

**AUSTIN CITY COUNCIL
MINUTES****SPECIAL CALLED MEETING
MONDAY, DECEMBER 20, 2021**

The City Council of Austin, Texas, convened in a Special Called Meeting on Monday, December 20, 2021 at Austin City Hall 301 W. Second Street, Austin, TX and some members of City Council may be participating by videoconference.

Mayor Pro Tem Harper-Madison called the Council Meeting to order at 9:13 a.m. Council Members Casar and Pool were absent.

PUBLIC HEARINGS AND POSSIBLE ACTIONS

3. Conduct a public hearing and consider an ordinance creating the proposed Tax Increment Reinvestment Zone No. 19 for the South-Central Waterfront to be located within the area bounded on the west by South 1st Street from Lady Bird Lake south to Bouldin Creek, on the south by Bouldin Creek from South 1st Street east to Riverside Drive, on the east by the Ann and Roy Butler Hike and Bike Trail from Riverside Drive north to Lady Bird Lake, and on the north by Lady Bird Lake from South 1st Street east to the Ann and Roy Butler Hike and Bike Trail between Lady Bird Lake and Riverside Drive, and excludes the area bounded to the west by South 1st Street between Riverside Drive and Barton Springs Road, bounded to the east by Barton Springs Road between South 1st Street and Riverside Drive, and bounded to the north by Riverside Drive between South 1st Street and Barton Springs Road; and establishing a Board of Directors for the zone, and related matters.
The public hearing was conducted.

4. Conduct a public hearing and consider an ordinance creating the proposed Tax Increment Reinvestment Zone No. 19 for the South-Central Waterfront to be located within the area bounded on the west by South 1st Street from Lady Bird Lake south to Bouldin Creek, on the south by Bouldin Creek from South 1st Street east to Riverside Drive, on the east by the Ann and Roy Butler Hike and Bike Trail from Riverside Drive north to Lady Bird Lake, and on the north by Lady Bird Lake from South 1st Street east to the Ann and Roy Butler Hike and Bike Trail between Lady Bird Lake and Riverside Drive; and establishing a Board of Directors for the zone, and related matters.
The public hearing was conducted.

ITEMS FROM COUNCIL

1. Approve an ordinance creating the Tax Increment Reinvestment Zone No. 19 for the South-Central Waterfront to be located within the area bounded on the west by South 1st Street from

Lady Bird Lake south to Bouldin Creek, on the south by Bouldin Creek from South 1st Street east to Riverside Drive, on the east by the Ann and Roy Butler Hike and Bike Trail from Riverside Drive north to Lady Bird Lake, and on the north by Lady Bird Lake from South 1st Street east to the Ann and Roy Butler Hike and Bike Trail between Lady Bird Lake and Riverside Drive, and excludes the area bounded to the west by South 1st Street between Riverside Drive and Barton Springs Road, bounded to the east by Barton Springs Road between South 1st Street and Riverside Drive, and bounded to the north by Riverside Drive between South 1st Street and Barton Springs Road; and establishing a Board of Directors for the zone, and related matters.

No action was taken.

2. Approve an ordinance creating the Tax Increment Reinvestment Zone No. 19 for the South-Central Waterfront to be located within the area bounded on the west by South 1st Street from Lady Bird Lake south to Bouldin Creek, on the south by Bouldin Creek from South 1st Street east to Riverside Drive, on the east by the Ann and Roy Butler Hike and Bike Trail from Riverside Drive north to Lady Bird Lake, and on the north by Lady Bird Lake from South 1st Street east to the Ann and Roy Butler Hike and Bike Trail between Lady Bird Lake and Riverside Drive; and establishing a Board of Directors for the zone, and related matters.

A motion to approve the ordinance with the following direction was made by Mayor Adler and seconded by Council Member Ellis.

The direction was to read: “The Manager is directed to set a work session before the end of February 2022, for the Council to better understand the pros and cons of doing such a TIRZ and of the various elements that are or could be part of a TIRZ plan including, without limitation, whether to do one at all or not, the appropriate geographic area if one were done, and how best to include affordable housing as a priority for the TIRZ.”

The following amendments were made by Council Member Tovo and seconded by Council Member Kitchen and accepted without objection.

The first amendment was to read: “Amend the Tier 1 Projects List on page 128 of the South-Central Waterfront Tax Increment Reinvestment Zone No. 19 Preliminary Project and Financing Plan to include affordable housing. The amendment was accepted without objection.”

The second amendment was to read: “The City Manager shall work with Austin Water to review the preliminary financing plan to determine if it should include infrastructure costs related to the district-wide water management framework articulated on pages 68-69 of the June 2016 South Central Waterfront Vision Framework Plan.”

The third amendment was to amend Part 7 of the ordinance to read: “Council establishes the tax increment of the captured increment of City property taxes to be placed in the TIRZ No. 19 Tax Increment Fund and to be used for all purposes of the TIRZ as set forth in the Project Plan and Financing Plan at 0%.”

The following direction was made by Council Member Alter and accepted without objection. The direction was to read: “The City Manager is directed to provide Council with clearly defined roles and responsibilities of City staff and AEDC with respect to implementation of the TIRZ, including but not limited to any associated related financing or regulatory tools that need to be identified to fulfill the South-Central Waterfront Vision in relation to affordable housing, parks, green infrastructure, and financing.

The Council recognizes that the value of the potential SCW TIRZ goes beyond the financial contributions and includes improved governance, monitoring, and oversight structures and mechanisms to achieve the SCW vision. Accordingly, the City Manager is directed to outline a timeline and process for building on the preliminary plan to create the comprehensive implementation plan for the TIRZ required by statute. The process should include regular opportunities for Council briefings, input for the public as well as public and private actors committed to achieve the SCW vision and should involve interdisciplinary participation of city departments and AEDC.”

Ordinance No. 20211220-002 was approved as amended above on Mayor Adler’s motion, Council Member Ellis’ second on a 9-0 vote. Council Members Casar and Pool were absent.

Mayor Pro Tem Harper-Madison adjourned the Council Meeting at 10:35 a.m. without objection.

The minutes were approved on this the 27th day of January 2022 on Council Member Pool’s motion, Council Member Fuentes’ second on a 11-0 vote.