24, 2020, with one bid submitted. The project budget was \$6.7 million, but the base bid (for just the barn and two round pens) came in at \$8.8 million. Base bid plus alternates came in at \$14.3 million. The sales price of the Cedar Creek property is \$1.8 million and includes the facilities and structures considered as the alternates listed in the bid solicitation. The purchase price of \$1,800,000, plus \$17,500 for closing costs, is supported by a third-party appraisal

**Strategic Outcome(s):**

Government that Works for All.