



September 1, 2022

Questions and Answers Report



Mayor Steve Adler

Council Member Natasha Harper-Madison, District 1

Council Member Vanessa Fuentes, District 2

Council Member Sabino "Pio" Renteria, District 3

Council Member Josè "Chito" Vela, District 4

Council Member Ann Kitchen, District 5

Council Member Mackenzie Kelly, District 6

Council Member Leslie Pool, District 7

Council Member Paige Ellis, District 8

Council Member Kathie Tovo, District 9

Council Member Alison Alter, District 10

The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.

QUESTIONS FROM COUNCIL

Item #1: Approve a resolution declaring the City of Austin's official intent to reimburse itself from the proceeds of tax-exempt obligations in an aggregate maximum principal amount of \$120,000,000 for expenditures related to the acquisition and construction of electric utility capital improvement projects.

COUNCIL MEMBER KELLY'S OFFICE

1) *What does this item do in relations to our bond rating?*

No direct impact. This allows Austin Energy to include in future revenue bonds the funding for projects completed in FY22. We use Commercial Paper and cash to fund capital projects. Every 2 to 3 years we sell revenue bonds and take down that Commercial Paper balance and sometimes recover cash expended.

Item #4: Authorize negotiation and execution of Amendment No. 2 to the interlocal agreement with the Austin Travis County Mental Health Mental Retardation Center d/b/a Integral Care for the Homeless Health and Wellness Center program, which offers behavioral health services integrated with primary care, to extend the current term of the agreement to December 31, 2024 and to increase funding in the amount of \$1,320,252, for a total contract amount not to exceed \$1,890,725.

COUNCIL MEMBER KELLY'S OFFICE

1) *Why is Downtown Austin Alliance reducing the funding for the program? Was the reduction of this funding part of their agreement with the city?*

The Homeless Health and Wellness Center (HHWC) program has been a collaboration between Downtown Austin Community Court (DACC), Downtown Austin Alliance (DAA), and Integral Care (IC) beginning FY21. This collaboration was initially approved by City Council on December 10, 2020, where the DACC and DAA agreed to each cover 50% of the initial annual costs needed to develop the HHWC program. The City (through DACC) and DAA do not have a formal agreement for this program outlining funding commitments, however DACC and DAA maintained independent agreements with IC for the HHWC program. As indicated by IC, "DAA identified their role as helping launch the program but were not in a position to fund on-going services though they were in full support of the program." In a letter dated April 21, 2022 from DAA to IC, DAA states: "The fund allocation for our upcoming budget year is based upon our organization's overall priorities, fund allocations to homelessness programs and projects, as well as the Homelessness Health and Wellness Center program's needs."

Item #5: Approve a resolution adopting the Austin Convention and Visitors Bureau, doing business as Visit Austin, 2022-2023 Marketing Plan and Proposed Budget of \$15,509,779; setting the contract

payment as required by Chapter 351 of the Texas Tax Code; and authorizing the City Manager to file approved documents with the City Clerk's Office as required by the Texas Tax Code.

COUNCIL MEMBER KELLY'S OFFICE

1) *Can we get copies of previous agreements with this vendor in regards to marketing?*

The links below include the approved Visit Austin marketing plans back to 2018 (pre-pandemic) as well as links to the individual council agendas that approved Visit Austin's budget each year.

2017-2018

Link to September 28, 2017 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/content/september-28-2017-austin-city-council-regular-meeting#015>

Link to approved Visit Austin marketing plan: [2017-2018](#)

2018-2019

Link to September 20, 2018 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/content/september-20-2018-austin-city-council-regular-meeting#011>

Link to approved Visit Austin marketing plan: [2018-2019](#)

2019-2020

Link to October 3, 2019 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/department/city-council/2019/20191003-reg.htm#007>

Link to approved Visit Austin marketing plan: [2019-2020](#)

2020-2021

Link to August 27, 2020 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/department/city-council/2020/20200827-reg.htm#016>

Link to approved Visit Austin marketing plan: [2020-2021](#)

2021-2022

Link to September 2, 2021 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/department/city-council/2021/20210902-reg.htm#006>

Link to approved Visit Austin marketing plan: [2021-2022](#)

Link to May 15, 2022 Visit Austin budget amendment agenda item with backup:

<https://www.austintexas.gov/department/city-council/2022/20220519-reg.htm#003>

Link to Visit Austin marketing plan addendum:

<https://www.austintexas.gov/edims/document.cfm?id=382709>

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COUNCIL MEMBER TOVO'S OFFICE

1) Please describe the funds transfer from ACCD this year, how it relates to past years' allocations, why the amount is higher this year and what does this percentage equate to in terms of the broader Visit Austin budget.

The yearly contract amount for Visit Austin is based on Hotel Occupancy Tax (HOT) collection estimates, as are the other recipients of HOT funds. The tourism industry is experiencing a rebound from the pandemic, and staff estimates that HOT collections will be higher in FY23 than FY22.

When the Austin City Council changed the allocation from the HOT Fund to fully fund Historic Preservation in 2019, the Convention Center worked to keep Visit Austin's budget at a level that utilizes the approach developed at that time (described in detail below). As the work Visit Austin does in Convention Sales and Services can be directly tied to the operations of our facility, that approach funds part of the contract via a transfer from the Convention Center Operating Fund. For FY23, this amount is \$7.1 million, or 52% of the City contract with Visit Austin, which is in line with prior years.

As was described to Council in previous worksessions, the Convention Center first calculates the amount of funding Visit Austin would have received under the prior allocation from HOT prior to the change, then subtracts the \$2 million that Visit Austin contributed as part of the ongoing approach to fully fund Historic Preservation, which leads to the estimated contract amount that we provide Visit Austin, from which they build their budget, that is comprised of both the direct 5.71% [HOT allocation](#) and the transfer from the Convention Center. The Convention Center transfers the balance of the contract amount estimate from the operating budget for Convention Sales and Services as noted above. Austin utilizes the additional funding in support of their role as the official destination marketing organization for the city of Austin, contracted to market the city both nationally and internationally as a premier convention and leisure destination. The continued work for Visit Austin is to continue to help lead recovery efforts for our local travel, tourism and hospitality industry.

Item #6: Authorize negotiation and execution of an encroachment agreement with River & Rainey Venture, LLC, a Delaware limited liability company, for the permanent aerial encroachment of public right-of-way for an aerial pool deck consisting of approximately 319 square feet, encompassing a volume of 5,102 cubic feet, extending along Rainey Street, between approximately 61 Rainey Street and 69 Rainey Street.

COUNCIL MEMBER TOVO'S OFFICE

1) What methods were used in determining the appraised value?

"In the sales comparison approach, appraisers develop opinions of value by analyzing closed sales, pending sales, active listings, and cancelled or expired listings of properties that are similar to the property being appraised. The comparative techniques of analysis applied in the sales comparison approach are fundamental to the valuation process."

In the sales comparison approach, an opinion of market value is developed by comparing properties similar to the subject property that have recently sold, are listed for sale, or are under contract (i.e., for which purchase offers and a deposit have been recently submitted). A major premise of the sales comparison approach is that an opinion of the market value of a

property can be supported by studying the market's reaction to comparable and competitive properties.

In the case of the subject property, the appraiser was aware of the size of the development's encroachment in both plan size, at 319 square feet and in terms of cubic area, 5,102 cubic feet (see table below). He used 4 recent sales to determine a value per square foot of Gross Buildable Area using the information about each sales Gross Buildable Area.

In the Sales Comparison Approach, the unit of comparison for the sales used was the price per square foot of gross building area achievable, or GBA. The subject's GBA achievable is 523,696 SF, and after adjustments of the comparables sales prices per square foot of GBA, the appraisers concluded to **\$63.00/SF of GBA (Gross Buildable Area)**. This value multiplied by the building GBA of 523,696 SF amounted to **\$32,992,848** million for the larger parcel or entire property. However, to value the encroachments volume (Height x Depth, or 319 SF by 16 feet in height = **5,102 Cubic Feet**), the appraiser needed to determine a per cubic foot value. The information in the table below addresses the volume characteristics of the encroachment.

Encroachment 61-69 Rainey Street						
Rights	Use	Horizontal Dimensions	Area (SF)	Height	Height	Volume (CF)
Aerial	Proposed portion of a 12th floor elevated pool deck	3.75' by 85.03 to 85.04'	319	Top 128.75' Bottom 112.75'	16.00'	5,102

Valuation of the encroachment is based on the value of the Larger Parcel, i.e., \$32,992,848 and cubic footage of the project. The volume of the proposed development provided by the developer is **7,941,417 CF**. Dividing the value of the larger parcel by the proposed total building volume provides the market value per cubic foot to apply to the proposed encroachment volume, as noted earlier.

Dividing the market value of the land by the volume of the building in cubic feet equals

$\$32,992,848 / 7,941,417 \text{ CF} = \$4.1545/\text{CF}$. Multiplying this by the volume of the encroachment amounts to

\$21,196, the value of the encroachment, in both size and volume.

2) Please provide market comparables for this valuation.

See attached pages for reference.

Item #7: Approve a resolution nominating Flextronics America LLC for designation by the Governor's Office of Economic Development and Tourism as a single Texas Enterprise Project in accordance with Texas Government Code Chapter 2303.

MAYOR PRO TEM ALTER'S OFFICE

1) The resolutions states that "The local incentives offered to Flextronics America LLC are the same as those provided in Ordinance Nos. 20071018-008, 20101104-046, 20191114-068, 57 and 20210304-079." I read that line in the resolution as simply stating that we are offering the same incentives as we did in prior nomination resolutions. Elsewhere the backup states there will be no fiscal impact to the city. Please provide details of any local incentives offered to Flextronics that will have a fiscal impact, if any.

There are no local incentives offered to Flextronics that will have a fiscal impact to the City. The wording used in the resolution is the exact wording recommended by the Governor's Office per a deficiency letter dated July 25, 2022, when Flextronics was up for consideration during the June 1, 2022, application round. The resolution in that application was found deficient for various reasons including lack of this required wording in the City's resolution. Within the letter under OFFICIAL ACTION, it states "the nominating resolution for this project does not state that the local incentives offered are the same as outlined in the original nominating ordinance. The statement is required by statute. Resubmit the nominating resolution to include language regarding the local incentives offered." In accordance with the Governor's Office letter, the resolution was drafted by the City's Law Department as recommended by the Governor's Office which serves as lead agency running the State's Enterprise Zone program.

Item #8: Authorize negotiation and execution of an interlocal agreement with Travis County to provide \$40,000 over a two-year period for research, survey, and outreach assistance relating to digital access in an effort to reduce barriers and increase access to broadband.

COUNCIL MEMBER FUENTES'S OFFICE

1) Please provide details on the timeline and associated strategies for community outreach, including citizen advisory groups.

The timeline and community engagement/research strategies are still under negotiation with Travis County. Significant changes to the plan as relayed below are possible.

The proposed research strategy will involve starting the project with the formation of an Advisory Council in partnership with Travis County. The goal is to have the Advisory Council guide all the stages of the project through to its completion.

City and County staff, in collaboration with the Advisory Council where appropriate, will craft a research strategy that will include canvassing of selected zip-codes in targeted areas to gather data from a very brief survey. Together, the City and County will collect, organize, and analyze the data. The data, summaries, and findings will be circulated to the community via workshops to allow for public reflection on the information and participation in the process to generate final findings and recommendations.

The workshop results will be further synthesized and compiled into a project report. This synthesis of the data, the recommendations and the findings of this report, in addition to other sources and data, will inform the refresh of the Austin Digital Inclusion Strategic Plan.

The current detailed project schedule is below.

Build Advisory Council Model (tentative: September - November 2022)

- Develop job requirements, scope, estimated hours, pay

- Work with purchasing for payment process to advisory meetings
- Develop evaluation heuristic
- Recruit evaluation committee
- Develop outreach strategy and outlets
- Build application/nomination
- Send out application through outlets
- Close applications
- Convene evaluation committee
- Review period for applications
- Select applicants
- Notify applicants and confirm commitment
- Announce council

Convene Advisory Council (*tentative: Initial meetings December 2022 - January 2023, periodic February – September 2023*)

- First Kick-off meeting
- Create review packet for council to examine after kickoff
- Advisory council reviews packet
- Review and revise core values
- Review and revise scope of council and goals
- Review existing data
- Brainstorm key questions
- Brainstorm project outcomes
- Second Kick-Off Meeting
- Identify key next steps
- Produce public summary of outputs and ideas

Workshops Seeking Input on Study Design and Data (*tentative: September 2022 – November 2022*)

- Organize data into accessible gallery (physical)
- Organize data into digital gallery (online)
- Translate materials
- Identify translators who can support facilitation
- Announce insights gathering on website and to networks
- Identify convening sites and co-hosts
- Attend multiple in-person convenings (multiple languages)
- Attend multiple virtual convenings (translators)

Create Canvassing Strategy (*tentative: November 2022 – February 2023*)

- Analyze convening results
- Synthesize results
- Build resource toolkit
- Convene advisory committee
- Review insights and toolkit
- Create plan with advisory board input
- Pull together resources, translate, and print resources
- Announce plan and seek public feedback
- Finalize plan
- Distribute toolkit online and to direct service providers and communities

Collect Data - Canvassing (*tentative: February 2023 – May 2022*)

- Identify dates and focus neighborhoods logistics

- Recruit field canvassers
- Train canvassers
- Canvassers pilot day 1
- Team meeting for iteration and learning
- Canvassers pilot day 2
- Team meeting for iteration and learning
- Revise timeline and logistics strategy if needed
- Canvassers continue data collection

Analyze Canvas Data *(tentative: May 2023 – June 2023)*

- Analyze results
- Synthesize results
- Share with advisory board

Data Collection - Insights & Ideation Workshops *(tentative: July 2023 – August 2023)*

- Identify key groups for workshops
- Identify representative agencies or consultants
- Identify dates for workshops
- Prepare data for workshops
- Translate materials
- Train facilitators if needed
- Facilitate workshops

Analyze Workshop Results *(tentative: September 2023)*

- Analyze results
- Synthesize results
- Share with advisory board

Community Recommendations *(tentative: September 2023 – October 2023 (may be completed simultaneous with Insights and Ideation workshops))*

- Synthesize results across all inputs
- Develop participatory event and strategy with advisory board
- Identify host partners
- Prepare materials for convening workshops
- Translate materials
- Host in person workshops (multiple languages)
- Host virtual workshops (multiple languages)

Develop Strategy Doc *(tentative: October 2023 – November 2023)*

- Synthesize recommendations
- Produce public report on process, outputs, and recommendations
- Create communication strategy and feedback strategy

2) *What is the timeline for the update to the 2014 City of Austin Digital Inclusion Strategic Plan?*

The work to be performed under the ILA with Travis County will be one of many sources and input to the Digital Inclusion Strategic Plan refresh process. City staff are currently in negotiations with the University of Texas to lead the strategic plan refresh. The plan currently is to begin the strategic planning process before the end of 2022, which should result in a new digital inclusion strategic plan by December 2023.

Item #9 Approve a resolution authorizing the issuance by Southeast Travis County Municipal Utility District No. 1 of \$3,000,000 Unlimited Tax Bonds, Series 2022.

COUNCIL MEMBER KELLY'S OFFICE

1) What is the money being used for?

This is a Municipal Utility District (MUD) bond issuance. The Southeast Travis County MUD is required to obtain City approval for all bond issuances pursuant to a consent agreement between the City and the MUD. The proceeds of the Southeast Travis County MUD bond issuance will be used to finance water improvements within the MUD, to include: (i) Sun Chase Phase 1 water line extension; (ii) Sun Chase Phase 1 wastewater line improvements; (iii) Sun Chase Phase 1 wastewater access road; and (iv) engineering, inspection, and permit expenses, as well as various project and issuance costs.

Item #10: Approve a resolution authorizing the issuance by Pilot Knob Municipal Utility District No. 2 of Unlimited Tax Bonds, Series 2022, in a principal amount not to exceed \$3,690,000.

COUNCIL MEMBER KELLY'S OFFICE

1) What is the money being used for?

This is a Municipal Utility District (MUD) bond issuance. The Pilot Knob MUD# 2 is required to obtain City approval for all bond issuances pursuant to a consent agreement between the City and the MUD. The proceeds of the Pilot Knob#2 MUD bond issuance will be used to finance the MUD's share of water, wastewater, and drainage facility costs for Easton Park Section 2B Phases 1 & 3, and water, wastewater, and an additional portion of drainage costs for Easton Park Section 2B Phase 2.

Item #11: Approve a resolution authorizing the issuance by Pilot Knob Municipal Utility District No. 3 of Unlimited Tax Bonds, Series 2022, in the amount of \$12,400,000.

COUNCIL MEMBER KELLY'S OFFICE

2) What is the money being used for?

This is a Municipal Utility District (MUD) bond issuance. The Pilot Knob MUD# 3 is required to obtain City approval for all bond issuances pursuant to a consent agreement between the City and the MUD. The proceeds of the Pilot Knob# 3 MUD bond issuance will be used to finance the MUD's share of (i) Easton Park Section 2B, Phases 1, 2, and 3 water, wastewater and drainage facilities; (ii) Easton Park Section 2C, Phases 1 & 2 water, wastewater and drainage facilities; (iii) engineering costs; (iv) land costs; and (v) city inspection and review fees; as well as various project and issuance related costs.

Item #13: Approve an ordinance authorizing the issuance and sale of City of Austin Public Improvement Bonds, Taxable Series 2022, in an amount not to exceed \$60,000,000 in accordance with the parameters

set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance and all related fees, and providing that the issuance and sale be accomplished not later than March 1, 2023.

COUNCIL MEMBER KELLY'S OFFICE

1) Please provide a detailed breakdown of what the money is being utilized for.

The Public Improvement Bonds, Taxable Series 2022 will provide funding for Affordable Housing (2018 Bond Election – Proposition A) pursuant to reimbursement resolutions that were previously approved by City Council (August 27, 2020 and September 2, 2021).

2018 Bond Prop A-Affordable Housing

<https://services.austintexas.gov/election/byrecord.cfm?eid=205>

The issuance of \$250,000,000 in tax supported general obligation bonds and notes for planning, constructing, renovating, improving, and equipping affordable housing facilities for low income and moderate income persons and families, and acquiring land and interests in land and property necessary to do so, funding loans and grants for affordable housing, and funding affordable housing programs, as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

Item #14: Approve an ordinance authorizing the issuance and sale of tax-exempt City of Austin Public Property Finance Contractual Obligations, Series 2022, in an amount not to exceed \$10,050,000 in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance and all related fees, and providing that the issuance and sale be accomplished not later than March 1, 2023.

COUNCIL MEMBER KELLY'S OFFICE

1) Please provide a detailed breakdown of what the money is being utilized for.

The Public Property Finance Contractual Obligations, Series 2022 will provide funding for equipment for the Greater Austin Travis County Regional Radio System (GATRRS) and equipment for use by Austin Police, pursuant to reimbursement resolutions that were previously approved by City Council (September 10, 2019 and August 27, 2020). Attachment B in the agenda backup details the equipment being financed.

ATTACHMENT B

DESCRIPTION OF PERSONAL PROPERTY TO BE FINANCING

<u>Description</u>	<u>Quantity</u>	<u>Useful Life</u>	<u>Approximate Cost</u>
Wireless			
Austin Police Handheld Radios	1,900	7	\$6,620,000
Communications and Technology Mgmt.			
Greater Austin Travis County Regional Radio System (GATRRS) System Improvements/Equipment for tower sites		10	\$3,430,000
Grand Total			\$10,050,000

Item #15 Approve an ordinance authorizing the issuance and sale of taxable City of Austin Certificates of Obligation, Taxable Series 2022, in an amount not to exceed \$16,500,000, in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance and all related fees, and providing that the issuance and sale be accomplished not later than March 1, 2023.

COUNCIL MEMBER KELLY'S OFFICE

1) Please provide a detailed breakdown of what the money is being utilized for.

The Certificates of Obligation, Taxable Series 2022 will provide funding for Waller Creek Park improvements and acquisition of a property to serve as a Family Violence Shelter, pursuant to reimbursement resolutions that were previously approved by City Council (September 9, 2013, September 11, 2018 and August 27, 2020). Below are details of financing:

Waller Creek District Park Improvements - \$9,600,000

This is for part of the overall plan for projects in the Tax Increment Financing Reinvestment Zone (TIRZ) No. 17. This supports the Waterloo Greenway, formerly known as Waller Creek District Chain of Parks for the design and construction of Waterloo Park, the largest park within the Waterloo Greenway. Waterloo Park will be a gathering space for City residents including: a civic lawn, a performing arts venue, food service in the park, unique hill country gardens, wetlands, and extensive nature-based play areas. This also funds the design and construction of stream restoration/stabilization, trails, bridges, water quality, and utility improvements along Waller Creek from Lady Bird Lake to 4th Street.

Family Violence Shelter - \$6,900,000

This funding supports all necessary actions including engineering services for acquisition of a hotel property to serve as a protective shelter from family violence. Property is to be used only for shelter or related services.

Item #16: Approve an ordinance authorizing the issuance and sale of tax-exempt City of Austin Public Improvement and Refunding Bonds, Series 2022, in an amount not to exceed \$225,350,000 in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance all related fees, and providing that the issuance and sale be accomplished by March 1, 2023.

COUNCIL MEMBER KELLY'S OFFICE

1) Please provide a detailed breakdown of what the money is being utilized for.

There is both a refunding and new money component for the Tax-Exempt Public Improvement and Refunding Bonds, Series 2022. Authorization in an amount not to exceed \$85,350,000 will be used to refund outstanding bonds of the City (2012A Public Improvement Bonds and 2012 Certificates of Obligation) that are currently callable. Authorization in an amount not to exceed \$140,000,000 in new money bonds pursuant to reimbursement resolutions approved by City Council (March 22, 2018, September 11, 2018, September 10, 2019, August 27, 2020, and March 4, 2021) will provide funding for the following voter approved bond propositions:

Election Year	Description	New Money Amount
2016	Transportation/Mobility	\$110,000,000
2018	Flood Mitigation, Open Space, Water Quality Protection	3,000,000
2018	Parks and Recreation	15,000,000
2018	Library and Cultural Arts	3,000,000
2020	Transportation/Mobility	9,000,000

2016 bond - Mobility

<https://services.austintexas.gov/election/byrecord.cfm?eid=201>

The issuance of \$720,000,000 transportation and mobility improvement bonds and notes for improvements to Loop 360 corridor, Spicewood Springs Road, Old Bee Caves Road Bridge, Anderson Mill Road, intersection of RM 620 and RM 2222, Parmer Lane, North Lamar Boulevard, Burnet Road, Airport Boulevard, East Martin Luther King Jr. Boulevard/FM 969, South Lamar Boulevard, East Riverside Drive, Guadalupe Street, Slaughter Lane, William Cannon Drive, Rundberg Lane, East Colony Park Loop Road, South Congress Avenue, Manchaca and South Pleasant Valley Road; sidewalks, Safe Routes to School, urban trails, bikeways, fatality reduction strategies, and the following local mobility substandard streets/capital renewal projects: Falwell Lane, William Cannon Overpass Bridge, FM 1626, Cooper Lane, Ross Road, Circle S Road, Rutledge Spur, Davis Lane, Latta Drive/Brush Country, Johnny Morris Road, and Brodie Lane; and the levy of a tax sufficient to pay for the bonds and notes.

2018 Bond Prop D - Flood Mitigation, Open Space and Water Quality Protection

<https://services.austintexas.gov/election/byrecord.cfm?eid=205>

The issuance of \$184,000,000 in tax supported general obligation bonds and notes for flood mitigation, open space and water quality and quantity for planning, designing, acquiring, constructing, and installing improvements and facilities for flood control, erosion control, water quality, water quantity, and storm-water drainage, and acquiring land, open spaces, and interests in land and property necessary to do so; and the levy of a tax sufficient to pay for the bonds and notes.

2018 Bond Prop C – Parks and Recreation

<https://services.austintexas.gov/election/byrecord.cfm?eid=205>

The issuance of \$149,000,000 in tax supported general obligation bonds and notes for planning, acquiring, constructing, renovating, improving and equipping public parks, recreation centers, natural areas, and other related facilities, including, without limitation, playgrounds, hike and bike trails, sports courts, and swimming pools, and acquiring land and interests in land and property necessary to do so; and the levy of a tax sufficient to pay for the bonds and notes.

2018 Bond Prop B - Libraries, Museums and Cultural Art facilities

<https://services.austintexas.gov/election/byrecord.cfm?eid=205>

The issuance of \$128,000,000 in tax supported general obligation bonds and notes for planning, acquiring, constructing, renovating, improving, and equipping community and cultural facilities, libraries, museums, and cultural and creative arts facilities, and acquiring land and interests in land and property necessary to do so; and the levy of a tax sufficient to pay for the bonds and notes.

2020 Bond Prop B – Mobility

<https://services.austintexas.gov/election/byrecord.cfm?eid=208>

The issuance of \$460,000,000 in tax supported general obligation bonds and notes for planning, constructing, reconstructing, and improving sidewalks, urban trails, bikeways, bridges, roads, streets, intersections, and related utility and drainage infrastructure for the roads and streets; improving traffic signal synchronization and communications and control systems and acquiring and installing traffic signals and related technology to implement traffic safety and traffic fatality reduction strategies; and acquiring land and interests in land and property necessary to do so; and the levy of a tax sufficient to pay for the bonds and notes.

Item #18: Authorize negotiation and execution of a contract with HORIZON Lab Systems, LLC to provide laboratory information management software licenses, maintenance, and managed support services, for a term of five years in an amount not to exceed \$720,000.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *Why is this contract for a 5-year term? Is there a way to reduce the term and what might the effect on the contracts themselves be?*

The Lab software was implemented over a period of time beginning in 2011 and is still being used to meet regulatory requirements. This contract is for five years because we do not have any Capital Improvement Program projects planned to replace the existing laboratory information system (LIMS) in the next five years. It takes multiple years to design and replace a system such as LIMS. With this contract, Austin Water intends to keep the system operational with the latest security, maintenance, and license services until such time it is necessary to re-evaluate a new system.

While the contract could be reduced in length of time, Austin Water would incur a higher price for services for a shorter duration of time versus the five-year commitment. Also, a shorter term would require Austin Water to return to Council more frequently to approve funding the Horizon LMS maintenance in order to meet the regulatory requirements of water quality testing.

Item 19: Authorize award of a contract with Recon Diagnostics Inc. to provide COVID-19 laboratory testing, for a term of five years in an amount not to exceed \$5,000,000.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *Why is this contract for a 5-year term? Is there a way to reduce the term and what might the effect on the contracts themselves be?*

The solicitation was issued with a term of five years; therefore, the term cannot be changed. The resulting contract will operate on a contingency basis and will only be used, up to the not to exceed amount (\$5,000,000), based upon community need should a substantial increase in cases occur, and at the discretion of the City and Austin Public Health.

Item #36: Authorize an amendment to a contract with GCA Services Group of MTN States, LP d/b/a GCA Services Group or ABM Industries Incorporated or ABM for continued janitorial services, to increase the amount by \$818,000 and to extend the term by one year, for a revised total contract amount not to exceed \$4,972,932.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide more information about the planned "cojoined citywide janitorial contract" referenced in the RCA and to be considered by Council in 2023.*

The City plans to issue a citywide solicitation for city department janitorial services on September 5, 2022. The Building Services Department will oversee this contract which will support Austin Energy as well as other participating city department(s) janitorial needs. As Austin Energy continues to work with Building Services Department to in-source janitorial services, staff has determined a continued need to utilize contract janitorial services based on staffing levels within the Building Services Department. This RCA provides for an extended term and funding authorization for continued janitorial services at various Austin Energy locations until the new contract

Item #40, 41:

40. Authorize negotiation and execution of a contract with Central Texas Community Health Centers d/b/a CommUnityCare to provide Class-D pharmacy services, for a term of five years in an amount not to exceed \$400,000.

41. Authorize award of a contract with Clinical Pathology Laboratories, Inc. to provide reference laboratory services, for a term of five years in an amount not to exceed \$2,215,000.).

COUNCIL MEMBER KELLY'S OFFICE

1) Can these clinics be utilized for treatment of COVID and monkey pox?

These clinics cannot be utilized for treatment of COVID-19 and monkey pox, unless the Sexual Health Clinic provides diagnostic and treatment services to patients if they exhibit symptoms in areas where Sexually Transmitted Infections (STIs) need to be excluded. In those cases, monkey pox testing and treatment is offered, if applicable. Otherwise, non-sexual health related cases are referred to outside providers. COVID-19 treatment is offered by primary care providers. None of these clinics are primary care providers.

Item #43: Authorize award of a contract with Eagle Eye Partners, Inc. to provide vehicle wraps and installation services on various vehicles, for a term of five years in an amount not to exceed \$3,085,430.

COUNCIL MEMBER KELLY'S OFFICE

1) What is the approval process for vehicle wraps?

ARR already has a work plan in place to wrap vehicles over the next five years. This plan was created in collaboration with various ARR teams (executive, strategic initiatives, vehicle coordinator, etc.). Additionally, ARR Director approval will be required prior to installation of any designs.

2) Can vehicles that are not associated with ARR be wrapped with this money?

The contract will provide vehicle wraps and installation services on various vehicles for Austin Resource Recovery. The intent of this solicitation was for ARR purposes only.

3) To what extend is council involvement with the approval process of wraps for both vehicles for ARR and other departments?

ARR is not requesting Council involvement with the approval process of individual wraps for ARR. The vehicle wraps will display various Zero Waste campaign ads as the collection vehicles move throughout the City.

Item #45: Authorize award of two contracts with Elk Electric Inc. and Smart Charge Residential, LLC for electric vehicle charging station maintenance and repair, each for a term of five years in an amount not to exceed \$1,375,000, divided between the contractors.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *What locations will be serviced with this item? Does the city charge a fee for use of these charging stations? If so, what is the fee that is charged.*

AUS campus charging stations for fleet, public use, and ground service equipment are below. Most of the public chargers at AUS are part of the Austin Energy – “Plug In Everywhere” (PIE) program that has fees associated with it. This is handled by Austin Energy (AE) and Aviation does not collect or receive fees. There are a few chargers at AUS for employees that do not have a fee to use. The PIE program charges customers \$2.00/hour to use the chargers, however Aviation is only reimbursed for the electricity used and does not collect or receive fees.

Level 2 Charging Port

1. P&E – fleet
2. ACDC – public/fleet
3. Cellphone Lot – public
4. Blue Garage (floors 1-5) – public
5. CONRAC (first floor) – public
6. Lot J – public
7. CMF – public/fleet
8. IT – fleet

Level 3 Charging Port

1. Terminal Ramp – Ground Service Equipment

Austin Energy:

Upon expiration of Austin Energy’s current contract, which will expire in two years, the contract will apply to all stations owned by Austin Energy. Based on Austin Energy’s current contract, Austin Energy has approximately 140 owned EV stations. For those stations requiring a fee, the fee is \$2/hour or \$4.17 unlimited use with a subscription with Austin Energy.

Item #45: Authorize award of two contracts with Elk Electric Inc. and Smart Charge Residential, LLC for electric vehicle charging station maintenance and repair, each for a term of five years in an amount not to exceed \$1,375,000, divided between the contractors.

MAYOR PRO TEM ALTER’S OFFICE

- 1) *Please clarify whether these contracts only serve the airport or whether they serve other departments. If the latter, please provide more detail.*

This contract will serve the airport, and Austin Energy will utilize these contracts after the expiration of their current contract in December 2024 to maintain and repair stations with Austin Energy’s network.

Item #47: Authorize negotiation and execution of a contract with HotelEngine, Inc. to provide emergency hotel rooms, for a term of five years in an amount not to exceed \$2,500,000.

COUNCIL MEMBER KELLY'S OFFICE

1) *Which hotels will be utilized along with addresses?*

The hotels that will be utilized along with their addresses are:

<u>Hotel Name</u>	<u>Hotel Address (all Austin, Texas)</u>
Super 8 Downtown	1201 North I-35
Days Inn Downtown	3105 North I-35
Comfort Suites South	5001 S IH 35
Element at the Domain	10728 Burnet Rd.
ESA Austin SW	5100 US Hwy 290, West
ESA Premier Suites	1311 Airport Commerce Dr.
ESA NW/Arboretum	10100 N Capital of TX
ESA NW/Research Park	12424 Research Blvd.
ESA Austin Metro	6300 East Hwy 290
ESA Austin RR South	16950 N IH 35
Sonesta Domain	10201 Stonelake Blvd.
Sonesta Simply	9701 Stonelake Blvd.
Sonesta Austin South	4320 S IH 35
Candlewood Airport	6711 E Ben White
Holiday Inn Express NW	10711 North Research Blvd.
Avid Hotel RR South	2631 South AW Grimes Blvd.
Holiday Inn Express North Central	8500 North IH 35
Holiday Inn Airport	6711 East Ben White Blvd.
Indigo Downtown	810 Red River Street
Holiday Inn Midtown	6000 Middle Fiskville Road
Holiday Inn Express Downtown	805 Neches Street
Holiday Inn RR/Austin N	301 W Louis Henna Blvd.
Holiday Inn Express Austin NW	8300 N FM 620
Hyatt Place Austin Airport	9532 Spirit of Austin Lane
La Quinta North RR	150 Parker Dr.

Item #48: Authorize negotiation and execution of a contract with Go Austin/Vamos Austin d/b/a GAVA for the Austin Community-Owned Food Retail Initiative, for a term of 31 months in an amount not to exceed \$500,000.

COUNCIL MEMBER KELLY'S OFFICE

1) *How many times has the city worked with GAVA in the last year?*

The City worked with Go Austin/Vamos Austin (GAVA) on the Rundberg Community Health Program from July 2021 through June 2022.

2) *What other contracts does the City have with GAVA currently?*

The City does not currently have any other contracts with GAVA.

3) *Where is the funding coming from with these contracts?*

The Rundberg Community Health Program was funded from the City's General Fund for Social Services. For the contract being requested, it will be funded through the U.S. Department of Treasury, American Rescue Plan.

Item #49: Authorize negotiation and execution of a contract with Austin Metal & Iron Co LP for the sale of scrap metal, for a term of five years for an estimated revenue amount of \$2,682,647.

COUNCIL MEMBER KELLY'S OFFICE

1) *What is the return from the sell of the metals?*

The City receives an average of 81% of the American Metal Market value.

2) *How much money does the city receive from the sale of the metals? Over the last five years, year over year, how much money did the city get from selling the metal?*

Over the last five years the City received \$1,415,154 from the sale of scrap metal. An annual breakdown is provided below.

Term	Revenue
Year 1	\$ 95,353.33
Year 2	\$ 198,645.06
Year 3	\$ 307,727.37
Year 4	\$ 175,102.24
Year 5	\$ 124,233.76
Year 6	\$ 514,093.12
Total	\$ 1,415,154.88

Item #56: Authorize negotiation and execution of a second interlocal agreement with the Austin Transit Partnership to provide funding for the City of Austin Project Connect Office, in support of Project Connect.

COUNCIL MEMBER ELLIS' OFFICE

1) *The RCA states, "This second interlocal agreement will restate and modify language from the previous interlocal agreement to reflect the current needs of the program." Can staff please provide detail on what is expected to change in the second interlocal agreement? If the changes cannot be specified at this time, would there be any critical timelines disrupted by making this item "negotiate-only" with a return to Council to execute the negotiated second ILA once it is prepared? Can the original ILA please be posted as backup for comparison?*

This second interlocal agreement will reflect a scope of services that incorporates and aligns with direction from the Joint Powers Agreement that was approved in November 2021, after the first interlocal agreement for Support Services was already in place. It will extend terms through FY23, with up to two possible 1-year extension options. The updated agreement will add additional detail to the Exhibit A, which describes the services provided by the Project Connect

Office in service to the tri-agency partnership, and updates the annual funding amount for those services per the City's approved FY23 budget and the Austin Transit Partnership's (ATP) proposed FY23 budget (action item scheduled for the Sept. 21, 2022 ATP Board meeting).

Staff recommends the item remain as direction to negotiate and execute due to the nature of the ILA, which is primarily staff resourcing to continue to move project implementation forward, and which is approved via each agency's budget process. Staff from the City and ATP are coordinating to align ATP Board and Council approvals to execute the agreement as soon as reasonable. The ATP Board is scheduled to have an action item on the ILA at its Oct. 19, 2022 meeting.

The first interlocal agreement is available on ATP's About webpage under Governing Documents. This list of documents is regularly maintained and made publicly available per the Joint Powers Agreement.

Item #60, 64, 65, 78:

60. Authorize negotiation and execution of Amendment No. 12 to an agreement with The SAFE Alliance to provide emergency shelter services , to add one 12-month extension option in an amount not to exceed \$98,033, for a total agreement amount not to exceed \$812,332.

64. Authorize negotiation and execution of Amendment No. 9 to an agreement with Texas RioGrande Legal Aid, Inc, to provide support services to individuals experiencing challenges with housing and/or public benefits, to add one 12-month extension option in an amount not to exceed \$203,159 for a revised total agreement amount not to exceed \$1,626,706.

65. Authorize negotiation and execution of Amendment No. 10 to an agreement with The SAFE Alliance to provide safety and support services to survivors of sexual and domestic abuse and/or violence, to add one 12-month extension option in an amount not to exceed \$932,495, for a total agreement amount not to exceed \$7,013,212.

78. Authorize negotiation and execution of Amendment No. 12 to the agreement with Central Texas Food Bank, Inc. for food and Supplemental Nutrition Assistance Program services, to add two 12-month extension options each in an amount not to exceed \$299,843, for a revised total agreement amount not to exceed \$2,754,064.

MAYOR PRO TEM ALTER'S OFFICE

1) *When does APH anticipate issuing a new RFP for self-sufficiency social services?*

APH had planned to release the Basic Needs solicitation in November of 2023. However, given the numerous solicitations for homeless services, the timeline is being adjusted. APH expects to release the solicitation in FY23 with new agreements starting in FY24.

Item #61: Authorize negotiation and execution of Amendment No. 12 with Austin Travis County Mental Health and Mental Retardation Center, d/b/a Integral Care, to provide behavioral health services

and basic needs, to add one 12-month extension option in an amount not to exceed \$1,998,591, for a revised total agreement amount not to exceed \$14,937,795.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *In addition to this item, what other contracts does the City have with Integral Care? Please detail how much each contract covers each year and the scope of the work.*

Pending

Item #69: Authorize negotiation and execution of Amendment No. 7 to an agreement with Austin Independent School District to provide stabilizing community services to families, to add two 12-month extension options in an amount not to exceed \$111,149, for a revised total agreement amount not to exceed \$886,481.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *Why was the total contract revised to \$866,481?*

The total contract was revised to \$886,481 to account for the two 12-month extension options that are being recommended for council action. The current not to exceed amount for this agreement, with a term ending on September 30, 2022, is \$664,183. Each extension option that is being requested is for \$111,149, by adding the two extension options, the new not to exceed amount would increase to \$886,481.

Item #69: Authorize negotiation and execution of Amendment No. 7 to an agreement with Austin Independent School District to provide stabilizing community services to families, to add two 12-month extension options in an amount not to exceed \$111,149, for a revised total agreement amount not to exceed \$886,481.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide additional information on the scope of work and deliverables of this contract.*

Family Resource Centers(FRC) will provide stabilization services to families through engagement efforts, responsive and case-managed services, and community development efforts, which help families achieve and maintain stability. School Based Family Resource Centers are based on a national model known as Full Service Community Schools. The service delivery model begins with needs assessment via a Family Needs Survey which is distributed when families enroll a child on an FRC campus or seek services from an FRC. FRCs provide linkage to those organizations providing direct assistance; FRCs assist that process through case coordination, social-emotional support and guidance on acquisition of necessary documents to pursue needed services. FRC staff may also provide advocacy, consultation, and case monitoring; and may play an organizational coordination role on the campus.

Proposed unduplicated clients to be served annually: 1808

Proposed total number of unduplicated responsive services or case management service encounters: 1326

Proposed number of families enrolled in FRC Disaster Relief case management services: 121

Proposed number of unduplicated participants attending Adult Academy classes; groups and workshops: 72

Proposed percent of individuals who demonstrate improved life skills: 75%

Item #71: Authorize negotiation and execution of agreements with five social service agencies to provide rapid rehousing services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$4,521,402, with four 12-month extension options in a combined amount not to exceed \$18,085,608, for a total combined amount not to exceed \$22,607,010 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide additional information on the scope of work and deliverables of these contracts.*

The agreements recommended for council action are still under negotiation and the final scopes of work and deliverables are not currently available. These agreements are the result of a competitive request for proposal process where the applicants submitted applications aligned with a scope of work. Excerpts from the scope of work are available for review below.

RAPID REHOUSING

Rapid Rehousing (RRH) projects are designed to provide flexible programming that will expedite a household's ability to stabilize in market-rate or affordable housing through time-limited rental assistance and case management. The objective of the Rapid Rehousing program is to assist households experiencing homelessness to secure and maintain permanent housing to exit homelessness as quickly as possible.

RRH proposals may indicate a willingness to participate in the Housing-Focused Encampment Assistance Link (HEAL) Initiative, which prioritizes individuals experiencing unsheltered homelessness in locations with the highest health and safety risks. These individuals are offered access to bridge shelter and direct enrollment in a housing stabilization program, such as Rapid Rehousing or Permanent Supportive Housing. APH is seeking Offerors to provide RRH services for individuals linked to the HEAL Initiative. If selected for award to operate a HEAL RRH project the project will receive referrals of HEAL Initiative households through the Coordinated Entry System.

Service Delivery Components: RRH Proposals must include or identify from an alternate source or agency: • Housing Stability Case Management • Outreach and Engagement • Financial Assistance • HMIS Entry • Housing Navigation • Landlord Outreach and Incentives • Move-in Assistance

Proposals may also choose to include any of the following: • Employment Assistance • Peer Support • Transportation Assistance • SSI/SSDI Outreach, Access, and Recovery (SOAR) • Mental Health Services • Coordination of Medical Care • Substance Misuse Treatment Services

Household Eligibility: Households experiencing Homelessness as defined by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 which amended

and authorized the McKinney – Vento Homeless Assistance Act 42 USC 11302 Sec. 103.

Program participants must be obtained from referrals from Coordinated Entry.

Best Practices: Applicants are encouraged to review the materials included in the NAEH Rapid Rehousing Toolkit when considering their project design and proposal.

Duration of Assistance: Eligible participants can receive rental assistance for up to 24 months. Recognizing the utilization of Progressive Engagement, RRH projects should only provide participants with the minimum amount of monthly rental assistance and services/case management to maintain maximum housing stability. Doing so allows for financial and staff resources to be provided to as many households as possible. Few households will require the allowable 24 months of rental assistance, with data indicating most recipients need no more than between 10–14 months of assistance. Participants can continue to receive direct client assistance and supportive services, such as case management, for up to 3 months after rental assistance ends.

Proposals must identify the methodology for determining the amount of rental assistance requested in the Rental Assistance budget line item in Form 3 – Budget and Narrative Funding Summary, ensuring sufficient funds to provide all participants with sufficient rental assistance for the duration of their enrollment, guided by the average 10–14 months of rental assistance.

Item #72: Authorize negotiation and execution of eight agreements with six social service agencies to provide rapid re-housing and Housing-Focused Homeless Encampment Assistance Link services for an initial 12-month term beginning October 1, 2022, in a combined amount not to exceed \$18,550,713 with one 12-month extension option in a combined amount not to exceed \$18,550,713 for a total combined amount not to exceed \$37,101,426 divided among the agencies.

MAYOR PRO TEM ALTER’S OFFICE

1) *Please provide additional information on scope of work and deliverables of these contracts.*

The agreements recommended for council action are still under negotiation and the final scopes of work and deliverables are not currently available. These agreements are the result of a competitive request for proposal process where the applicants submitted applications aligned with a scope of work. Excerpts from the scope of work are available for review below.

RAPID REHOUSING

Rapid Rehousing (RRH) projects are designed to provide flexible programming that will expedite a household’s ability to stabilize in market-rate or affordable housing through time-limited rental assistance and case management. The objective of the Rapid Rehousing program is to assist households experiencing homelessness to secure and maintain permanent housing to exit homelessness as quickly as possible.

RRH proposals may indicate a willingness to participate in the Housing-Focused Encampment Assistance Link (HEAL) Initiative, which prioritizes individuals experiencing unsheltered

homelessness in locations with the highest health and safety risks. These individuals are offered access to bridge shelter and direct enrollment in a housing stabilization program, such as Rapid Rehousing or Permanent Supportive Housing. APH is seeking Offerors to provide RRH services for individuals linked to the HEAL Initiative. If selected for award to operate a HEAL RRH project the project will receive referrals of HEAL Initiative households through the Coordinated Entry System.

Service Delivery Components: RRH Proposals must include or identify from an alternate source or agency: • Housing Stability Case Management • Outreach and Engagement • Financial Assistance • HMIS Entry • Housing Navigation • Landlord Outreach and Incentives • Move-in Assistance

Proposals may also choose to include any of the following: • Employment Assistance • Peer Support • Transportation Assistance • SSI/SSDI Outreach, Access, and Recovery (SOAR) • Mental Health Services • Coordination of Medical Care • Substance Misuse Treatment Services

Household Eligibility: Households experiencing Homelessness as defined by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 which amended and authorized the McKinney – Vento Homeless Assistance Act 42 USC 11302 Sec. 103.

Program participants must be obtained from referrals from Coordinated Entry.

Best Practices: Applicants are encouraged to review the materials included in the NAEH Rapid Rehousing Toolkit when considering their project design and proposal.

Duration of Assistance: Eligible participants can receive rental assistance for up to 24 months. Recognizing the utilization of Progressive Engagement, RRH projects should only provide participants with the minimum amount of monthly rental assistance and services/case management to maintain maximum housing stability. Doing so allows for financial and staff resources to be provided to as many households as possible. Few households will require the allowable 24 months of rental assistance, with data indicating most recipients need no more than between 10–14 months of assistance. Participants can continue to receive direct client assistance and supportive services, such as case management, for up to 3 months after rental assistance ends.

Proposals must identify the methodology for determining the amount of rental assistance requested in the Rental Assistance budget line item in Form 3 – Budget and Narrative Funding Summary, ensuring sufficient funds to provide all participants with sufficient rental assistance for the duration of their enrollment, guided by the average 10–14 months of rental assistance.

Item #73: Authorize negotiation and execution of Amendment No. 5 to an agreement with Ending Community Homelessness Coalition, Inc. to actively connect individuals experiencing homelessness in Austin/Travis County to opportunities for safe, stable, and permanent housing, to add one 12-month extension option in an amount not to exceed \$130,000, for a revised total agreement amount not to exceed \$780,000.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide details on all the contracts the City currently has with ECHO.*

Austin Public Health currently has the following contracts with ECHO:

1) Homeless Navigation- \$130,000

The primary goal of this contract is to actively connect individuals experiencing homelessness in Austin/Travis County to opportunities for safe, stable, and permanent housing. This goal is achieved through three primary strategies:

- Housing Navigation: Once housing opportunities are identified (such as a Permanent Supportive Housing unit or Rapid Re-housing opening), removing barriers such as lack of State identification or lack of medical documentation to ensure these opportunities can be accessed quickly and efficiently
- Housing Outreach: Bringing housing services and housing opportunities directly to individuals experiencing homelessness who may or may not be willing or able to access services within existing walk-in locations
- Services Coordination: To create a common communication and services coordination structure between field service programs, drop-in service programs, and permanent housing programs, so that all outreach and navigation programs within Austin/Travis County can respond to community navigation needs quickly and efficiently

2) ECHO- \$243,972

This contract provides advocacy, communication and leadership on awareness of homelessness, housing affordability, and needed community supportive services resources, as well as identifying solutions to these issues; In addition, promotes Rapid Rehousing and Housing First Permanent Supportive Housing; Coordinates the annual Austin/Travis County HUD Continuum of Care application, which includes evaluating and renewing HUD contracts; Directing, administering, and providing training for the HUD-mandated Homeless Management Information System; Operates/Expands the coordinated assessment protocol consistent with HUD requirements set forth in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act

3) Investing for Results- \$279,000.00 (One-time allocation)

The Ending Community Homelessness Coalition (ECHO) Investing for Results program is dedicated to planning, prioritizing, and implementing strategies to end homelessness in Austin/Travis County, Texas. ECHO works to engage policymakers, housing providers, and the community to end and prevent homelessness in Austin/Travis County, Texas. As the designated Continuum of Care (CoC) lead agency for Austin/Travis County, ECHO manages the collaborative process to develop and submit the Austin/Travis County application for U.S. Department of Housing and Urban Development (HUD) funding for the annual HUD Continuum of Care Program. ECHO also administers the HUD required Homeless Management Information System (HMIS) and is responsible for system wide outcomes and reporting to HUD.

The Housing and Planning Department currently has the following contract with ECHO:

1) Permanent Supportive Housing and Rapid Rehousing Consulting - \$300,000

The Scope of Work includes providing quarterly/biannual reports that track Permanent Supportive Housing and Rapid Rehousing Units, negotiating Memorandum of Understanding with developers, and track units via zip codes.

2) Property Incentive - \$500,000

The purpose of the Agreement with the Ending Community Homelessness Coalition, Inc. (ECHO) is to manage and administer a Property Owners Incentive Fund (Program). Specifically, the intent of this Program is to (1) engage property owners, managers, and developers to set aside housing units for families and individuals experiencing homelessness in Austin, Travis County, Texas and (2) to remove housing barriers such that program eligible clients can perform a rental lease. This Program will house and support individuals experiencing homelessness who are referred through the Austin/Travis County Coordinated Entry System.

Item #74: Authorize negotiation and execution of an agreement with the Asian American Resource Center Inc. d/b/a Austin Asian Community Health Initiative to recruit and train community health workers for a 24-month period beginning September 1, 2022 in an amount not to exceed \$450,000..

COUNCIL MEMBER TOVO'S OFFICE

2) *How many community health workers does APH anticipate training and what languages does APH anticipate that these community health workers will speak? Are there any plans for active recruitment for community health workers who speak certain languages?*

Asian American Resource Center Inc. d/b/a Austin Asian Community Health Initiative will use this funding for 7 new community health workers that have been hired and trained in anticipation of this funding. These community health workers speak the following languages: Korean, Nepali, Hindi, Burmese, Chin-tedim, Arabic, Chinese, and Vietnamese.

Item #76: Authorize negotiation and execution of four agreements with three social service agencies to provide permanent supportive housing services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$1,871,720 with four 12-month extension options in a combined amount not to exceed \$7,486,880 for a total combined amount not to exceed \$9,358,600 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide additional information on scope of work and deliverables of this contract.*

The agreements recommended for council action are still under negotiation and the final scopes of work and deliverables are not currently available. These agreements are the result of a competitive request for proposal process where the applicants submitted applications aligned with a scope of work. Excerpts from the scope of work are available for review below.

PERMANENT SUPPORTIVE HOUSING

Permanent Supportive Housing (PSH) projects are designed to provide housing stability for vulnerable, chronically homeless individuals and households. Components of the project include ongoing rental subsidy and intensive supportive services. PSH projects can be implemented through a project-based model (all units are in a single building), a scattered site approach

(individual units are located across the community), or a hybrid of the two (clusters of units may exist in larger developments). Intensive supportive services focus on addressing issues that most impact housing stability. However, an individual or household's participation in services is not mandatory and is client-directed.

Service Delivery Components: PSH proposals must include or identify alternative sources of the following: • Outreach and Engagement • Housing Stability Case Management: Permanent Housing Projects will provide housing stability case management throughout the duration of the Housing Navigation • Mental Health Services • Coordination of Medical Care • Housing Navigation • Landlord Outreach and Incentives • Move-in costs • HMIS costs and HMIS entry

Proposals may also choose to include any of the following: • SSI/SSDI Outreach, Access, and Recovery (SOAR) • Financial Assistance • Substance Misuse Treatment Services • Transportation Assistance • Employment Assistance • Peer Support

Household Eligibility: 1) Households experiencing Homelessness as defined by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 which amended and authorized the McKinney – Vento Homeless Assistance Act 42 USC 11302 Sec. 103, and 2) Households who meet the definition of Chronic Homelessness as defined in 24 CFR 578.

Program participants must be obtained from referrals from Coordinated Entry.

Best Practices: APH promotes the adoption of quality practices as defined in the CSH's Supportive Housing Quality Toolkit. Offerors are encouraged to review the materials included in the toolkit when designing their project and proposal.

Duration of Assistance: Participation in Permanent Supportive Housing programs is not time limited. Eligible participants can receive ongoing rental assistance, direct client assistance, and supportive services. However, all projects must maintain a Move-On Policy to support participants that no longer desire the intensity of services provided in PSH programs. More information on the development of Move-On or Moving-On Policy can be found on the HUD Exchange website.

Move-On or Moving-On Policy can be found on the HUD Exchange website.

Item #93: Council discussion regarding the South Central Waterfront District.

MAYOR ADLER, COUNCIL MEMBER HARPER-MADISON, COUNCIL MEMBER FUENTES, COUNCIL MEMBER VELA, AND COUNCIL MEMBER ELLIS' OFFICES

Currently, the South Central Waterfront Vision Framework Plan lays out a financial model to calibrate the range of bonus development entitlements required to provide economic incentive for properties to redevelop and fund the community benefits (public realm and affordable housing) within a system of value capture financing tools, aka a "Test Scenario." This Test Scenario was intended to provide a foundation for the City to further explore the potential value-capture tools and offers direction for potential public/private partnership opportunities.

Importantly, the Test Scenario was not intended as a prescription or recommendation on what should be built, but rather is a test to see how a set of financial tools could leverage the private market to fund the SCW Vision. The Test Scenario assumed 8.6 million square feet of mixed uses in the waterfront if there was the needed capital investment. As we are now seeing, however, this scenario does not provide sufficient revenue to finance the desired community infrastructure and benefits and does not provide sufficient revenue for affordable housing subsidy for the desired income restricted units.

But maybe there's another way? Could it be that with greater entitlements allowed, parcel owners will be better able to contribute more community benefit? With more entitlements, would the TIRZ generate more revenue also to contribute to the desired community benefits? In order for Council to better assess entitlements in the South Central Water Regulating Plan (including but not limited to the Statesman PUD) as they relate to potential TIRZ revenue, please answer the following questions:

1) What level of FAR entitlement in the SCW would it take to provide the necessary economic incentive for properties to redevelop and fund the community benefits (public realm and affordable housing) identified by staff and desired by Council?

Capitol Market Research (CMR) captured the South Central Waterfront (SCW) square feet potential from the SCW Vision Plan developed by EcoNorthwest to calculate the development capability and value projections for the area. From those value projections, staff was able to calculate the potential TIRZ revenue available to fund the various public investments. Table 35 of the [CMR analysis](#) (page 208 of the PDF) note an 8.5 million SCW square feet potential which closely aligns to the figure in the SCW Vision Plan. This table is the basis for the projected taxable values contained in Table 38 (page 211 of the PDF) that lead to TIRZ estimates. CMR cannot conduct an update to Table 35 and the SCW "Proportional Capture Rate" without having an updated figure for SCW square feet potential. The update requires development of a new parcel-by-parcel test scenario proforma and there is insufficient time to complete such a model.

2) What might be the increase in TIRZ revenue for the SCW if the "tipping" parcels were allowed to develop at an 8:1 FAR rather than be limited to no more than 200 feet in height (except for one, up to 400 foot limited tract) as was assumed in the current TIRZ Test Scenario analysis?

This is a test of scale/materiality looking at the tipping parcels. CMR conducted an analysis of the potential for underdeveloped parcels at 8:1 FAR. Based on this analysis, and assuming an increment contribution of only the "but for" value growth, the TIRZ would generate the amount noted below.

	Original 46% Increment Estimate	63% Increment with 8:1 FAR
Cumulative Revenue	\$167.2 million	\$333.0 million
Estimated Debt Capacity	\$104.0 million	\$207.5 million

3) If this or something similar were to happen, and assuming the council continues to obtain the 3.5 percent increase in revenues as allowed by State law, would the creation of a SCW TIRZ result in any loss of general revenue funds?

If the TIRZ is structured in a manner that captures only the portion of new property value resulting from the public investment (i.e., "but for" value), it would not negatively impact the General Fund. To the extent that the TIRZ captures new property value that would have

occurred irrespective of the creation of the TIRZ or any TIF-funded projects, the TIRZ will have an adverse impact on General Fund revenue and the tax rate.

4) If general revenue is kept constant, how might a revenue increased SCW TIRZ impact the property tax rate and burden for the typical homeowner taxpayer?

If the TIRZ results in new value that would not have occurred but for the public investment, then during the existence of the TIRZ there is no impact on tax rate or tax burden of the typical homeowner. Upon closure of the TIRZ, the added value generated by the TIRZ will result in a somewhat lower tax rate and tax burden for the typical homeowner.

5) If the City desires the SCW to generate as much ad valorem tax and sales tax revenue as possible, and as much community benefit as possible (e.g., affordable housing, park land, users of transit, etc), is there a certain level of capital infrastructure that has to be built (street grid/roads, utilities, etc)?

Yes. Under the current City code staff estimated that the amount of public infrastructure investment needed for the Vision Plan is \$277 million as illustrated in the Exhibit D of the TIRZ [Preliminary Project and Financing Plan](#). This figure is now estimated to be much higher based on current market conditions.

6) If the needed capital infrastructure is not funded with a TIRZ and/or a bond, will it be funded by property owners and developers? If not, what level of infrastructure will occur and what kind or level of development would occur and what ad valorem and sales tax revenue and community benefit (affordable housing, park land, users of transit, etc) would be associated with that kind or level of development?

If the capital infrastructure is not funded with a TIRZ and/or bond, the property owners would fund the capital infrastructure to the extent that the current code requires. The South Central Waterfront Vision Framework Plan contemplates a "Baseline" scenario (pg. 12) that illustrates the amount of development that would occur given existing conditions. Should Council adopt a Regulating Plan, this would be an alternative pathway for the private sector to fund capital infrastructure.

7) In the answer to Question #2, was it assumed that the Austin Transit Partnership would receive 20% of the "but for" TIRZ revenue? If so, what is the anticipated TIRZ revenue in the 8:1 FAR scenario if ATP only receives 20% of the base scenario and not any of the "but for" TIRZ revenue?

In each of the scenarios included in the response to "Question #2," the percentage contributions were based on contributing only that property tax revenue associated with the "but for" value growth and less the revenue dedicated to Project Connect/Austin Transit Partnership. If the Austin Transit Partnership's portion of the tax revenue is included, the "but for" increment in the 8:1 FAR scenario increases to 75.5%, the cumulative revenue increases by \$63.5 million, and the estimated debt capacity increases by \$39.5M. The total numbers for each version of the 8:1 FAR scenario are noted in the table below.

	63% / 8:1 FAR (Less ATP revenue)	75.5% / 8:1 FAR (Including ATP revenue)

Cumulative Revenue	\$333.0M	\$396.5M
Estimated Debt Capacity	\$207.5M	\$247.0M

Item #101: Conduct a public hearing in accordance with Texas Parks and Wildlife Code Chapter 26 and consider a resolution authorizing a change in use of dedicated parkland, known as Jimmy Clay Golf Course, Roy Kizer Golf Course, Onion Creek Soccer Complex, and Onion Creek Metropolitan Park (north and south entrances), for Austin Water to construct, operate, maintain, and repair approximately 17,000 linear feet of reclaimed water main. Austin Water will require permanent use of approximately 175,136 square feet of parkland and approximately 662,128 square feet of temporary use area for construction.

MAYOR PRO TEM ALTER'S OFFICE

1) *How and where will the \$818,542 in mitigation fees be spent and will this funding be deployed only across the golf courses and parks impacted by these Austin Water project?*

Of the total mitigation amount of \$818,542

- \$332,530 will be used by the Golf Division to purchase and install a recirculation pump system and to purchase and install a bentonite clay lining material to cover 32 acres of ponds.
- \$486,014 will be used at Onion Creek Metro Park to be assigned to one or more of following projects depending upon project costs
 - Phase 2 improvements within the developed portion at 8652 Nuckols Crossing including (2) pavilions with picnic tables and a kiosk to add a trail map and park rules.
 - Trail improvements, including signs to delineate equestrian trails and multi-use trails.
 - Securing existing cultural features such as cisterns including fencing and interpretive signs.

Item #105: C814-89-0003.02 - 305 S. Congress - Approve second reading of an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

COUNCIL MEMBER VELA'S OFFICE

Cost of residential units

1) *What is the per unit subsidy to provide affordable housing at this project?*

Through the Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) programs, the Austin Housing Finance Corporation (AHFC) provides direct subsidy for the provision of affordable housing. These programs operate on a quarterly basis and are competitive by design. Developers must apply for financing with a complete development proposal including a timeline and budgetary information. Staff works with each developer to improve the application throughout the process, searching for ways to increase the number of subsidized units or decreasing the amount of funds requested. Staff also works with the developer to identify other funding sources and programs that may help achieve a lower subsidy per unit. Over the last several years, staff has been able to reduce the average subsidy per rental unit to approximately \$50,000 and the average subsidy per ownership unit to approximately \$80,000. Due to variations in the affordability level, the size of the units, and the target population (i.e. permanent supportive housing), the subsidy per unit may vary widely from one project to the next. Additionally, due to increased costs stemming from supply chain constraints and increasing interest rates, the average subsidy per unit may increase by as much as 50% over the next few years, though staff will continue to diligently pursue greater leverage for every dollar of City subsidy.

2) What is the normal subsidy for other types of developments in Austin? For example, your typical Texas Donut style development, or a garden style development.

Regardless of the development type, staff will diligently pursue every avenue to reduce the City subsidy per unit; however, staff recognizes that some development types are more expensive to build than others. For example, while a garden style apartment may occupy more land than a “Texas Donut”, the compact nature of the Donut would be more appropriate in an area with higher land values. Additionally, while a garden-style apartment provides surface parking, the Donut would provide structured parking, which can be as much as ten times as expensive as surface parking. These differences may explain some variation in the development budget between these two types of projects, but not necessarily. Each development has a unique set of challenges that could be due to availability of funds, timing of any applications for financing, construction materials, or carrying costs.

TIRZ - SCW specific:

3) Is the TIRZ covering public infrastructure, such as water and wastewater pipes, that the city normally pays to upkeep and replace?

No. The TIRZ funding does not include maintenance costs.

4) Is the infrastructure that is currently in place at a point where it needs to be replaced even if the area isn't redeveloped?

As part of the Capital Improvement Plan and budget process, City staff assess needs for repairs and upgrades for infrastructure, such as streets, watershed protection, and utilities.

5) If the infrastructure needs to be replaced or redeveloped, how is that cost divided between the developer and the city?

For new development or higher density redevelopment, City staff determines adequacy of existing public infrastructure and, if additional capacity is needed, determines the proration of costs in accordance with service needed to serve the site. Once the Regulating Plan has been adopted, the City can assess more accurately what infrastructure needs in South Central Waterfront are required and estimate costs accrued to City and to private owners.

6) *Will any of the upgraded infrastructure be used to service other parts of the South Central Waterfront?*

Staff has listed Barton Springs Road extension as a public improvement that would serve as a major arterial road for the district and for through traffic. Thus, it is listed as priority by staff for funds from the SCW TIRZ.

Cost of infrastructure

7) *When new developments are occurring in the suburbs, does the city have to pay for new infrastructure like parks, roads, and water/wastewater improvements to service those developments?*

In general developers pay for the cost of infrastructure for new development regardless of location. There are exceptions such as MUDs and PIDs in which the district pays for most infrastructure. In some cases the City pays for a developer to oversize infrastructure beyond what is needed for their project so the City may serve other future development. The City also collects fees such as parkland dedication fees for parkland and impact fees for water and wastewater infrastructure.

8) *How does the cost of providing infrastructure to dense infill development compare to providing infrastructure to new suburban development?*

Dense infill development generally has lower infrastructure costs per unit because there are more units per area of land and it is more likely that infrastructure is available to serve the development and does not need to be extended to the development.

9) *How do the maintenance costs on the infrastructure for dense infill and suburban infill development compare? Who usually pays for the maintenance of that infrastructure?*

On a per unit basis the costs of infrastructure maintenance is higher for suburban development because each "unit" of infrastructure serves more units. Maintenance of roads, pipes, parks etc. is generally covered by the City once the City confirms the infrastructure has been built to City standards.

10) *What is the added cost to provide fire and police services to new suburban development vs new infill development?*

Because infill development is more likely to be located near existing fire stations or police facilities, and therefore less likely to trigger the need for new stations, infill development is less expensive.

Cost of PARK?

11) *What is the cost of developing the proposed park on the Statesman PUD site?*

The costs below are baseline for the identified amenities at this point in the process. The PUD ordinance at this point, contemplates a future park design plan that may include other amenities that are not estimated below (playscape(s), nature play areas, board walk, etc.)

- 10 ft. wide natural vegetative buffer along dedicated parkland adjacent to Congress \$1 mil
- Great Steps estimated cost of \$4.6 mil
- Great Lawn estimated cost of \$500K

- Pier estimated cost of \$1 mil
 - Irrigation \$1.3 mil
 - Bat viewing area with underground cistern \$TBD (likely coincide with Great Lawn)
 - Amenitized water quality ponds to no more than .9 acres of surface area with an estimated cost of \$1.6m
 - 1700 linear feet of reconstructed hike and bike trail in consultation with the Safety and Mobility report at a cost of \$1m
 - ADA access to the hike and bike trail from Congress Bridge** (in addition to committed five (5) ADA access points and/or this access point can be included as part of the 5 not in addition to) \$3m
 - Appropriate interpretive/educational signage bat viewing and pond ecosystems \$TBD (likely coincide with Great Lawn)
 - Soft cost for development fee (estimated \$1.2m and design/permitting costs (\$5.1m) for a total of \$6.3m
- Rough Total Estimated: \$25 million

12) *Generally speaking, would a developer normally pay for a park of this scope on their own?*

Within the context of a PUD, a developer normally pays for an onsite park and the costs are balanced with entitlements received.

13) *What is the estimated Parkland Dedication fee that the development is required to pay? Is it paying above what is required?*

After parkland dedication is taken into account, the project will owe the remainder as Parkland Fee in Lieu. Based on a unit count of 1,375 residential units and 275 hotel rooms, the parkland fee in lieu will be \$3.6 million per current code. They will also owe a per unit Parkland Development fee of \$951,181, which is \$100 per unit above current code as agreed upon up to this point in the process. The total would be \$4.57 million, which PARD would approve to be invested in the park.

14) *If the value of the proposed park is greater than what would normally be required, how much extra value is that adding to the rest of the project? Can that extra value be captured in the TIRZ?*

If the question refers to cost, the differential between the required investment (\$4.57 million), and the baseline cost of the park (\$25 million) is \$20.43 million. The TIRZ analysis as included in the Preliminary Project and Financing Plan approved by Council in December 2021 includes the park (as well as trails and open space) as a public investment. See Exhibit D. Any potential for extra value to be captured would require additional analysis.

15) *What park improvements are envisioned for the site? How are they broken down by cost?*

See the cost breakdown in #1.

16) *How does the proportion of this PUD that is being developed as parkland compare to previous PUDs such as the Grove?*

		Parkland Owed (Acres)	Parkland to be Dedicated (Acres)	% of Required Land satisfied by PUD	Total PUD Area (Acres)
	Units				

Whisper Valley	9028	263	700	266%	2066
Sun Chase	5629	164	600	366%	1604
Camelback	200	6	27	464%	145
Estancia	2287	52	117	224%	594
Wildhorse	5000	114	171	149%	670
Easton Park	3900	114	192	169%	1300
*The Grove	1548	27	14.5	53%	76
*Statesman	1650	26.4	6.5	25%	19
For Statesman, 6.5 acres is proposed to be deeded, and 1.6 dedicated via easement-combined 8.1 acres.					

Parking:

17) Is underground parking considered a community benefit?

The City planning staff does consider the underground parking to be a community benefit. From an urban design perspective, not having parking garages on the shores of Lady Bird Lake is clearly superior. Underground parking is the most expensive type of parking, more than garage parking and much more than surface parking. According to the City's economic analysis consultant the underground parking adds \$71 million to the cost of the project above the cost of providing garage parking.

18) Does the underground parking add taxable value to the project?

Yes, the underground parking does add taxable value to the project.

19) Is the underground parking being paid for by the TIRZ? Could it be paid for by the TIRZ?

The parking will be paid for by the developer, not the TIRZ. The parking was never envisioned as one of the community benefits that could be covered by a TIRZ in the South Central Waterfront Plan and given its high cost would preclude funding other community benefits.

Other TIRZ:

20) What public infrastructure does the Waller Creek TIRZ pay for? How much revenue does the Waller Creek TIRZ generate?

City Council approved Item 12 on May 24, 2018, an ordinance (<https://www.austintexas.gov/edims/document.cfm?id=300423>) approving Amendment No. 2 (<https://www.austintexas.gov/edims/document.cfm?id=298785>) to the Project and Financing Plan for Tax Increment Financing Reinvestment Zone (TIRZ) No. 17 to update current project design and project cost estimates, to extend the length of time in which the TIRZ operates, and to provide the most recent estimates of underlying funding sources that are anticipated to pay for the construction of projects within the Waller Creek District. The TIRZ was initially created in 2007 to finance the construction of the Waller Creek Tunnel project.

- TIRZ Amendment #2 outlined the surface-level Project Plan within the Waller Creek Chain of Parks to be partially funded by the TIRZ. These improvements were split into “links”:
- Waterloo Park Link: development of Waterloo Park and connection to Symphony Square
- Creek Delta Link: trail system improvements and ecosystem restoration between Lady Bird Lake and 4th Street, the revitalization of Palm Park, and construction of a shared-use operations and maintenance facility
- Connectivity Link: trail improvements and natural space restoration between 5th and 11th Streets
- The Refuge: a new park between 7th and 9th Street where the current Austin Police Department Headquarters and Municipal Court is located
- Pontoon Bridge: a bridge connecting the north and south shore of Lady Bird Lake

Below are 5-year actuals and the FY’22 current year estimate of Total Revenue generated for the Waller Creek TIRZ:

Waller Creek Revenue

FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 CYE
\$4,759,867	\$5,771,269	\$6,520,439	\$7,790,874	\$11,375,671	\$11,227,794

21) What public infrastructure does the Seaholm TIRZ pay for? How much revenue does the Seaholm TIRZ generate?

Seaholm Tax Increment Financing Fund 18 (TIF18) was created in 2008, and amended in 2012, as a financial mechanism to fund public improvements included in the Seaholm Master Development Agreement (MDA) that reflect elements of the Seaholm District Master Plan. The public improvements completed include rehabilitation of historic Seaholm Power Plant, a plaza, utility and street improvements. The proposed bicycle & pedestrian path under Union Pacific Railroad’s (UPRR) tracks at Bowie Street was terminated in 2021 as City could not accept UPRR’s final proposed terms. Staff of Austin Transportation in coordination with Financial Services is developing alternative multimodal connectivity solutions within the Seaholm District funded with \$6.6M remaining of Bowie Underpass funds. These funds are transferred to the Seaholm Capital Improvement Project budget. There are no additional project funds available.

Below are 5-year actuals and the FY’22 current year estimate of Total Revenue generated for the Seaholm TIRZ:

Seaholm Revenue

FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 CYE
\$902,880	\$1,443,779	\$1,493,372	\$1,529,833	\$1,836,975	\$1,858,092

22) *Are there any existing TIRZ in Austin that are used to acquire land for a park or develop a park?*

The Waller Creek TIRZ is the only active TIRZ used for parkland development and/or acquisition.

23) *How common are TIRZ in Austin?*

To date, Austin has 19 TIRZs that have been created; with five currently active:

- Second Street Redevelopment Project Tax Incrementing Financing Zone No. 15
- Mueller Redevelopment Project Tax Increment Financing Zone No. 16
- Waller Creek Redevelopment Project Tax Increment Financing Zone No. 17
- Seaholm Redevelopment Project Tax Increment Financing Zone No. 18
- South Central Waterfront Tax Increment Reinvestment Zone No. 19

24) *How common are TIRZ statewide?*

TIRZs are common statewide. The link below provides the number of TIRZs statewide and the jurisdictions that are actively utilizing them.

<https://comptroller.texas.gov/economy/docs/tirz-financials-log-08-2022.xlsx>

Item #105: C814-89-0003.02 - 305 S. Congress - Approve second reading of an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

COUNCIL MEMBER TOVO'S OFFICE

1) *Does a redlined version of the existing PUD ordinance exist, or is this ordinance intended to replace, or is this ordinance intended to replace the existing PUD ordinance in its entirety?*

This Law Dept has clarified this issue with CM Tovo's office. There is a not a redline of the July 28th ord vs. the June 16 version.

2) *Please identify any part or subsection in the draft Statesman PUD ordinance where applicant is requesting a fee waiver or other public subsidy.*

Per the PUD ordinance, the applicant will be able to invest required fees in lieu and park development fees into the park. Beyond these credits, the park investments shown in the Conceptual Open Space Plan (p25) appear to suggest the requirement for additional public subsidies.

3) *Is there any inundated acreage, ie. land under the surface of Lady Bird Lake, included within the totals for parkland for this project? If so, how much?*

Yes, 0.86 acres of Inundated Land. This will receive 0% park credit.

4) *Is there precedent for allowing parcels to be set aside for water quality, flood, or other controls that serve adjacent or nearby development and still count these as dedicated parkland? If so, please identify the section of City code that addresses this situation.*

Yes, there is precedent. Applicants must design drainage/water quality features with PARD approved recreational amenities. They must serve drainage needs of the park as well as any adjacent private development. (14.3.8 A. 2. Land containing a water quality

or detention pond may be accepted at 50% per acre credit if the pond is designed and developed with PARD-approved recreational amenities.)

- 5) *The applicant proposes to dedicate 6.53 acres of parkland and another 1.59 acres of plaza, for a total dedication of 8.12 acres of open space.*

- a. *How much of this total acreage includes water quality areas that cannot be developed?*

The total acreage of surface area for drainage and water quality (ponds and rain gardens) has been capped at 0.9 acres.

- b. *How much of the proposed dedicated parkland would, as provided in the draft PUD ordinance, be occupied by the following uses:*

- i. *the proposed cistern (below the surface of the park)*
- ii. *raingardens serving as water quality controls for the development*
- iii. *any other water quality controls required for the proposed development (if there are any water quality control elements other than the cistern and raingardens)*

These acreages are not determined, only the total cap of 0.9 acres for the surface area, which does not include the underground cistern.

- 6) *Please confirm that the trail easement along Ladybird Lake will remain as an alternative path to the boardwalk.*

Yes the trail easement along Ladybird Lake remains as an alternative path to the Boardwalk. The Boardwalk feature appears in the “park plan”.

- 7) *How will the public access the trail easement during the period when the site is under construction?*

It has not yet been determined how the public will access the trail easement during site construction. In discussion, the applicant has made verbal commitments to reroute the trail so it can stay open during construction- which is consistent with other trail projects.

- 8) *Is there any other place along Lady Bird Lake that uses a boardwalk for reasons other than avoiding cliffs, bridge abutments or other features that make it difficult or extremely expensive to keep the trail on land? If so, please identify each of these locations and how they were funded.*

As the Parks and Recreation Department understands the situation, existing boardwalk sections were constructed when property owners were unwilling to sell their property or grant easements. Existing boardwalk was financed through transportation bonds. The details of the construction decisions may be better answered by Public Works or the Transportation Department.

- 9) *Is the internal plaza or a similar feature required for adequate fire access to the proposed PUD buildings? Is it required for any other development purposes? Is this plaza being counted as “dedicated park land” under the proposed PUD ordinance (and if so, how much)?*

The Internal Plaza (also called the Great Steps) is proposed as a Parkland Easement, approximately 0.68 acres, and will receive 50% parkland credit. The fire access issues will be addressed at the time of site plan but at this time staff is not aware of any development purpose for the plaza other than providing access to the parkland, serving as an amenity and pedestrian access to two of the buildings.

Item #138: Approve a resolution revising the fees for the Convention Center parking garage, and directing the City Manager to include the Convention Center parking garage in the City's affordable parking program and to present information to City Council prior to or during Fiscal Year 2024 budget deliberations about parking rates and revenues at the Austin Convention Center and other City-owned garages.

COUNCIL MEMBER TOVO'S OFFICE

1) Has the Convention Center or Visit Austin sent out an email or other communication to past/current convention organizers or others about item 138? If so, please provide that communication and the list of individuals or organizations who received it.

The Austin City Council will consider a budget amendment on September 1st to significantly raise the parking fees at the Convention Center's 5th street and 2nd street garages. As is standard practice when the Convention Center is contemplating a change to our fee structure, we proactively reached out to those customers who we felt would be most impacted by the proposed fee changes to better understand what, if any, impact the increase would have on their business. Additionally, similar to the questions directed to staff during the budget adoption process, we anticipate being asked to what degree the proposed fee changes will impact customers and operations. During the budget adoption process, we could only provide anecdotal information because of the lack of time available to engage customers. The information requested and received from customers provides a level of due diligence greater than our anecdotal information.

Our ACCD sales team had phone conversations with some of our clients regarding the proposed council amendment that would increase our parking rates to \$10 per hour with a maximum rate of \$48. We gave the example that under our current rates, an attendee could park at the garage for 4 hours at the current rate of \$10 and that under the proposed rate that same attendee would pay \$48. We asked our clients to think about how this rate change would impact their attendees and their overall event. We also asked our clients to share feedback, if they so desired. While most of our initial communication was via personal phone conversations, some email correspondence did occur and is detailed in the pages below. Additionally, these pages contain emails sent to customers who had requested how to best reach Mayor and Council regarding this amendment as well as feedback we received from our customers.

Clients Contacted

1. Austin Contractors and Engineers
2. Austin RV Show
3. SXSW
4. Texas Board of Law Examiners
5. Prospera Events for InnoTech
6. Texas Computer Education Association
7. Austin Junior Volleyball Association
8. Rooster Teeth
9. Sladek Conference Services for Texas EMS
10. Texas Association of Secondary School Principals
11. Texas Library Association

12. Market Place Events – Austin Home and Garden
13. Texas Commission on Environmental Quality
14. Texas Association of School Administrators
15. Visit Austin- Visitor Center (5th St. garage tenant)
16. Escape Games (5th St. garage tenant)
17. Central District Brewing (5th St. garage tenant)

- 2) *For which events did the Convention Center provide validation during the last 4 years, and at what levels of discount?*

ACCD Parking validation totals for FY 20 through FY22 (year to date) are attached. Staff are not able to submit FY19 validation totals at this time due to the method used to validate clients of ACCD during the period in question. The physical records needed would require additional time to be recalled from our records management vendor to calculate these totals.

Please note, that during the COVID-19 pandemic, the Convention Center served as an Alternate Care Site and provided validated parking in support of this effort. We have included this on its own separate line.

- 3) *When was the last time the Convention Center raised its parking rates?*

The last time the Convention Center changed its parking garage rates this current fiscal year. It adjusted the hourly rate length, which could result in additional revenue.

On [August 17, 2022](#), City Council approved the FY23 Budget as amended. A snapshot from the FY23 staff-initiated [budget amendment](#) (Page 2) for fees is included below:

Austin Convention Center – Operating Fund				
FEE LINE ITEM	FY22 Approved	NOTE	FY23 Proposed Document	FY23 Revised/Corrected
Parking/Towing Rates				
Parking Charges				
Main Parking Garage (201 East 2 nd Street)				
Daily – Variable Rate				
3 hours – 9 hours	3 hours – 9 hours		3 hours – 9 hours	2 hours – 9 hours
30 minutes – 3 hours	30 minutes – 3 hours		30 minutes – 3 hours	30 minutes – 2 hours
Parking/Towing Rates				
Parking Charges				
Main Parking Garage (201 East 2 nd Street)				
Twilight Rate				
3 hours – 9 hours	3 hours – 9 hours		3 hours – 9 hours	2 hours – 9 hours
30 minutes – 3 hours	30 minutes – 3 hours		30 minutes – 3 hours	30 minutes – 2 hours
Parking/Towing Rates				
Parking Charges				
North Parking Garage (601 East 5 th Street)				
Daily – Variable Rate				
3 hours – 9 hours	3 hours – 9 hours		3 hours – 9 hours	2 hours – 9 hours
30 minutes – 3 hours	30 minutes – 3 hours		30 minutes – 3 hours	30 minutes – 2 hours

- 4) *The previous questions submitted requested a copy of the communication sent to the customers impacted by the parking rate change. Please provide the communication that was sent to the customers.*

See attached.

Item #139: Approve an ordinance amending Exhibit A to Ordinance No. 20220817-005 (City of Austin Fee and Fine Ordinance for Fiscal Year 2022-2023) to increase certain fees for the Convention Center garages near the Convention Center.

COUNCIL MEMBER ELLIS' OFFICE

- 1) *From staff's perspective, what are the advantages and disadvantages of raising the parking rates as proposed in this ordinance?*

In order to evaluate the budget amendment raising the Convention Center garage fees, staff reached out to those potentially affected customers to better understand what, if any, impact the proposed increase would have on their business. Overwhelmingly, their response was that the increased garage rates would severely impact their event from an attendance perspective and ultimately from a financial viability viewpoint. We heard from several of our education-related organizations in Texas that this single increase may force these events to consider other host cities in the future taking the revenue they bring to the city's hotels, restaurants, and other businesses each year with them. A similar perspective was also shared by our local consumer shows, youth entertainment and sporting events in that this parking fee increase could put them out of business altogether. Many of these consumer shows, focused on local drive-in attendees, have ticket prices starting at \$10. The majority of our garage customers park between 5 to 9 hours while attending one of our shows, paying on average \$10 to park in our garage. Under the proposed rate structure, these same garage customers will pay the maximum rate of \$48—a 380% increase—the highest rate downtown (based on length of stay), and far above our peer Convention Centers. Additionally, these events rely on volunteers and vendors to execute the logistics of an event, and our customers also expressed strong concern that this could create additional staffing shortages in a hospitality industry still experiencing shortages because of the COVID pandemic.

Given these facts, staff feels that the rate structure proposed in the amendment will create a non-strategic environment in which our parker mix will be misaligned with our business objectives as a Convention Center and in turn may result in not only the loss of garage revenue, but of many Texas-based clients – with a negative impact to all our income streams. Should Council desire to pursue a rate increase, the Convention Center would recommend initiating a rate study for the Convention Center garages that compares us to our peer garages across the county.

Item #140: Approve an ordinance amending the Fiscal Year 2022-2023 Convention Center Department Operating Budget, Convention Center Capital Fund (Ordinance No. 20220817-001) to increase the transfer out by a total of \$8,000,000 and to amend the Convention Center Department Capital Budget (Ordinance No. 20220817-001) to transfer in and appropriate \$8,000,000 for the renovations and restoration of the interior of the Castleman-Bull House for Convention Center Use.

COUNCIL MEMBER ELLIS' OFFICE

- 1) *What would be the impact of taking \$8M out of the Convention Center Capital Fund? If the Castleman-Bull House were renovated, what programming or services would take place there?*

The Convention Center Capital Fund was created by the Austin City Council in 2018. The Capital Fund is made up of transfers from the Convention Center Operating Fund (Hotel Occupancy Tax), the Convention Center Venue Fund (2% Hotel Occupancy Tax for the north expansion), Palmer Events Operating Fund (Car Rental Tax), and is the main repository for the Chapter 351 2% expansion Hotel Occupancy Tax approved by City Council in August 2019. Expenditures from these funds is governed by the rules of the originating funds.

The Convention Center Operating Fund portion of the Convention Center Capital Fund could be eligible for this project, so long as the renovated facility is primarily utilized as a Convention Center facility. However, any decision to divert funding away from the Convention Center Capital Fund will negatively impact the financing plan for expansion, the purpose for which these funds are currently pledged. In addition, we would also want to consult with Bond Counsel to determine what, if any, impact there would be on upcoming bond ratings. Any downgrade of current bonds will negatively impact both current and future bonds. Rating agencies consider many elements when determining rating changes, including diversion of pledged revenues for other purposes.

At this time, we do not have a current cost estimate for the renovations of the interior of the facility. The Convention Center received a statement of probable cost for some of the interior restoration work in 2014. The cost estimate in 2014 dollars was over \$2.0 million to renovate the interior to bring it compliance with City Code. This included an addition to the historic house to add a single restroom as well as an elevator for ADA accessibility to the second floor. There were significant structural concerns with the interior of the facility, and that, coupled with the costs to renovate the exterior as well as the relatively small usable square footage of the interior, led the Convention Center away from proceeding forth with the renovation of the interior of the Castleman Bull House.

The Convention Center recognizes the valuable asset it has in the Castleman-Bull House. However, given the historic nature of the facility, the impending construction activity in the area surrounding the house, and the lack of current cost estimates, the Convention Center cannot support this amendment to allocate \$8.0 million to renovate the facility. Should Council choose to pursue a renovation to this facility, staff would request that only funding for a study be allocated at this time. Staff can present the results of the study and associated costs to renovate the facility upon completion.



Council Question and Answer

Related To

Item #1

Meeting Date

September 1, 2022

Additional Answer Information

Item #1: Approve a resolution declaring the City of Austin's official intent to reimburse itself from the proceeds of tax-exempt obligations in an aggregate maximum principal amount of \$120,000,000 for expenditures related to the acquisition and construction of electric utility capital improvement projects.

COUNCIL MEMBER KELLY'S OFFICE

1) *What does this item do in relations to our bond rating?*

No direct impact. This allows Austin Energy to include in future revenue bonds the funding for projects completed in FY22. We use Commercial Paper and cash to fund capital projects. Every 2 to 3 years we sell revenue bonds and take down that Commercial Paper balance and sometimes recover cash expended.



Council Question and Answer

Related To

Item #4

Meeting Date

September 1, 2022

Additional Answer Information

Item #4: Authorize negotiation and execution of Amendment No. 2 to the interlocal agreement with the Austin Travis County Mental Health Mental Retardation Center d/b/a Integral Care for the Homeless Health and Wellness Center program, which offers behavioral health services integrated with primary care, to extend the current term of the agreement to December 31, 2024 and to increase funding in the amount of \$1,320,252, for a total contract amount not to exceed \$1,890,725.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *Why is Downtown Austin Alliance reducing the funding for the program? Was the reduction of this funding part of their agreement with the city?*

The Homeless Health and Wellness Center (HHWC) program has been a collaboration between Downtown Austin Community Court (DACC), Downtown Austin Alliance (DAA), and Integral Care (IC) beginning FY21. This collaboration was initially approved by City Council on December 10, 2020, where the DACC and DAA agreed to each cover 50% of the initial annual costs needed to develop the HHWC program. The City (through DACC) and DAA do not have a formal agreement for this program outlining funding commitments, however DACC and DAA maintained independent agreements with IC for the HHWC program. As indicated by IC, "DAA identified their role as helping launch the program but were not in a position to fund on-going services though they were in full support of the program." In a letter dated April 21, 2022 from DAA to IC, DAA states: "The fund allocation for our upcoming budget year is based upon our organization's overall priorities, fund allocations to homelessness programs and projects, as well as the Homelessness Health and Wellness Center program's needs."



Council Question and Answer

Related To

Item #5

Meeting Date

September 1, 2022

Additional Answer Information

Item #5: Approve a resolution adopting the Austin Convention and Visitors Bureau, doing business as Visit Austin, 2022-2023 Marketing Plan and Proposed Budget of \$15,509,779; setting the contract payment as required by Chapter 351 of the Texas Tax Code; and authorizing the City Manager to file approved documents with the City Clerk's Office as required by the Texas Tax Code.

COUNCIL MEMBER TOVO'S OFFICE

1) Please describe the funds transfer from ACCD this year, how it relates to past years' allocations, why the amount is higher this year and what does this percentage equate to in terms of the broader Visit Austin budget.

The yearly contract amount for Visit Austin is based on Hotel Occupancy Tax (HOT) collection estimates, as are the other recipients of HOT funds. The tourism industry is experiencing a rebound from the pandemic, and staff estimates that HOT collections will be higher in FY23 than FY22.

When the Austin City Council changed the allocation from the HOT Fund to fully fund Historic Preservation in 2019, the Convention Center worked to keep Visit Austin's budget at a level that utilizes the approach developed at that time (described in detail below). As the work Visit Austin does in Convention Sales and Services can be directly tied to the operations of our facility, that approach funds part of the contract via a transfer from the Convention Center Operating Fund. For FY23, this amount is \$7.1 million, or 52% of the City contract with Visit Austin, which is in line with prior years.

As was described to Council in previous worksessions, the Convention Center first calculates the amount of funding Visit Austin would have received under the prior allocation from HOT prior to the change, then subtracts the \$2 million that Visit Austin contributed as part of the ongoing approach to fully fund Historic Preservation, which leads to the estimated contract amount that we provide Visit Austin, from which they build their budget, that is comprised of both the direct 5.71% [HOT allocation](#) and the transfer from the Convention Center. The Convention Center transfers the balance of the contract amount estimate from the operating budget for Convention Sales and Services as noted above. Austin utilizes the additional funding in support of their role as the official destination marketing organization for the city of Austin, contracted to market the city both nationally and internationally as a premier convention and leisure destination. The continued work for Visit Austin is to continue to help lead recovery efforts for our local travel, tourism and hospitality industry.



Council Question and Answer

Related To

Item #5

Meeting Date

September 1, 2022

Additional Answer Information

Item #5: Approve a resolution adopting the Austin Convention and Visitors Bureau, doing business as Visit Austin, 2022-2023 Marketing Plan and Proposed Budget of \$15,509,779; setting the contract payment as required by Chapter 351 of the Texas Tax Code; and authorizing the City Manager to file approved documents with the City Clerk's Office as required by the Texas Tax Code.

COUNCIL MEMBER KELLY'S OFFICE

- 1) Can we get copies of previous agreements with this vendor in regards to marketing?

The links below include the approved Visit Austin marketing plans back to 2018 (pre-pandemic) as well as links to the individual council agendas that approved Visit Austin's budget each year.

2017-2018

Link to September 28, 2017 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/content/september-28-2017-austin-city-council-regular-meeting#015>

Link to approved Visit Austin marketing plan: [2017-2018](#)

2018-2019

Link to September 20, 2018 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/content/september-20-2018-austin-city-council-regular-meeting#011>

Link to approved Visit Austin marketing plan: [2018-2019](#)

2019-2020

Link to October 3, 2019 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/department/city-council/2019/20191003-reg.htm#007>

Link to approved Visit Austin marketing plan: [2019-2020](#)

2020-2021

Link to August 27, 2020 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/department/city-council/2020/20200827-reg.htm#016>

Link to approved Visit Austin marketing plan: [2020-2021](#)

2021-2022

Link to September 2, 2021 Visit Austin budget approval agenda item with backup:

<https://www.austintexas.gov/department/city-council/2021/20210902-reg.htm#006>

Link to approved Visit Austin marketing plan: [2021-2022](#)

Link to May 15, 2022 Visit Austin budget amendment agenda item with backup:

<https://www.austintexas.gov/department/city-council/2022/20220519-reg.htm#003>

Link to Visit Austin marketing plan addendum:

<https://www.austintexas.gov/edims/document.cfm?id=382709>



Council Question and Answer

Related To

Item #6

Meeting Date

September 1, 2022

Additional Answer Information

Item #6: Authorize negotiation and execution of an encroachment agreement with River & Rainey Venture, LLC, a Delaware limited liability company, for the permanent aerial encroachment of public right-of-way for an aerial pool deck consisting of approximately 319 square feet, encompassing a volume of 5,102 cubic feet, extending along Rainey Street, between approximately 61 Rainey Street and 69 Rainey Street.

COUNCIL MEMBER TOVO'S OFFICE

1) *What methods were used in determining the appraised value?*

"In the sales comparison approach, appraisers develop opinions of value by analyzing closed sales, pending sales, active listings, and cancelled or expired listings of properties that are similar to the property being appraised. The comparative techniques of analysis applied in the sales comparison approach are fundamental to the valuation process."

In the sales comparison approach, an opinion of market value is developed by comparing properties similar to the subject property that have recently sold, are listed for sale, or are under contract (i.e., for which purchase offers and a deposit have been recently submitted). A major premise of the sales comparison approach is that an opinion of the market value of a property can be supported by studying the market's reaction to comparable and competitive properties.

In the case of the subject property, the appraiser was aware of the size of the development's encroachment in both plan size, at 319 square feet and in terms of cubic area, 5,102 cubic feet (see table below). He used 4 recent sales to determine a value per square foot of Gross Buildable Area using the information about each sales Gross Buildable Area.

In the Sales Comparison Approach, the unit of comparison for the sales used was the price per square foot of gross building area achievable, or GBA. The subject's GBA achievable is 523,696 SF, and after adjustments of the comparables sales prices per square foot of GBA, the appraisers concluded to **\$63.00/SF of GBA (Gross Buildable Area)**. This value multiplied by the building GBA of 523,696 SF amounted to **\$32,992,848** million for the larger parcel or entire property. However, to value the encroachments volume (Height x Depth, or 319 SF by 16 feet in height = **5,102 Cubic Feet**), the appraiser needed to determine a per cubic foot value. The information in the table below addresses the volume characteristics of the encroachment.

Encroachment 61-69 Rainey Street						
Rights	Use	Horizontal Dimensions	Area (SF)	Height	Height	Volume (CF)

Aerial	Proposed portion of a 12th floor elevated pool deck	3.75' by 85.03 to 85.04'	319	Top 128.75' Bottom 112.75'	16.00'	5,102
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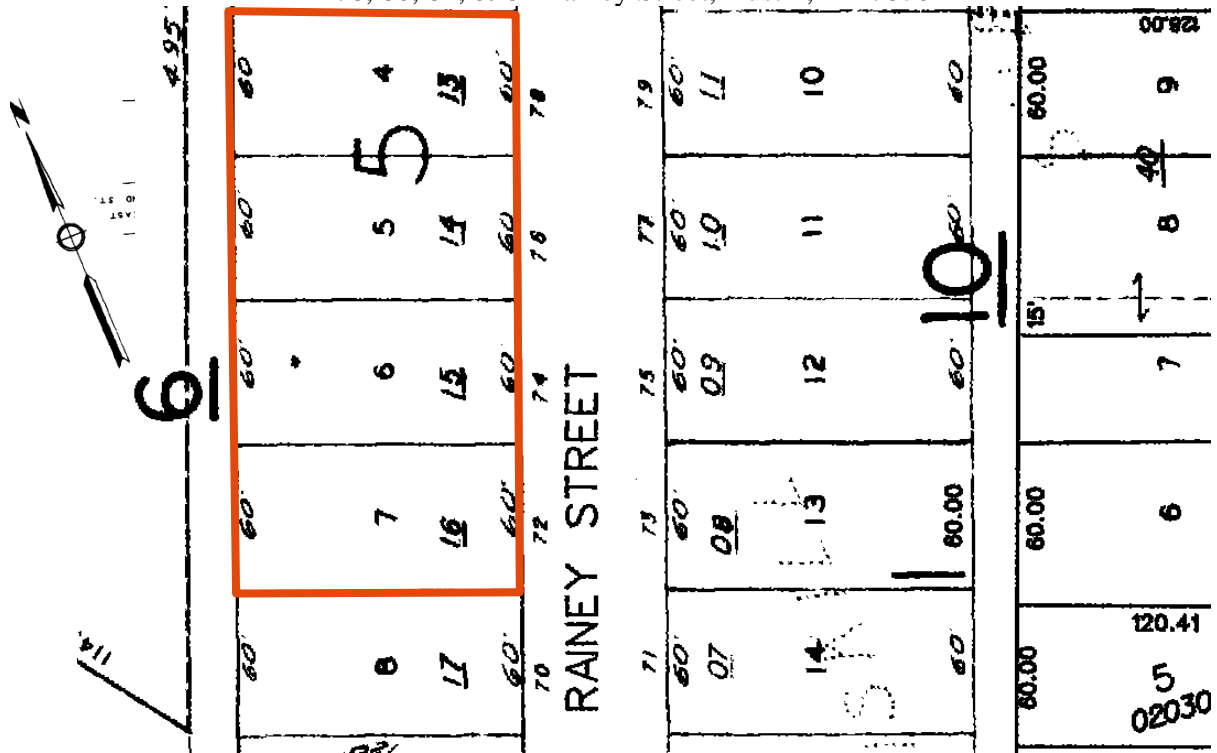
Valuation of the encroachment is based on the value of the Larger Parcel, i.e., \$32,992,848 and cubic footage of the project. The volume of the proposed development provided by the developer is **7,941,417 CF**. Dividing the value of the larger parcel by the proposed total building volume provides the market value per cubic foot to apply to the proposed encroachment volume, as noted earlier.

Dividing the market value of the land by the volume of the building in cubic feet equals $\$32,992,848 / 7,941,417 \text{ CF} = \text{\$4.1545/CF}$. Multiplying this by the volume of the encroachment amounts to **\\$21,196, the value of the encroachment, in both size and volume.**

2) Please provide market comparables for this valuation.

See attached pages for reference.

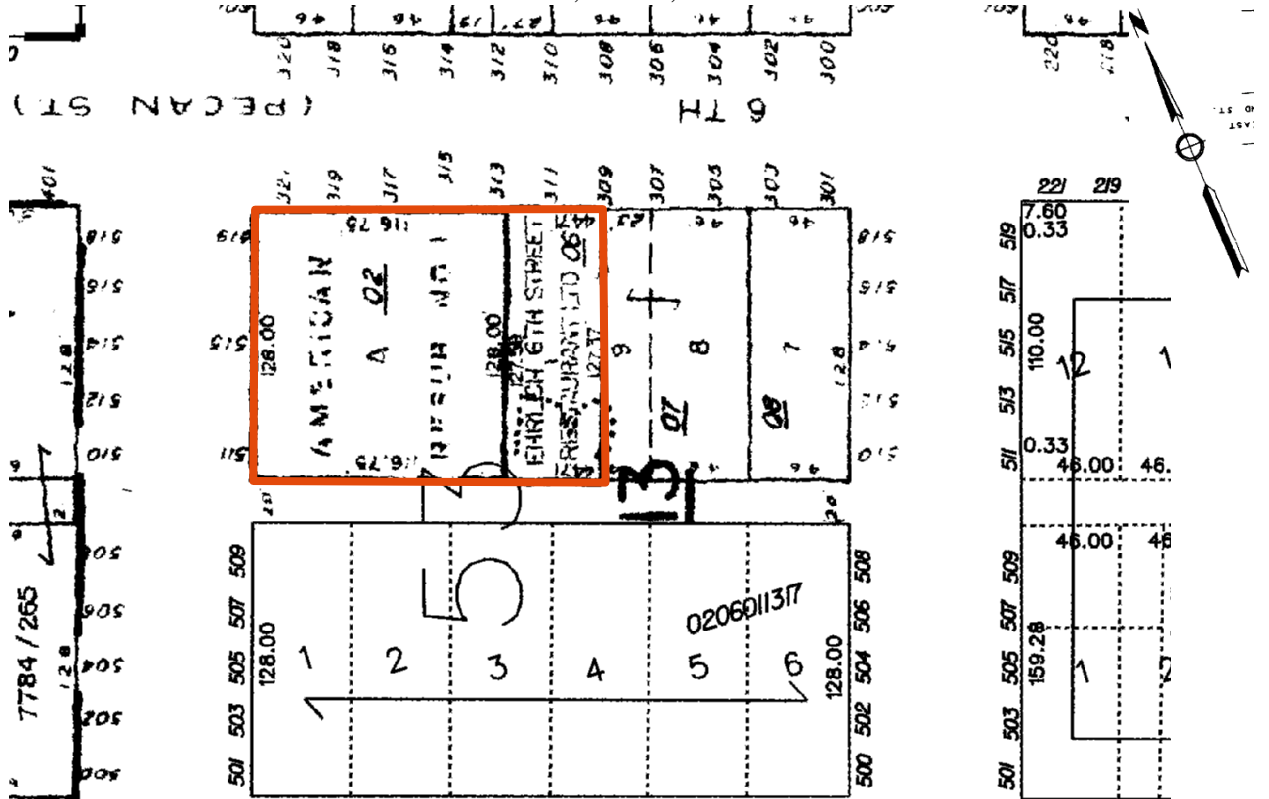
COMPARABLE SALE ONE
78, 80, 82, & 84 Rainey Street, Austin, TX 78701



Map Grid:	615 B
Legal Description:	Lots 4-7, Block 5, Driskill and Rainey Subdivision of part of Outlots 72 and 73, Division "E", a subdivision in Travis County, Texas
Parcel No.:	190780, GEO ID 0203030613
Date of Sale:	July 16, 2021
Recording Data:	Document No. 2021159567 of the Travis County OPR
Grantor:	Ashland Rainey, LLC and EW Renovating Rainey, LLC
Grantee:	80 Rainey Street Owner, LLC
Consideration:	\$33,000,000
Per SF of Land	\$1,145.28/SF
Per SF of GBA Achievable	\$58.41/SF of GBA Achievable at FAR of 20+/-:1 (564,979 SF)
Terms:	Cash to seller
Marketing Time:	Not available.
Size:	0.6615 acres or 28,814 SF
Shape:	Rectangular
Frontage:	240' on Rainey Street and 240' on a rear alley.
Utilities:	<u>Water</u> : City of Austin <u>Wastewater</u> : City of Austin <u>Electric</u> : City of Austin <u>Gas</u> : Texas Gas Service <u>Telephone</u> : Various
Terrain:	Level
Floodplain:	None
Easements:	No Adverse Easements Known
Zoning:	CBD
School District:	Austin ISD
Surrounding Land Uses:	CBD.
Proposed Use:	Redevelopment with a 49 story mixed use multifamily with retail ground floor.
Improvements:	Two bars in old residences and a food trailer court. The improvements are to be demolished and are of no net contributory value as interim income offsets demolition costs.
Comments:	Council approved a 20 FAR prior to closing
Confirmation:	Confidential, deed read 7/22, CL

COMPARABLE SALE TWO

321 West 6th Street, Austin, Texas 78701



Map Grid:	585 S
Legal Description:	Lot A American Resubdivision No. 1, and Lot 1A, Amended Plat of Lot 1, Ehrlich 6 th Street Restaurant Ltd, Travis County, Texas.
Parcel Number:	194289 and 194290 GEO ID: 0206011302 and 0206011306
Date of Sale:	July 26, 2021 and July 27, 2021
Recording Data:	Document 2021167280 and 2021167279 of the Travis County OPR
Grantor:	BBVA USA and Ehrlich Sixth Street Restaurant, Ltd
Grantee:	321 W 6 th Street Owner, LLC
Consideration:	\$28,447,038
Per SF of Land:	\$1,377.98/SF
Per SF of GBA Achievable:	\$55.12/SF based on FAR of 25:1 and 516,100 SF GBA Achievable
Terms:	Cash to Seller
Marketing Time/Escrow:	Not available
Size:	0.4739 acres or 20,644 SF
Shape:	Rectangular
Frontage:	161.46' on W 6 th Street, 128' on Guadalupe Street, and 161.46' on an alley
Utilities:	<u>Water</u> : City of Austin <u>Wastewater</u> : City of Austin <u>Electric</u> : City of Austin <u>Gas</u> : Southern Union Gas <u>Telephone</u> : Southwestern Bell Telephone
Terrain:	Level to gently sloping
Floodplain:	None
Easements:	None noted.
Zoning:	CBD - density bonus. 25:1 FAR - no height limit
School District:	Austin ISD
Surrounding Land Uses:	Downtown Austin, high rise offices, low nigh clubs and restaurants.
Intended Land Use:	High density mixed use 49 story redevelopment
Comments:	Existing improvements of no net contributory value.
Confirmation/Date:	Confidential, Deeds Read 10/20 CL

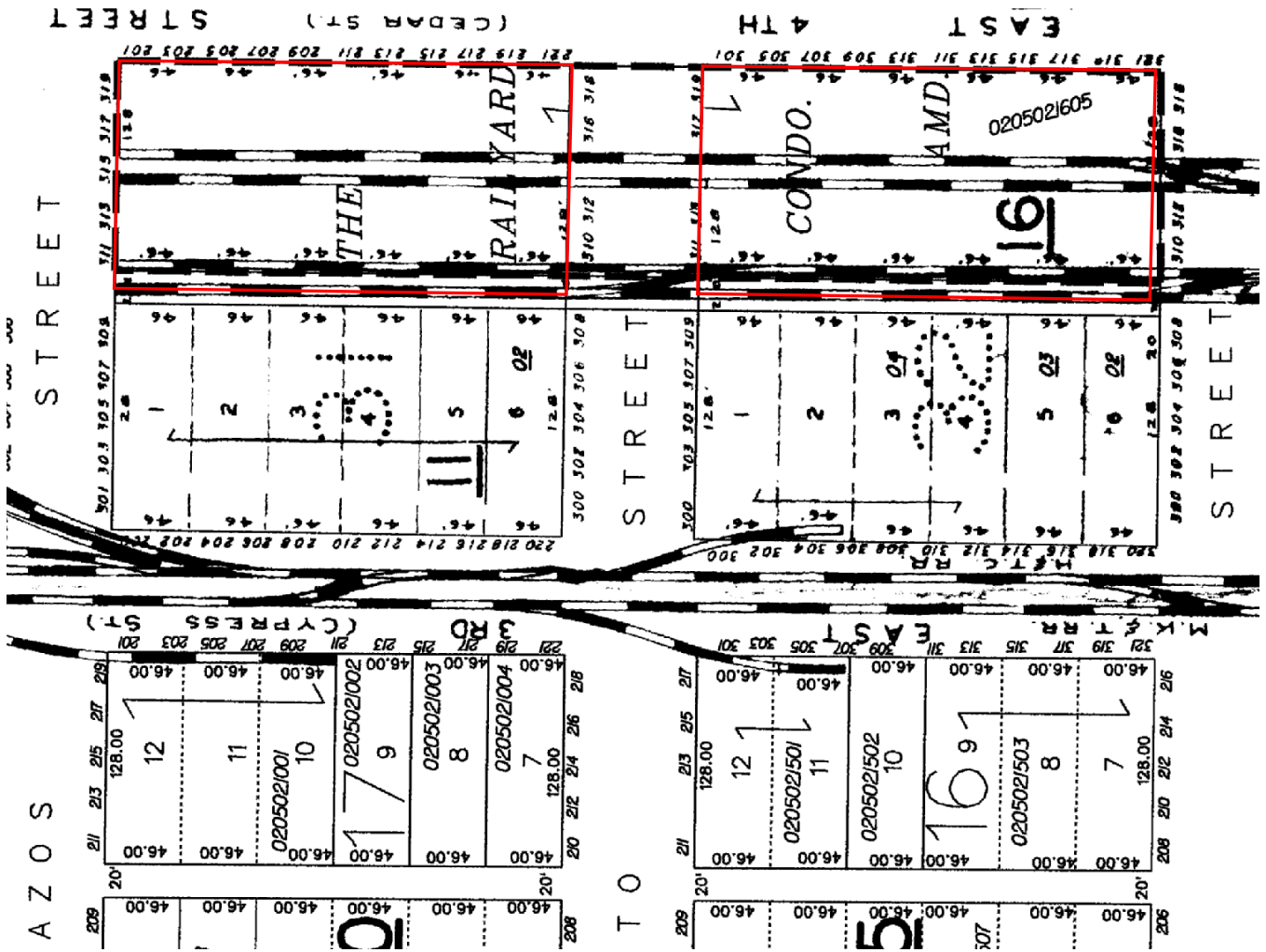
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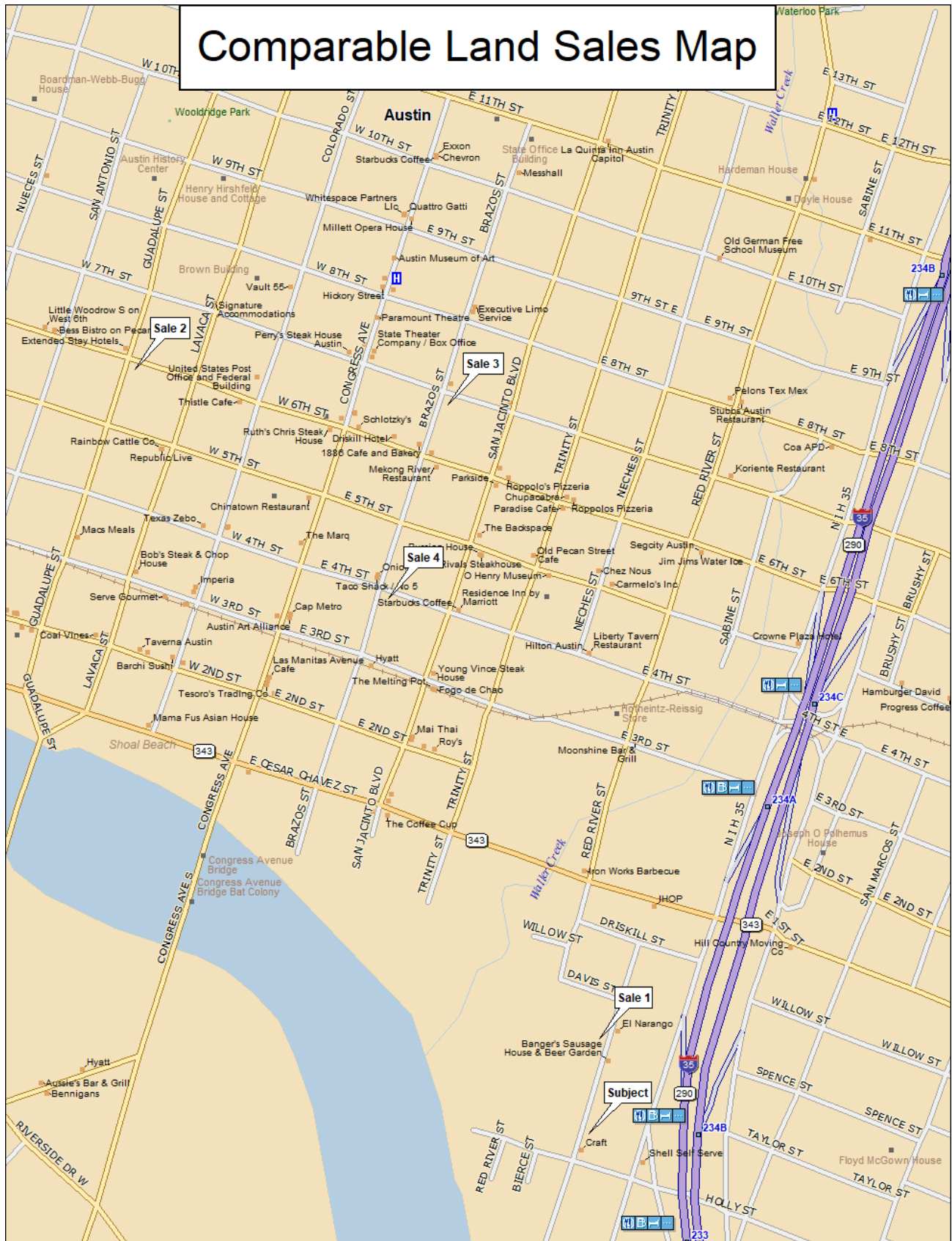
Grantee:	Brazos Austin Owner, LP
Consideration:	\$55,000,000 No Entitlements
Per SF of Land	\$1,553/SF
Per SF of GBA Achievable	\$62.13/SF of GBA Achievable at FAR of 25:1 (885,200 SF)
Terms:	Cash to seller
Marketing Time:	Not available. Protracted due to the numerous sellers.
Size:	0.813 acres (35,408 SF) from deed
Shape:	Rectangular
Frontage:	128' on Brazos, 128' on San Jacinto, 276' on an alley, and 276' on East 5 th
Utilities:	<u>Water:</u> City of Austin <u>Wastewater:</u> City of Austin <u>Electric:</u> City of Austin <u>Gas:</u> Texas Gas Service <u>Telephone:</u> Various
Terrain:	Level
Floodplain:	None
Easements:	No Adverse Easements Known
Zoning:	CBD
School District:	Austin ISD
Surrounding Land Uses:	CBD.
Proposed Use:	High density redevelopment
Improvements:	Brazos Lofts Condominiums to be demolished. Of no net contributory value as interim income offsets demolition costs.
Comments:	News released published in the Austin Business Journal on 1/15/2020 that Cielo is buying the entire mixed use Brazos Loft development comprised of 39 condominium units and ground level retail. This property has no height restrictions and buyer claims they can build up to 885,200 SF of GBA based on a 25:1 FAR. Also confirmed with downtown broker.
Confirmation:	Austin.Towers.net, Cielo Property Group founders Bobby Dillard and Rob Gandy, deed read 10/20

COMPARABLE SALE FOUR
201 and 301 East 4th Street, Austin, Texas 78701



Map Grid:	585 W
Legal Description:	Lots 7, 8, 9,10, 11, and 12, Block 32, of the Original City of Austin, and Lots 7, 8, 9,10, 11, and 12, Block 31, of the Original City of Austin, along with those portions of Brazos, San Jacinto, East 4 th , and the alley traversing each block, Travis County, Texas.
Parcel Number:	Numerous
Date of Sale:	October 31, 2019
Recording Data:	Document 2019172126 and 2019172127 of the Travis County OPR
Grantor:	Railyard Condominium Owners Association, Inc.
Grantee:	Karlin Railyard East, LLC and Karlin Railyard West, LLC
Consideration:	\$104,000,000
Per SF of Land:	\$1,470.01/SF
Per SF of GBA Achievable:	\$58.80/SF based on FAR of 25:1 and 1,768,700 SF GBA Achievable
Terms:	Cash to Seller
Marketing Time/Escrow:	Prolonged due to numerous sellers
Size:	1.6242 +/- acres or 70,748 SF from deed
Shape:	Two rectangles
Frontage:	128.26' and 128.25' on San Jacinto, 276.12' and 275.96' on E. 4 th , 128.22' on Brazos, 128.29' on Trinity, 276.12' and 275.97' on the 20' alley.
Utilities:	<u>Water:</u> City of Austin <u>Wastewater:</u> City of Austin <u>Electric:</u> City of Austin <u>Gas:</u> Texas Gas Service <u>Telephone:</u> Various
Terrain:	Level
Floodplain:	None
Easements:	No Adverse Easements Known
Zoning:	CBD
School District:	Austin ISD
Surrounding Land Uses:	CBD.
Proposed Use:	High density redevelopment
Improvements:	Railyard condominiums.
Comments:	Purchased for high density redevelopment. Improvement had no net contributory value as rental potential offset demolition costs.
Confirmation/Date:	Confidential, Deed Read 10/20 CL

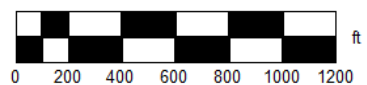
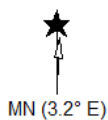
Comparable Land Sales Map



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www.delorme.com



Data Zoom 14-6



Council Question and Answer

Related To

Item #7

Meeting Date

September 1, 2022

Additional Answer Information

Item #7: Approve a resolution nominating Flextronics America LLC for designation by the Governor's Office of Economic Development and Tourism as a single Texas Enterprise Project in accordance with Texas Government Code Chapter 2303.

MAYOR PRO TEM ALTER'S OFFICE

1) The resolutions states that "The local incentives offered to Flextronics America LLC are the same as those provided in Ordinance Nos. 20071018-008, 20101104-046, 20191114-068, 57 and 20210304-079." I read that line in the resolution as simply stating that we are offering the same incentives as we did in prior nomination resolutions. Elsewhere the backup states there will be no fiscal impact to the city. Please provide details of any local incentives offered to Flextronics that will have a fiscal impact, if any.

There are no local incentives offered to Flextronics that will have a fiscal impact to the City. The wording used in the resolution is the exact wording recommended by the Governor's Office per a deficiency letter dated July 25, 2022, when Flextronics was up for consideration during the June 1, 2022, application round. The resolution in that application was found deficient for various reasons including lack of this required wording in the City's resolution. Within the letter under OFFICIAL ACTION, it states "the nominating resolution for this project does not state that the local incentives offered are the same as outlined in the original nominating ordinance. The statement is required by statute. Resubmit the nominating resolution to include language regarding the local incentives offered." In accordance with the Governor's Office letter, the resolution was drafted by the City's Law Department as recommended by the Governor's Office which serves as lead agency running the State's Enterprise Zone program.



Council Question and Answer

Related To

Item #8

Meeting Date

September 1, 2022

Additional Answer Information

Item #8: Authorize negotiation and execution of an interlocal agreement with Travis County to provide \$40,000 over a two-year period for research, survey, and outreach assistance relating to digital access in an effort to reduce barriers and increase access to broadband.

COUNCIL MEMBER FUENTES'S OFFICE

- 1) *Please provide details on the timeline and associated strategies for community outreach, including citizen advisory groups.*

The timeline and community engagement/research strategies are still under negotiation with Travis County. Significant changes to the plan as relayed below are possible.

The proposed research strategy will involve starting the project with the formation of an Advisory Council in partnership with Travis County. The goal is to have the Advisory, Council guide all the stages of the project through to its completion.

City and County staff, in collaboration with the Advisory Council where appropriate, will craft a research strategy that will include canvassing of selected zip-codes in targeted areas to gather data from a very brief survey. Together, the City and County will collect, organize, and analyze the data. The data, summaries, and findings will be circulated to the community via workshops to allow for public reflection on the information and participation in the process to generate final findings and recommendations.

The workshop results will be further synthesized and compiled into a project report. This synthesis of the data, the recommendations and the findings of this report, in addition to other sources and data, will inform the refresh of the Austin Digital Inclusion Strategic Plan.

The current detailed project schedule is below.

Build Advisory Council Model *(tentative: September - November 2022)*

- Develop job requirements, scope, estimated hours, pay
- Work with purchasing for payment process to advisory meetings
- Develop evaluation heuristic
- Recruit evaluation committee
- Develop outreach strategy and outlets
- Build application/nomination
- Send out application through outlets
- Close applications
- Convene evaluation committee
- Review period for applications
- Select applicants
- Notify applicants and confirm commitment
- Announce council

Convene Advisory Council *(tentative: Initial meetings December 2022 - January 2023, periodic February – September 2023)*

- First Kick-off meeting
- Create review packet for council to examine after kickoff
- Advisory council reviews packet
- Review and revise core values
- Review and revise scope of council and goals
- Review existing data
- Brainstorm key questions
- Brainstorm project outcomes
- Second Kick-Off Meeting
- Identify key next steps
- Produce public summary of outputs and ideas

Workshops Seeking Input on Study Design and Data *(tentative: September 2022 – November 2022)*

- Organize data into accessible gallery (physical)
- Organize data into digital gallery (online)
- Translate materials
- Identify translators who can support facilitation
- Announce insights gathering on website and to networks
- Identify convening sites and co-hosts
- Attend multiple in-person convenings (multiple languages)
- Attend multiple virtual convenings (translators)

Create Canvassing Strategy *(tentative: November 2022 – February 2023)*

- Analyze convening results
- Synthesize results
- Build resource toolkit
- Convene advisory committee
- Review insights and toolkit
- Create plan with advisory board input
- Pull together resources, translate, and print resources
- Announce plan and seek public feedback
- Finalize plan
- Distribute toolkit online and to direct service providers and communities

Collect Data - Canvassing *(tentative: February 2023 – May 2022)*

- Identify dates and focus neighborhoods logistics
- Recruit field canvassers
- Train canvassers
- Canvassers pilot day 1
- Team meeting for iteration and learning
- Canvassers pilot day 2
- Team meeting for iteration and learning
- Revise timeline and logistics strategy if needed
- Canvassers continue data collection

Analyze Canvas Data *(tentative: May 2023 – June 2023)*

- Analyze results
- Synthesize results
- Share with advisory board

Data Collection - Insights & Ideation Workshops *(tentative: July 2023 – August 2023)*

- Identify key groups for workshops
- Identify representative agencies or consultants
- Identify dates for workshops
- Prepare data for workshops

- Translate materials
- Train facilitators if needed
- Facilitate workshops

Analyze Workshop Results *(tentative: September 2023)*

- Analyze results
- Synthesize results
- Share with advisory board

Community Recommendations *(tentative: September 2023 – October 2023 (may be completed simultaneous with Insights and Ideation workshops))*

- Synthesize results across all inputs
- Develop participatory event and strategy with advisory board
- Identify host partners
- Prepare materials for convening workshops
- Translate materials
- Host in person workshops (multiple languages)
- Host virtual workshops (multiple languages)

Develop Strategy Doc *(tentative: October 2023 – November 2023)*

- Synthesize recommendations
- Produce public report on process, outputs, and recommendations
- Create communication strategy and feedback strategy

2) *What is the timeline for the update to the 2014 City of Austin Digital Inclusion Strategic Plan?*

The work to be performed under the ILA with Travis County will be one of many sources and input to the Digital Inclusion Strategic Plan refresh process. City staff are currently in negotiations with the University of Texas to lead the strategic plan refresh. The plan currently is to begin the strategic planning process before the end of 2022, which should result in a new digital inclusion strategic plan by December 2023.



Council Question and Answer

Related To

Item #9

Meeting Date

September 1, 2022

Additional Answer Information

Item #9:

Approve a resolution authorizing the issuance by Southeast Travis County Municipal Utility District No. 1 of \$3,000,000 Unlimited Tax Bonds, Series 2022.

COUNCIL MEMBER KELLY'S OFFICE

1) *What is the money being used for?*

This is a Municipal Utility District (MUD) bond issuance. The Southeast Travis County MUD is required to obtain City approval for all bond issuances pursuant to a consent agreement between the City and the MUD. The proceeds of the Southeast Travis County MUD bond issuance will be used to finance water improvements within the MUD, to include: (i) Sun Chase Phase 1 water line extension; (ii) Sun Chase Phase 1 wastewater line improvements; (iii) Sun Chase Phase 1 wastewater access road; and (iv) engineering, inspection, and permit expenses, as well as various project and issuance costs.



Council Question and Answer

Related To

Item #10

Meeting Date

September 1, 2022

Additional Answer Information

Item #10: Approve a resolution authorizing the issuance by Pilot Knob Municipal Utility District No. 2 of Unlimited Tax Bonds, Series 2022, in a principal amount not to exceed \$3,690,000.

COUNCIL MEMBER KELLY'S OFFICE

1) *What is the money being used for?*

This is a Municipal Utility District (MUD) bond issuance. The Pilot Knob MUD# 2 is required to obtain City approval for all bond issuances pursuant to a consent agreement between the City and the MUD. The proceeds of the Pilot Knob#2 MUD bond issuance will be used to finance the MUD's share of water, wastewater, and drainage facility costs for Easton Park Section 2B Phases 1 & 3, and water, wastewater, and an additional portion of drainage costs for Easton Park Section 2B Phase 2.



Council Question and Answer

Related To

Item #11

Meeting Date

September 1, 2022

Additional Answer Information

Item #11: Approve a resolution authorizing the issuance by Pilot Knob Municipal Utility District No. 3 of Unlimited Tax Bonds, Series 2022, in the amount of \$12,400,000.

COUNCIL MEMBER KELLY'S OFFICE

1) *What is the money being used for?*

This is a Municipal Utility District (MUD) bond issuance. The Pilot Knob MUD# 3 is required to obtain City approval for all bond issuances pursuant to a consent agreement between the City and the MUD. The proceeds of the Pilot Knob# 3 MUD bond issuance will be used to finance the MUD's share of (i) Easton Park Section 2B, Phases 1, 2, and 3 water, wastewater and drainage facilities; (ii) Easton Park Section 2C, Phases 1 & 2 water, wastewater and drainage facilities; (iii) engineering costs; (iv) land costs; and (v) city inspection and review fees; as well as various project and issuance related costs.



Council Question and Answer

Related To

Item #13

Meeting Date

September 1, 2022

Additional Answer Information

Item #13: Approve an ordinance authorizing the issuance and sale of City of Austin Public Improvement Bonds, Taxable Series 2022, in an amount not to exceed \$60,000,000 in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance and all related fees, and providing that the issuance and sale be accomplished not later than March 1, 2023.

COUNCIL MEMBER KELLY'S OFFICE

1) *Please provide a detailed breakdown of what the money is being utilized for.*

The Public Improvement Bonds, Taxable Series 2022 will provide funding for Affordable Housing (2018 Bond Election – Proposition A) pursuant to reimbursement resolutions that were previously approved by City Council (August 27, 2020 and September 2, 2021).

2018 Bond Prop A-Affordable Housing

<https://services.austintexas.gov/election/byrecord.cfm?eid=205>

The issuance of \$250,000,000 in tax supported general obligation bonds and notes for planning, constructing, renovating, improving, and equipping affordable housing facilities for low income and moderate income persons and families, and acquiring land and interests in land and property necessary to do so, funding loans and grants for affordable housing, and funding affordable housing programs, as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.



Council Question and Answer

Related To

Item #14

Meeting Date

September 1, 2022

Additional Answer Information

Item #14: Approve an ordinance authorizing the issuance and sale of tax-exempt City of Austin Public Property Finance Contractual Obligations, Series 2022, in an amount not to exceed \$10,050,000 in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance and all related fees, and providing that the issuance and sale be accomplished not later than March 1, 2023.

COUNCIL MEMBER KELLY'S OFFICE

1) *Please provide a detailed breakdown of what the money is being utilized for.*

The Public Property Finance Contractual Obligations, Series 2022 will provide funding for equipment for the Greater Austin Travis County Regional Radio System (GATRRS) and equipment for use by Austin Police, pursuant to reimbursement resolutions that were previously approved by City Council (September 10, 2019 and August 27, 2020). Attachment B in the agenda backup details the equipment being financed.

ATTACHMENT B

DESCRIPTION OF PERSONAL PROPERTY TO BE FINANCING

<u>Description</u>	<u>Quantity</u>	<u>Useful Life</u>	<u>Approximate Cost</u>
Wireless			
Austin Police Handheld Radios	1,900	7	\$6,620,000
Communications and Technology Mgmt.			
Greater Austin Travis County Regional Radio System (GATRRS) System Improvements/Equipment for tower sites		10	\$3,430,000
Grand Total			\$10,050,000



Council Question and Answer

Related To

Item # 15

Meeting Date

September 1, 2022

Additional Answer Information

Item #15 Approve an ordinance authorizing the issuance and sale of taxable City of Austin Certificates of Obligation, Taxable Series 2022, in an amount not to exceed \$16,500,000, in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance and all related fees, and providing that the issuance and sale be accomplished not later than March 1, 2023.

COUNCIL MEMBER KELLY'S OFFICE

1) *Please provide a detailed breakdown of what the money is being utilized for.*

The Certificates of Obligation, Taxable Series 2022 will provide funding for Waller Creek Park improvements and acquisition of a property to serve as a Family Violence Shelter, pursuant to reimbursement resolutions that were previously approved by City Council (September 9, 2013, September 11, 2018 and August 27, 2020). Below are details of financing:

Waller Creek District Park Improvements - \$9,600,000

This is for part of the overall plan for projects in the Tax Increment Financing Reinvestment Zone (TIRZ) No. 17. This supports the Waterloo Greenway, formerly known as Waller Creek District Chain of Parks for the design and construction of Waterloo Park, the largest park within the Waterloo Greenway. Waterloo Park will be a gathering space for City residents including: a civic lawn, a performing arts venue, food service in the park, unique hill country gardens, wetlands, and extensive nature-based play areas. This also funds the design and construction of stream restoration/stabilization, trails, bridges, water quality, and utility improvements along Waller Creek from Lady Bird Lake to 4th Street.

Family Violence Shelter - \$6,900,000

This funding supports all necessary actions including engineering services for acquisition of a hotel property to serve as a protective shelter from family violence. Property is to be used only for shelter or related services.



Council Question and Answer

Related To

Item #16

Meeting Date

September 1, 2022

Additional Answer Information

Item #16: Approve an ordinance authorizing the issuance and sale of tax-exempt City of Austin Public Improvement and Refunding Bonds, Series 2022, in an amount not to exceed \$225,350,000 in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance all related fees, and providing that the issuance and sale be accomplished by March 1, 2023.

COUNCIL MEMBER KELLY'S OFFICE

1) *Please provide a detailed breakdown of what the money is being utilized for.*

There is both a refunding and new money component for the Tax-Exempt Public Improvement and Refunding Bonds, Series 2022. Authorization in an amount not to exceed \$85,350,000 will be used to refund outstanding bonds of the City (2012A Public Improvement Bonds and 2012 Certificates of Obligation) that are currently callable. Authorization in an amount not to exceed \$140,000,000 in new money bonds pursuant to reimbursement resolutions approved by City Council (March 22, 2018, September 11, 2018, September 10, 2019, August 27, 2020, and March 4, 2021) will provide funding for the following voter approved bond propositions:

Election Year	Description	New Money Amount
2016	Transportation/Mobility	\$110,000,000
	Flood Mitigation, Open Space, Water Quality	
2018	Protection	3,000,000
2018	Parks and Recreation	15,000,000
2018	Library and Cultural Arts	3,000,000
2020	Transportation/Mobility	9,000,000

2016 bond - Mobility

<https://services.austintexas.gov/election/byrecord.cfm?eid=201>

The issuance of \$720,000,000 transportation and mobility improvement bonds and notes for improvements to Loop 360 corridor, Spicewood Springs Road, Old Bee Caves Road Bridge, Anderson Mill Road, intersection of RM 620 and RM 2222, Parmer Lane, North Lamar Boulevard, Burnet Road, Airport Boulevard, East Martin Luther King Jr. Boulevard/FM 969, South Lamar Boulevard, East Riverside Drive, Guadalupe Street, Slaughter Lane, William Cannon Drive, Rundberg Lane, East Colony Park Loop Road, South Congress Avenue, Manchaca and South Pleasant Valley Road; sidewalks, Safe Routes to School, urban trails, bikeways, fatality reduction strategies, and the following local mobility substandard streets/capital renewal projects: Falwell Lane, William Cannon Overpass Bridge, FM 1626, Cooper Lane, Ross Road, Circle S Road, Rutledge Spur, Davis Lane, Latta

Drive/Brush Country, Johnny Morris Road, and Brodie Lane; and the levy of a tax sufficient to pay for the bonds and notes.

2018 Bond Prop D - Flood Mitigation, Open Space and Water Quality Protection

<https://services.austintexas.gov/election/byrecord.cfm?eid=205>

The issuance of \$184,000,000 in tax supported general obligation bonds and notes for flood mitigation, open space and water quality and quantity for planning, designing, acquiring, constructing, and installing improvements and facilities for flood control, erosion control, water quality, water quantity, and storm-water drainage, and acquiring land, open spaces, and interests in land and property necessary to do so; and the levy of a tax sufficient to pay for the bonds and notes.

2018 Bond Prop C – Parks and Recreation

<https://services.austintexas.gov/election/byrecord.cfm?eid=205>

The issuance of \$149,000,000 in tax supported general obligation bonds and notes for planning, acquiring, constructing, renovating, improving and equipping public parks, recreation centers, natural areas, and other related facilities, including, without limitation, playgrounds, hike and bike trails, sports courts, and swimming pools, and acquiring land and interests in land and property necessary to do so; and the levy of a tax sufficient to pay for the bonds and notes.

2018 Bond Prop B - Libraries, Museums and Cultural Art facilities

<https://services.austintexas.gov/election/byrecord.cfm?eid=205>

The issuance of \$128,000,000 in tax supported general obligation bonds and notes for planning, acquiring, constructing, renovating, improving, and equipping community and cultural facilities, libraries, museums, and cultural and creative arts facilities, and acquiring land and interests in land and property necessary to do so; and the levy of a tax sufficient to pay for the bonds and notes.

2020 Bond Prop B – Mobility

<https://services.austintexas.gov/election/byrecord.cfm?eid=208>

The issuance of \$460,000,000 in tax supported general obligation bonds and notes for planning, constructing, reconstructing, and improving sidewalks, urban trails, bikeways, bridges, roads, streets, intersections, and related utility and drainage infrastructure for the roads and streets; improving traffic signal synchronization and communications and control systems and acquiring and installing traffic signals and related technology to implement traffic safety and traffic fatality reduction strategies; and acquiring land and interests in land and property necessary to do so; and the levy of a tax sufficient to pay for the bonds and notes.



Council Question and Answer

Related To

Item #18

Meeting Date

September 1, 2022

Additional Answer Information

Item #18: Authorize negotiation and execution of a contract with HORIZON Lab Systems, LLC to provide laboratory information management software licenses, maintenance, and managed support services, for a term of five years in an amount not to exceed \$720,000. (

COUNCIL MEMBER KELLY'S OFFICE

- 1) *Why is this contract for a 5-year term? Is there a way to reduce the term and what might the effect on the contracts themselves be?*

The Lab software was implemented over a period of time beginning in 2011 and is still being used to meet regulatory requirements. This contract is for five years because we do not have any Capital Improvement Program projects planned to replace the existing laboratory information system (LIMS) in the next five years. It takes multiple years to design and replace a system such as LIMS. With this contract, Austin Water intends to keep the system operational with the latest security, maintenance, and license services until such time it is necessary to re-evaluate a new system.

While the contract could be reduced in length of time, Austin Water would incur a higher price for services for a shorter duration of time versus the five-year commitment. Also, a shorter term would require Austin Water to return to Council more frequently to approve funding the Horizon LMS maintenance in order to meet the regulatory requirements of water quality testing.



Council Question and Answer

Related To

Item #19

Meeting Date

September 1, 2022

Additional Answer Information

Item 19: Authorize award of a contract with Recon Diagnostics Inc. to provide COVID-19 laboratory testing, for a term of five years in an amount not to exceed \$5,000,000.

COUNCIL MEMBER KELLY'S OFFICE

1) *Why is this contract for a 5-year term? Is there a way to reduce the term and what might the effect on the contracts themselves be?*

The solicitation was issued with a term of five years; therefore, the term cannot be changed. The resulting contract will operate on a contingency basis and will only be used, up to the not to exceed amount (\$5,000,000), based upon community need should a substantial increase in cases occur, and at the discretion of the City and Austin Public Health.



Council Question and Answer

Related To

Item #36

Meeting Date

September 1, 2022

Additional Answer Information

Item #36: Authorize an amendment to a contract with GCA Services Group of MTN States, LP d/b/a GCA Services Group or ABM Industries Incorporated or ABM for continued janitorial services, to increase the amount by \$818,000 and to extend the term by one year, for a revised total contract amount not to exceed \$4,972,932.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide more information about the planned "cojoined citywide janitorial contract" referenced in the RCA and to be considered by Council in 2023.*

The City plans to issue a citywide solicitation for city department janitorial services on September 5, 2022. The Building Services Department will oversee this contract which will support Austin Energy as well as other participating city department(s) janitorial needs. As Austin Energy continues to work with Building Services Department to in-source janitorial services, staff has determined a continued need to utilize contract janitorial services based on staffing levels within the Building Services Department. This RCA provides for an extended term and funding authorization for continued janitorial services at various Austin Energy locations until the new contract is in place.



Council Question and Answer

Related To

Item #40, 41

Meeting Date

September 1, 2022

Additional Answer Information

Item #40, 41:

40. Authorize negotiation and execution of a contract with Central Texas Community Health Centers d/b/a CommUnityCare to provide Class-D pharmacy services, for a term of five years in an amount not to exceed \$400,000.

41. Authorize award of a contract with Clinical Pathology Laboratories, Inc. to provide reference laboratory services, for a term of five years in an amount not to exceed \$2,215,000

COUNCIL MEMBER KELLY'S OFFICE

1) *Can these clinics be utilized for treatment of COVID and monkey pox?*

These clinics cannot be utilized for treatment of COVID-19 and monkey pox, unless the Sexual Health Clinic provides diagnostic and treatment services to patients if they exhibit symptoms in areas where Sexually Transmitted Infections (STIs) need to be excluded. In those cases, monkey pox testing and treatment is offered, if applicable. Otherwise, non-sexual health related cases are referred to outside providers. COVID-19 treatment is offered by primary care providers. None of these clinics are primary care providers.



Council Question and Answer

Related To

Item #43

Meeting Date

September 1, 2022

Additional Answer Information

Item #43: Authorize award of a contract with Eagle Eye Partners, Inc. to provide vehicle wraps and installation services on various vehicles, for a term of five years in an amount not to exceed \$3,085,430. (Note: This solicitation was reviewed for no subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

COUNCIL MEMBER KELLY'S OFFICE

1) *What is the approval process for vehicle wraps?*

ARR already has a work plan in place to wrap vehicles over the next five years. This plan was created in collaboration with various ARR teams (executive, strategic initiatives, vehicle coordinator, etc.). Additionally, ARR Director approval will be required prior to installation of any designs.

2) *Can vehicles that are not associated with ARR be wrapped with this money?*

The contract will provide vehicle wraps and installation services on various vehicles for Austin Resource Recovery. The intent of this solicitation was for ARR purposes only.

3) *To what extend is council involvement with the approval process of wraps for both vehicles for ARR and other departments?*

ARR is not requesting Council involvement with the approval process of individual wraps for ARR. The vehicle wraps will display various Zero Waste campaign ads as the collection vehicles move throughout the City.



Council Question and Answer

Related To

Item #45

Meeting Date

September 1, 2022

Additional Answer Information

Item #45: Authorize award of two contracts with Elk Electric Inc. and Smart Charge Residential, LLC for electric vehicle charging station maintenance and repair, each for a term of five years in an amount not to exceed \$1,375,000, divided between the contractors.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please clarify whether these contracts only serve the airport or whether they serve other departments. If the latter, please provide more detail.*

This contract will serve the airport, and Austin Energy will utilize these contracts after the expiration of their current contract in December 2024 to maintain and repair stations with Austin Energy's network.



Council Question and Answer

Related To

Item #45

Meeting Date

September 1, 2022

Additional Answer Information

Item #45: Authorize award of two contracts with Elk Electric Inc. and Smart Charge Residential, LLC for electric vehicle charging station maintenance and repair, each for a term of five years in an amount not to exceed \$1,375,000, divided between the contractors.

COUNCIL MEMBER KELLY'S OFFICE

1) *What locations will be serviced with this item? Does the city charge a fee for use of these charging stations? If so, what is the fee that is charged.*

AUS campus charging stations for fleet, public use, and ground service equipment are below. Most of the public chargers at AUS are part of the Austin Energy – “Plug In Everywhere” (PIE) program that has fees associated with it. This is handled by Austin Energy (AE) and Aviation does not collect or receive fees. There are a few chargers at AUS for employees that do not have a fee to use. The PIE program charges customers \$2.00/hour to use the chargers, however Aviation is only reimbursed for the electricity used and does not collect or receive fees.

Level 2 Charging Port

1. P&E – fleet
2. ACDC – public/fleet
3. Cellphone Lot – public
4. Blue Garage (floors 1-5) – public
5. CONRAC (first floor) – public
6. Lot J – public
7. CMF – public/fleet
8. IT – fleet

Level 3 Charging Port

1. Terminal Ramp – Ground Service Equipment

Austin Energy:

Upon expiration of Austin Energy’s current contract, which will expire in two years, the contract will apply to all stations owned by Austin Energy. Based on Austin Energy’s current contract, Austin Energy has approximately 140 owned EV stations. For those stations requiring a fee, the fee is \$2/hour or \$4.17 unlimited use with a subscription with Austin Energy.



Council Question and Answer

Related To

Item #47

Meeting Date

September 1, 2022

Additional Answer Information

Item #47: Authorize negotiation and execution of a contract with HotelEngine, Inc. to provide emergency hotel rooms, for a term of five years in an amount not to exceed \$2,500,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

COUNCIL MEMBER KELLY'S OFFICE

1) Which hotels will be utilized along with addresses?

The hotels that will be utilized along with their addresses are:

Hotel Name	Hotel Address (all Austin, Texas)
Super 8 Downtown	1201 North I-35
Days Inn Downtown	3105 North I-35
Comfort Suites South	5001 S IH 35
Element at the Domain	10728 Burnet Rd.
ESA Austin SW	5100 US Hwy 290, West
ESA Premier Suites	1311 Airport Commerce Dr.
ESA NW/Arboretum	10100 N Capital of TX
ESA NW/Research Park	12424 Research Blvd.
ESA Austin Metro	6300 East Hwy 290
ESA Austin RR South	16950 N IH 35
Sonesta Domain	10201 Stonelake Blvd.
Sonesta Simply	9701 Stonelake Blvd.
Sonesta Austin South	4320 S IH 35
Candlewood Airport	6711 E Ben White
Holiday Inn Express NW	10711 North Research Blvd.
Avid Hotel RR South	2631 South AW Grimes Blvd.
Holiday Inn Express North Central	8500 North IH 35
Holiday Inn Airport	6711 East Ben White Blvd.
Indigo Downtown	810 Red River Street
Holiday Inn Midtown	6000 Middle Fiskville Road
Holiday Inn Express Downtown	805 Neches Street
Holiday Inn RR/Austin N	301 W Louis Henna Blvd.
Holiday Inn Express Austin NW	8300 N FM 620
Hyatt Place Austin Airport	9532 Spirit of Austin Lane
La Quinta North RR	150 Parker Dr.



Council Question and Answer

Related To

Item #48

Meeting Date

September 1, 2022

Additional Answer Information

Item #48: Authorize negotiation and execution of a contract with Go Austin/Vamos Austin d/b/a GAVA for the Austin Community-Owned Food Retail Initiative, for a term of 31 months in an amount not to exceed \$500,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

COUNCIL MEMBER KELLY'S OFFICE

1) *How many times has the city worked with GAVA in the last year?*

The City worked with Go Austin/Vamos Austin (GAVA) on the Rundberg Community Health Program from July 2021 through June 2022.

2) *What other contracts does the City have with GAVA currently?*

The City does not currently have any other contracts with GAVA.

3) *Where is the funding coming from with these contracts?*

The Rundberg Community Health Program was funded from the City's General Fund for Social Services. For the contract being requested, it will be funded through the U.S. Department of Treasury, American Rescue Plan.



Council Question and Answer

Related To

Item #49

Meeting Date

September 1, 2022

Additional Answer Information

Item #49: Authorize negotiation and execution of a contract with Austin Metal & Iron Co LP for the sale of scrap metal, for a term of five years for an estimated revenue amount of \$2,682,647.

COUNCIL MEMBER KELLY'S OFFICE

1) *What is the return from the sell of the metals?*

The City receives an average of 81% of the American Metal Market value.

2) *How much money does the city receive from the sale of the metals? Over the last five years, year over year, how much money did the city get from selling the metal?*

Over the last five years the City received \$1,415,154 from the sale of scrap metal. An annual breakdown is provided below.

Term	Revenue
Year 1	\$ 95,353.33
Year 2	\$ 198,645.06
Year 3	\$ 307,727.37
Year 4	\$ 175,102.24
Year 5	\$ 124,233.76
Year 6	\$ 514,093.12
Total	\$ 1,415,154.88



Council Question and Answer

Related To

Item #56

Meeting Date

September 1, 2022

Additional Answer Information

Item #56: Authorize negotiation and execution of a second interlocal agreement with the Austin Transit Partnership to provide funding for the City of Austin Project Connect Office, in support of Project Connect.

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *The RCA states, "This second interlocal agreement will restate and modify language from the previous interlocal agreement to reflect the current needs of the program." Can staff please provide detail on what is expected to change in the second interlocal agreement? If the changes cannot be specified at this time, would there be any critical timelines disrupted by making this item "negotiate-only" with a return to Council to execute the negotiated second ILA once it is prepared? Can the original ILA please be posted as backup for comparison?*

This second interlocal agreement will reflect a scope of services that incorporates and aligns with direction from the Joint Powers Agreement that was approved in November 2021, after the first interlocal agreement for Support Services was already in place. It will extend terms through FY23, with up to two possible 1-year extension options. The updated agreement will add additional detail to the Exhibit A, which describes the services provided by the Project Connect Office in service to the tri-agency partnership, and updates the annual funding amount for those services per the City's approved FY23 budget and the Austin Transit Partnership's (ATP) proposed FY23 budget (action item scheduled for the Sept. 21, 2022 ATP Board meeting).

Staff recommends the item remain as direction to negotiate and execute due to the nature of the ILA, which is primarily staff resourcing to continue to move project implementation forward, and which is approved via each agency's budget process. Staff from the City and ATP are coordinating to align ATP Board and Council approvals to execute the agreement as soon as reasonable. The ATP Board is scheduled to have an action item on the ILA at its Oct. 19, 2022 meeting.

The first interlocal agreement is available on ATP's About webpage under Governing Documents. This list of documents is regularly maintained and made publicly available per the Joint Powers Agreement.



Council Question and Answer

Related To

Item #60, 64, 65, 78

Meeting Date

September 1, 2022

Additional Answer Information

Item #60, 64, 65, 78:

60. Authorize negotiation and execution of Amendment No. 12 to an agreement with The SAFE Alliance to provide emergency shelter services , to add one 12-month extension option in an amount not to exceed \$98,033, for a total agreement amount not to exceed \$812,332.

64. Authorize negotiation and execution of Amendment No. 9 to an agreement with Texas RioGrande Legal Aid, Inc, to provide support services to individuals experiencing challenges with housing and/or public benefits, to add one 12-month extension option in an amount not to exceed \$203,159 for a revised total agreement amount not to exceed \$1,626,706.

65. Authorize negotiation and execution of Amendment No. 10 to an agreement with The SAFE Alliance to provide safety and support services to survivors of sexual and domestic abuse and/or violence, to add one 12-month extension option in an amount not to exceed \$932,495, for a total agreement amount not to exceed \$7,013,212.

78. Authorize negotiation and execution of Amendment No. 12 to the agreement with Central Texas Food Bank, Inc. for food and Supplemental Nutrition Assistance Program services, to add two 12-month extension options each in an amount not to exceed \$299,843, for a revised total agreement amount not to exceed \$2,754,064.

MAYOR PRO TEM ALTER'S OFFICE

1) *When does APH anticipate issuing a new RFP for self-sufficiency social services?*

APH had planned to release the Basic Needs solicitation in November of 2023. However, given the numerous solicitations for homeless services, the timeline is being adjusted. APH expects to release the solicitation in FY23 with new agreements starting in FY24.



Council Question and Answer

Related To

Item #69

Meeting Date

September 1, 2022

Additional Answer Information

Item #69: Authorize negotiation and execution of Amendment No. 7 to an agreement with Austin Independent School District to provide stabilizing community services to families, to add two 12-month extension options in an amount not to exceed \$111,149, for a revised total agreement amount not to exceed \$886,481.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide additional information on the scope of work and deliverables of this contract.*

Family Resource Centers(FRC) will provide stabilization services to families through engagement efforts, responsive and case-managed services, and community development efforts, which help families achieve and maintain stability. School Based Family Resource Centers are based on a national model known as Full Service Community Schools. The service delivery model begins with needs assessment via a Family Needs Survey which is distributed when families enroll a child on an FRC campus or seek services from an FRC. FRCs provide linkage to those organizations providing direct assistance; FRCs assist that process through case coordination, social-emotional support and guidance on acquisition of necessary documents to pursue needed services. FRC staff may also provide advocacy, consultation, and case monitoring; and may play an organizational coordination role on the campus.

Proposed unduplicated clients to be served annually: 1808

Proposed total number of unduplicated responsive services or case management service encounters:
1326

Proposed number of families enrolled in FRC Disaster Relief case management services: 121

Proposed number of unduplicated participants attending Adult Academy classes; groups and workshops:
72

Proposed percent of individuals who demonstrate improved life skills: 75%



Council Question and Answer

Related To

Item #69

Meeting Date

September 1, 2022

Additional Answer Information

Item #69: Authorize negotiation and execution of Amendment No. 7 to an agreement with Austin Independent School District to provide stabilizing community services to families, to add two 12-month extension options in an amount not to exceed \$111,149, for a revised total agreement amount not to exceed \$886,481.

COUNCIL MEMBER KELLY'S OFFICE

1) *Why was the total contract revised to \$866,481?*

The total contract was revised to \$886,481 to account for the two 12- month extension options that are being recommended for council action. The current not to exceed amount for this agreement, with a term ending on September 30, 2022, is \$664,183. Each extension option that is being requested is for \$111,149, by adding the two extension options, the new not to exceed amount would increase to \$886,481.



Council Question and Answer

Related To

Item #71

Meeting Date

September 1, 2022

Additional Answer Information

Item #71: Authorize negotiation and execution of agreements with five social service agencies to provide rapid rehousing services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$4,521,402, with four 12-month extension options in a combined amount not to exceed \$18,085,608, for a total combined amount not to exceed \$22,607,010 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide additional information on the scope of work and deliverables of these contracts.*

The agreements recommended for council action are still under negotiation and the final scopes of work and deliverables are not currently available. These agreements are the result of a competitive request for proposal process where the applicants submitted applications aligned with a scope of work. Excerpts from the scope of work are available for review below.

RAPID REHOUSING

Rapid Rehousing (RRH) projects are designed to provide flexible programming that will expedite a household's ability to stabilize in market-rate or affordable housing through time-limited rental assistance and case management. The objective of the Rapid Rehousing program is to assist households experiencing homelessness to secure and maintain permanent housing to exit homelessness as quickly as possible.

RRH proposals may indicate a willingness to participate in the Housing-Focused Encampment Assistance Link (HEAL) Initiative, which prioritizes individuals experiencing unsheltered homelessness in locations with the highest health and safety risks. These individuals are offered access to bridge shelter and direct enrollment in a housing stabilization program, such as Rapid Rehousing or Permanent Supportive Housing. APH is seeking Offerors to provide RRH services for individuals linked to the HEAL Initiative. If selected for award to operate a HEAL RRH project the project will receive referrals of HEAL Initiative households through the Coordinated Entry System.

Service Delivery Components: RRH Proposals must include or identify from an alternate source or agency: • Housing Stability Case Management • Outreach and Engagement • Financial Assistance • HMIS Entry • Housing Navigation • Landlord Outreach and Incentives • Move-in Assistance
Proposals may also choose to include any of the following: • Employment Assistance • Peer Support • Transportation Assistance • SSI/SSDI Outreach, Access, and Recovery (SOAR) • Mental Health Services • Coordination of Medical Care • Substance Misuse Treatment Services

Household Eligibility: Households experiencing Homelessness as defined by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 which amended and authorized the McKinney – Vento Homeless Assistance Act 42 USC 11302 Sec. 103.

Program participants must be obtained from referrals from Coordinated Entry.

Best Practices: Applicants are encouraged to review the materials included in the NAEH Rapid Rehousing Toolkit when considering their project design and proposal.

Duration of Assistance: Eligible participants can receive rental assistance for up to 24 months. Recognizing the utilization of Progressive Engagement, RRH projects should only provide participants with the minimum amount of monthly rental assistance and services/case management to maintain maximum housing stability. Doing so allows for financial and staff resources to be provided to as many households as possible. Few households will require the allowable 24 months of rental assistance, with data indicating most recipients need no more than between 10–14 months of assistance. Participants can continue to receive direct client assistance and supportive services, such as case management, for up to 3 months after rental assistance ends.

Proposals must identify the methodology for determining the amount of rental assistance requested in the Rental Assistance budget line item in Form 3 – Budget and Narrative Funding Summary, ensuring sufficient funds to provide all participants with sufficient rental assistance for the duration of their enrollment, guided by the average 10–14 months of rental assistance.



Council Question and Answer

Related To

Item #72

Meeting Date

September 1, 2022

Additional Answer Information

Item #72: Authorize negotiation and execution of eight agreements with six social service agencies to provide rapid re-housing and Housing-Focused Homeless Encampment Assistance Link services for an initial 12-month term beginning October 1, 2022, in a combined amount not to exceed \$18,550,713 with one 12-month extension option in a combined amount not to exceed \$18,550,713 for a total combined amount not to exceed \$37,101,426 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide additional information on scope of work and deliverables of these contracts.*

The agreements recommended for council action are still under negotiation and the final scopes of work and deliverables are not currently available. These agreements are the result of a competitive request for proposal process where the applicants submitted applications aligned with a scope of work. Excerpts from the scope of work are available for review below.

RAPID REHOUSING

Rapid Rehousing (RRH) projects are designed to provide flexible programming that will expedite a household's ability to stabilize in market-rate or affordable housing through time-limited rental assistance and case management. The objective of the Rapid Rehousing program is to assist households experiencing homelessness to secure and maintain permanent housing to exit homelessness as quickly as possible.

RRH proposals may indicate a willingness to participate in the Housing-Focused Encampment Assistance Link (HEAL) Initiative, which prioritizes individuals experiencing unsheltered homelessness in locations with the highest health and safety risks. These individuals are offered access to bridge shelter and direct enrollment in a housing stabilization program, such as Rapid Rehousing or Permanent Supportive Housing. APH is seeking Offerors to provide RRH services for individuals linked to the HEAL Initiative. If selected for award to operate a HEAL RRH project the project will receive referrals of HEAL Initiative households through the Coordinated Entry System.

Service Delivery Components: RRH Proposals must include or identify from an alternate source or agency: • Housing Stability Case Management • Outreach and Engagement • Financial Assistance • HMIS Entry • Housing Navigation • Landlord Outreach and Incentives • Move-in Assistance
Proposals may also choose to include any of the following: • Employment Assistance • Peer Support • Transportation Assistance • SSI/SSDI Outreach, Access, and Recovery (SOAR) • Mental Health Services • Coordination of Medical Care • Substance Misuse Treatment Services

Household Eligibility: Households experiencing Homelessness as defined by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 which amended and authorized the McKinney – Vento Homeless Assistance Act 42 USC 11302 Sec. 103.

Program participants must be obtained from referrals from Coordinated Entry.

Best Practices: Applicants are encouraged to review the materials included in the NAEH Rapid Rehousing Toolkit when considering their project design and proposal.

Duration of Assistance: Eligible participants can receive rental assistance for up to 24 months. Recognizing the utilization of Progressive Engagement, RRH projects should only provide participants with the minimum amount of monthly rental assistance and services/case management to maintain maximum housing stability. Doing so allows for financial and staff resources to be provided to as many households as possible. Few households will require the allowable 24 months of rental assistance, with data indicating most recipients need no more than between 10–14 months of assistance. Participants can continue to receive direct client assistance and supportive services, such as case management, for up to 3 months after rental assistance ends.

Proposals must identify the methodology for determining the amount of rental assistance requested in the Rental Assistance budget line item in Form 3 – Budget and Narrative Funding Summary, ensuring sufficient funds to provide all participants with sufficient rental assistance for the duration of their enrollment, guided by the average 10–14 months of rental assistance



Council Question and Answer

Related To

Item #73

Meeting Date

September 1, 2022

Additional Answer Information

Item #73: Authorize negotiation and execution of Amendment No. 5 to an agreement with Ending Community Homelessness Coalition, Inc. to actively connect individuals experiencing homelessness in Austin/Travis County to opportunities for safe, stable, and permanent housing, to add one 12-month extension option in an amount not to exceed \$130,000, for a revised total agreement amount not to exceed \$780,000.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide details on all the contracts the City currently has with ECHO.*

Austin Public Health currently has the following contracts with ECHO:

1) Homeless Navigation- \$130,000

The primary goal of this contract is to actively connect individuals experiencing homelessness in Austin/Travis County to opportunities for safe, stable, and permanent housing. This goal is achieved through three primary strategies:

- Housing Navigation: Once housing opportunities are identified (such as a Permanent Supportive Housing unit or Rapid Re-housing opening), removing barriers such as lack of State identification or lack of medical documentation to ensure these opportunities can be accessed quickly and efficiently
- Housing Outreach: Bringing housing services and housing opportunities directly to individuals experiencing homelessness who may or may not be willing or able to access services within existing walk-in locations
- Services Coordination: To create a common communication and services coordination structure between field service programs, drop-in service programs, and permanent housing programs, so that all outreach and navigation programs within Austin/Travis County can respond to community navigation needs quickly and efficiently

2) ECHO- \$243,972

This contract provides advocacy, communication and leadership on awareness of homelessness, housing affordability, and needed community supportive services resources, as well as identifying solutions to these issues; In addition, promotes Rapid Rehousing and Housing First Permanent Supportive Housing; Coordinates the annual Austin/Travis County HUD Continuum of Care application, which includes evaluating and renewing HUD contracts; Directing, administering, and providing training for the HUD-mandated Homeless Management Information System; Operates/Expands the coordinated assessment protocol consistent with HUD requirements set forth in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act

3) Investing for Results- \$279,000.00 (One-time allocation)

The Ending Community Homelessness Coalition (ECHO) Investing for Results program is dedicated to planning, prioritizing, and implementing strategies to end homelessness in Austin/Travis County, Texas.

ECHO works to engage policymakers, housing providers, and the community to end and prevent homelessness in Austin/Travis County, Texas. As the designated Continuum of Care (CoC) lead agency for Austin/Travis County, ECHO manages the collaborative process to develop and submit the Austin/Travis County application for U.S. Department of Housing and Urban Development (HUD) funding for the annual HUD Continuum of Care Program. ECHO also administers the HUD required Homeless Management Information System (HMIS) and is responsible for system wide outcomes and reporting to HUD.

The Housing and Planning Department currently has the following contract with ECHO:

- 1) Permanent Supportive Housing and Rapid Rehousing Consulting - \$300,000
The Scope of Work includes providing quarterly/biannual reports that track Permanent Supportive Housing and Rapid Rehousing Units, negotiating Memorandum of Understanding with developers, and track units via zip codes.
- 2) Property Incentive - \$500,000
The purpose of the Agreement with the Ending Community Homelessness Coalition, Inc. (ECHO) is to manage and administer a Property Owners Incentive Fund (Program). Specifically, the intent of this Program is to (1) engage property owners, managers, and developers to set aside housing units for families and individuals experiencing homelessness in Austin, Travis County, Texas and (2) to remove housing barriers such that program eligible clients can perform a rental lease. This Program will house and support individuals experiencing homelessness who are referred through the Austin/Travis County Coordinated Entry System.



Council Question and Answer

Related To

Item #74

Meeting Date

September 1, 2022

Additional Answer Information

Item #74: Authorize negotiation and execution of an agreement with the Asian American Resource Center Inc. d/b/a Austin Asian Community Health Initiative to recruit and train community health workers for a 24-month period beginning September 1, 2022 in an amount not to exceed \$450,000..

COUNCIL MEMBER TOVO'S OFFICE

1) *How many community health workers does APH anticipate training and what languages does APH anticipate that these community health workers will speak? Are there any plans for active recruitment for community health workers who speak certain languages?*

Asian American Resource Center Inc. d/b/a Austin Asian Community Health Initiative will use this funding for 7 new community health workers that have been hired and trained in anticipation of this funding. These community health workers speak the following languages: Korean, Nepali, Hindi, Burmese, Chin-tedim, Arabic, Chinese, and Vietnamese.



Council Question and Answer

Related To

Item #76

Meeting Date

September 1, 2022

Additional Answer Information

Item #76: Authorize negotiation and execution of four agreements with three social service agencies to provide permanent supportive housing services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$1,871,720 with four 12-month extension options in a combined amount not to exceed \$7,486,880 for a total combined amount not to exceed \$9,358,600 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional information on scope of work and deliverables of this contract.

The agreements recommended for council action are still under negotiation and the final scopes of work and deliverables are not currently available. These agreements are the result of a competitive request for proposal process where the applicants submitted applications aligned with a scope of work. Excerpts from the scope of work are available for review below.

PERMANENT SUPPORTIVE HOUSING

Permanent Supportive Housing (PSH) projects are designed to provide housing stability for vulnerable, chronically homeless individuals and households. Components of the project include ongoing rental subsidy and intensive supportive services. PSH projects can be implemented through a project-based model (all units are in a single building), a scattered site approach (individual units are located across the community), or a hybrid of the two (clusters of units may exist in larger developments). Intensive supportive services focus on addressing issues that most impact housing stability. However, an individual or household's participation in services is not mandatory and is client-directed.

Service Delivery Components: PSH proposals must include or identify alternative sources of the following:

- *Outreach and Engagement*
- *Housing Stability Case Management: Permanent Housing Projects will provide housing stability case management throughout the duration of the Housing Navigation*
- *Mental Health Services*
- *Coordination of Medical Care*
- *Housing Navigation*
- *Landlord Outreach and Incentives*
- *Move-in costs*
- *HMIS costs and HMIS entry*

Proposals may also choose to include any of the following:

- *SSI/SSDI Outreach, Access, and Recovery (SOAR)*
- *Financial Assistance*
- *Substance Misuse Treatment Services*
- *Transportation Assistance*
- *Employment Assistance*
- *Peer Support*

Household Eligibility: 1) Households experiencing Homelessness as defined by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 which amended and authorized the McKinney – Vento Homeless Assistance Act 42 USC 11302 Sec. 103, and 2) Households who meet the definition of Chronic Homelessness as defined in 24 CFR 578.

Program participants must be obtained from referrals from Coordinated Entry.

Best Practices: APH promotes the adoption of quality practices as defined in the CSH's Supportive Housing Quality Toolkit. Offerors are encouraged to review the materials included in the toolkit when designing their project and proposal.

Duration of Assistance: Participation in Permanent Supportive Housing programs is not time limited. Eligible participants can receive ongoing rental assistance, direct client assistance, and supportive services. However, all projects must maintain a Move-On Policy to support participants that no longer desire the intensity of services provided in PSH programs. More information on the development of Move-On or Moving-On Policy can be found on the HUD Exchange website.



Council Question and Answer

Related To

Item #93

Meeting Date

September 1, 2022

Additional Answer Information

Item #93: Council discussion regarding the South Central Waterfront District.

MAYOR ADLER, COUNCIL MEMBER HARPER-MADISON, COUNCIL MEMBER FUENTES, COUNCIL MEMBER VELA, AND COUNCIL MEMEBR ELLIS' OFFICES

Currently, the South Central Waterfront Vision Framework Plan lays out a financial model to calibrate the range of bonus development entitlements required to provide economic incentive for properties to redevelop and fund the community benefits (public realm and affordable housing) within a system of value capture financing tools, aka a "Test Scenario." This Test Scenario was intended to provide a foundation for the City to further explore the potential value-capture tools and offers direction for potential public/private partnership opportunities.

Importantly, the Test Scenario was not intended as a prescription or recommendation on what should be built, but rather is a test to see how a set of financial tools could leverage the private market to fund the SCW Vision. The Test Scenario assumed 8.6 million square feet of mixed uses in the waterfront if there was the needed capital investment. As we are now seeing, however, this scenario does not provide sufficient revenue to finance the desired community infrastructure and benefits and does not provide sufficient revenue for affordable housing subsidy for the desired income restricted units.

But maybe there's another way? Could it be that with greater entitlements allowed, parcel owners will be better able to contribute more community benefit? With more entitlements, would the TIRZ generate more revenue also to contribute to the desired community benefits? In order for Council to better assess entitlements in the South Central Water Regulating Plan (including but not limited to the Statesman PUD) as they relate to potential TIRZ revenue, please answer the following questions:

1) What level of FAR entitlement in the SCW would it take to provide the necessary economic incentive for properties to redevelop and fund the community benefits (public realm and affordable housing) identified by staff and desired by Council?

Capitol Market Research (CMR) captured the South Central Waterfront (SCW) square feet potential from the SCW Vision Plan developed by EcoNorthwest to calculate the development capability and value projections for the area. From those value projections, staff was able to calculate the potential TIRZ revenue available to fund the various public investments. Table 35 of the CMR analysis (page 208 of the PDF) note an 8.5 million SCW square feet potential which closely aligns to the figure in the SCW Vision Plan. This table is the basis for the projected taxable values contained in Table 38 (page 211 of the PDF) that lead to TIRZ estimates. CMR cannot conduct an update to Table 35 and the SCW "Proportional Capture Rate" without having an updated figure for SCW square feet potential. The update requires development of a new parcel-by-parcel test scenario proforma and there is insufficient time to complete such a model.

2) What might be the increase in TIRZ revenue for the SCW if the “tipping” parcels were allowed to develop at an 8:1 FAR rather than be limited to no more than 200 feet in height (except for one, up to 400 foot limited tract) as was assumed in the current TIRZ Test Scenario analysis?

This is a test of scale/materiality looking at the tipping parcels. CMR conducted an analysis of the potential for underdeveloped parcels at 8:1 FAR. Based on this analysis, and assuming an increment contribution of only the “but for” value growth, the TIRZ would generate the amount noted below.

	Original 46% Increment Estimate	63% Increment with 8:1 FAR
Cumulative Revenue	\$167.2 million	\$333.0 million
Estimated Debt Capacity	\$104.0 million	\$207.5 million

3) If this or something similar were to happen, and assuming the council continues to obtain the 3.5 percent increase in revenues as allowed by State law, would the creation of a SCW TIRZ result in any loss of general revenue funds?

If the TIRZ is structured in a manner that captures only the portion of new property value resulting from the public investment (i.e., “but for” value), it would not negatively impact the General Fund. To the extent that the TIRZ captures new property value that would have occurred irrespective of the creation of the TIRZ or any TIF-funded projects, the TIRZ will have an adverse impact on General Fund revenue and the tax rate.

4) If general revenue is kept constant, how might a revenue increased SCW TIRZ impact the property tax rate and burden for the typical homeowner taxpayer?

If the TIRZ results in new value that would not have occurred but for the public investment, then during the existence of the TIRZ there is no impact on tax rate or tax burden of the typical homeowner. Upon closure of the TIRZ, the added value generated by the TIRZ will result in a somewhat lower tax rate and tax burden for the typical homeowner.

5) If the City desires the SCW to generate as much ad valorem tax and sales tax revenue as possible, and as much community benefit as possible (e.g., affordable housing, park land, users of transit, etc.), is there a certain level of capital infrastructure that has to be built (street grid/roads, utilities, etc.)?

Yes. Under the current City code staff estimated that the amount of public infrastructure investment needed for the Vision Plan is \$277 million as illustrated in the Exhibit D of the TIRZ Preliminary Project and Financing Plan.

This figure is now estimated to be much higher based on current market conditions.

6) If the needed capital infrastructure is not funded with a TIRZ and/or a bond, will it be funded by property owners and developers? If not, what level of infrastructure will occur and what kind or level of development would occur and what ad valorem and sales tax revenue and community benefit (affordable housing, park land, users of transit, etc.) would be associated with that kind or level of development?

If the capital infrastructure is not funded with a TIRZ and/or bond, the property owners would fund the capital infrastructure to the extent that the current code requires. The South Central Waterfront Vision Framework Plan contemplates a "Baseline" scenario (pg. 12) that illustrates the amount of development that would occur given existing conditions. Should Council adopt a Regulating Plan, this would be an alternative pathway for the private sector to fund capital infrastructure.



Council Question and Answer

Related To

Item #93

Meeting Date

September 1, 2022

Additional Answer Information

Item #93: Council discussion regarding the South Central Waterfront District.

MAYOR ADLER, COUNCIL MEMBER HARPER-MADISON, COUNCIL MEMBER FUENTES, COUNCIL MEMBER VELA, AND COUNCIL MEMEBR ELLIS' OFFICES

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Yes. Under the current City code staff estimated that the amount of public infrastructure investment needed for the Vision Plan is \$277 million as illustrated in the Exhibit D of the TIRZ [Preliminary Project and Financing Plan](#).

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6) If the needed capital infrastructure is not funded with a TIRZ and/or a bond, will it be funded by property owners and developers? If not, what level of infrastructure will occur and what kind or level of development would occur and what ad valorem and sales tax revenue and community benefit (affordable housing, park land, users of transit, etc) would be associated with that kind or level of development?

If the capital infrastructure is not funded with a TIRZ and/or bond, the property owners would fund the capital infrastructure to the extent that the current code requires. The South Central Waterfront Vision Framework Plan contemplates a "Baseline" scenario (pg. 12) that illustrates the amount of development that would occur given existing conditions. Should Council adopt a Regulating Plan, this would be an alternative pathway for the private sector to fund capital infrastructure.

7) In the answer to Question #2, was it assumed that the Austin Transit Partnership would receive 20% of the “but for” TIRZ revenue? If so, what is the anticipated TIRZ revenue in the 8:1 FAR scenario if ATP only receives 20% of the base scenario and not any of the “but for” TIRZ revenue?

In each of the scenarios included in the response to “Question #2,” the percentage contributions were based on contributing only that property tax revenue associated with the “but for” value growth and less the revenue dedicated to Project Connect/Austin Transit Partnership. If the Austin Transit Partnership’s portion of the tax revenue is included, the “but for” increment in the 8:1 FAR scenario increases to 75.5%, the cumulative revenue increases by \$63.5 million, and the estimated debt capacity increases by \$39.5M. The total numbers for each version of the 8:1 FAR scenario are noted in the table below.

	63% / 8:1 FAR (Less ATP revenue)	75.5% / 8:1 FAR (Including ATP revenue)
Cumulative Revenue	\$333.0M	\$396.5M
Estimated Debt Capacity	\$207.5M	\$247.0M



Council Question and Answer

Related To

Item #101

Meeting Date

September 1, 2022

Additional Answer Information

Item #101: Conduct a public hearing in accordance with Texas Parks and Wildlife Code Chapter 26 and consider a resolution authorizing a change in use of dedicated parkland, known as Jimmy Clay Golf Course, Roy Kizer Golf Course, Onion Creek Soccer Complex, and Onion Creek Metropolitan Park (north and south entrances), for Austin Water to construct, operate, maintain, and repair approximately 17,000 linear feet of reclaimed water main. Austin Water will require permanent use of approximately 175,136 square feet of parkland and approximately 662,128 square feet of temporary use area for construction.

MAYOR PRO TEM ALTER'S OFFICE

1) *How and where will the \$818,542 in mitigation fees be spent and will this funding be deployed only across the golf courses and parks impacted by these Austin Water project?*

Of the total mitigation amount of \$818,542

- \$332,530 will be used by the Golf Division to purchase and install a recirculation pump system and to purchase and install a bentonite clay lining material to cover 32 acres of ponds.
- \$486,014 will be used at Onion Creek Metro Park to be assigned to one or more of following projects depending upon project costs
 - Phase 2 improvements within the developed portion at 8652 Nuckols Crossing including (2) pavilions with picnic tables and a kiosk to add a trail map and park rules.
 - Trail improvements, including signs to delineate equestrian trails and multi-use trails.
 - Securing existing cultural features such as cisterns including fencing and interpretive signs.



Council Question and Answer

Related To

Item #105

Meeting Date

September 1, 2022

Additional Answer Information

Item #105: C814-89-0003.02 - 305 S. Congress - Approve second reading of an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

COUNCIL MEMBER TOVO'S OFFICE

- 1) *Does a redlined version of the existing PUD ordinance exist, or is this ordinance intended to or is this ordinance intended to replace the existing PUD ordinance in its entirety?*

This Law Dept has clarified this issue with CM Tovo's office. There is a not a redline of the July 28th ord vs. the June 16 version.

- 2) *Please identify any part or subsection in the draft Statesman PUD ordinance where applicant is requesting a fee waiver or other public subsidy.*

Per the PUD ordinance, the applicant will be able to invest required fees in lieu and park development fees into the park. Beyond these credits, the park investments shown in the Conceptual Open Space Plan (p25) appear to suggest the requirement for additional public subsidies.

- 3) *Is there any inundated acreage, ie. land under the surface of Lady Bird Lake, included within the totals for parkland for this project? If so, how much?*

Yes, 0.86 acres of Inundated Land. This will receive 0% park credit.

- 4) *Is there precedent for allowing parcels to be set aside for water quality, flood, or other controls that serve adjacent or nearby development and still count these as dedicated parkland? If so, please identify the section of City code that addresses this situation.*

Yes, there is precedent. Applicants must design drainage/water quality features with PARD approved recreational amenities. They must serve drainage needs of the park as well as any adjacent private development. (14.3.8 A. 2. Land containing a water quality or detention pond may be accepted at 50% per acre credit if the pond is designed and developed with PARD-approved recreational amenities.)

- 5) *The applicant proposes to dedicate 6.53 acres of parkland and another 1.59 acres of plaza, for a total dedication of 8.12 acres of open space.*

- a. *How much of this total acreage includes water quality areas that cannot be developed?*

The total acreage of surface area for drainage and water quality (ponds and rain gardens) has been capped at 0.9 acres.

- b. *How much of the proposed dedicated parkland would, as provided in the draft PUD ordinance, be occupied by the following uses:*

- i. *the proposed cistern (below the surface of the park)*
- ii. *raingardens serving as water quality controls for the development*
- iii. *any other water quality controls required for the proposed development (if there are any water quality control elements other than the cistern and raingardens)*

These acreages are not determined, only the total cap of 0.9 acres for the surface area, which does not include the underground cistern.

- 6) *Please confirm that the trail easement along Ladybird Lake will remain as an alternative path to the boardwalk.*
Yes the trail easement along Ladybird Lake remains as an alternative path to the Boardwalk. The Boardwalk feature appears in the “park plan”.
- 7) How will the public access the trail easement during the period when the site is under construction?
It has not yet been determined how the public will access the trail easement during site construction. In discussion, the applicant has made verbal commitments to reroute the trail so it can stay open during construction- which is consistent with other trail projects.
- 8) Is there any other place along Lady Bird Lake that uses a boardwalk for reasons other than avoiding cliffs, bridge abutments or other features that make it difficult or extremely expensive to keep the trail on land? If so, please identify each of these locations and how they were funded.
As the Parks and Recreation Department understands the situation, existing boardwalk sections were constructed when property owners were unwilling to sell their property or grant easements. Existing boardwalk was financed through transportation bonds. The details of the construction decisions may be better answered by Public Works or the Transportation Department.
- 9) Is the internal plaza or a similar feature required for adequate fire access to the proposed PUD buildings? Is it required for any other development purposes? Is this plaza being counted as “dedicated park land” under the proposed PUD ordinance (and if so, how much)?
The Internal Plaza (also called the Great Steps) is proposed as a Parkland Easement, approximately 0.68 acres, and will receive 50% parkland credit. The fire access issues will be addressed at the time of site plan but at this time staff is not aware of any development purpose for the plaza other than providing access to the parkland, serving as an amenity and pedestrian access to two of the buildings.



Council Question and Answer

Related To

Item #105

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COUNCIL MEMBER VELA'S OFFICE

Cost of residential units

1) What is the per unit subsidy to provide affordable housing at this project?

Through the Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) programs, the Austin Housing Finance Corporation (AHFC) provides direct subsidy for the provision of affordable housing. These programs operate on a quarterly basis and are competitive by design. Developers must apply for financing with a complete development proposal including a timeline and budgetary information. Staff works with each developer to improve the application throughout the process, searching for ways to increase the number of subsidized units or decreasing the amount of funds requested. Staff also works with the developer to identify other funding sources and programs that may help achieve a lower subsidy per unit. Over the last several years, staff has been able to reduce the average subsidy per rental unit to approximately \$50,000 and the average subsidy per ownership unit to approximately \$80,000. Due to variations in the affordability level, the size of the units, and the target population (i.e. permanent supportive housing), the subsidy per unit may vary widely from one project to the next. Additionally, due to increased costs stemming from supply chain constraints and increasing interest rates, the average subsidy per unit may increase by as much as 50% over the next few years, though staff will continue to diligently pursue greater leverage for every dollar of City subsidy.

2) What is the normal subsidy for other types of developments in Austin? For example, your typical Texas Donut style development, or a garden style development.

Regardless of the development type, staff will diligently pursue every avenue to reduce the City subsidy per unit; however, staff recognizes that some development types are more expensive to build than others. For example, while a garden style apartment may occupy more land than a "Texas Donut", the compact nature of the Donut would be more appropriate in an area with higher land values. Additionally, while a garden-style apartment provides surface parking, the Donut would provide structured parking, which can be as much as ten times as expensive as surface parking. These differences may explain some variation in the development budget between these two types of projects, but not necessarily. Each development has a unique set of challenges that could be due to availability of funds, timing of any applications for financing, construction materials, or carrying costs.

TIRZ - SCW specific:

3) *Is the TIRZ covering public infrastructure, such as water and wastewater pipes, that the city normally pays to upkeep and replace?*

No. The TIRZ funding does not include maintenance costs.

4) *Is the infrastructure that is currently in place at a point where it needs to be replaced even if the area isn't redeveloped?*

As part of the Capital Improvement Plan and budget process, City staff assess needs for repairs and upgrades for infrastructure, such as streets, watershed protection, and utilities.

5) *If the infrastructure needs to be replaced or redeveloped, how is that cost divided between the developer and the city?*

For new development or higher density redevelopment, City staff determines adequacy of existing public infrastructure and, if additional capacity is needed, determines the proration of costs in accordance with service needed to serve the site. Once the Regulating Plan has been adopted, the City can assess more accurately what infrastructure needs in South Central Waterfront are required and estimate costs accrued to City and to private owners.

6) *Will any of the upgraded infrastructure be used to service other parts of the South Central Waterfront?*

Staff has listed Barton Springs Road extension as a public improvement that would serve as a major arterial road for the district and for through traffic. Thus, it is listed as priority by staff for funds from the SCW TIRZ.

Cost of infrastructure

7) *When new developments are occurring in the suburbs, does the city have to pay for new infrastructure like parks, roads, and water/wastewater improvements to service those developments?*

In general developers pay for the cost of infrastructure for new development regardless of location. There are exceptions such as MUDs and PIDs in which the district pays for most infrastructure. In some cases the City pays for a developer to oversize infrastructure beyond what is needed for their project so the City may serve other future development. The City also collects fees such as parkland dedication fees for parkland and impact fees for water and wastewater infrastructure.

8) *How does the cost of providing infrastructure to dense infill development compare to providing infrastructure to new suburban development?*

Dense infill development generally has lower infrastructure costs per unit because there are more units per area of land and it is more likely that infrastructure is available to serve the development and does not need to be extended to the development.

9) *How do the maintenance costs on the infrastructure for dense infill and suburban infill development compare? Who usually pays for the maintenance of that infrastructure?*

On a per unit basis the costs of infrastructure maintenance is higher for suburban development because each "unit" of infrastructure serves more units. Maintenance of roads, pipes, parks etc. is generally covered by the City once the City confirms the infrastructure has been built to City standards.

10) *What is the added cost to provide fire and police services to new suburban development vs new infill development?*

Because infill development is more likely to be located near existing fire stations or police facilities, and therefore less likely to trigger the need for new stations, infill development is less expensive.

Cost of PARK?

11) *What is the cost of developing the proposed park on the Statesman PUD site?*

The costs below are baseline for the identified amenities at this point in the process. The PUD ordinance at this point, contemplates a future park design plan that may include other amenities that are not estimated below (playscape(s), nature play areas, board walk, etc.)

- 10 ft. wide natural vegetative buffer along dedicated parkland adjacent to Congress \$1 mil
 - Great Steps estimated cost of \$4.6 mil
 - Great Lawn estimated cost of \$500K
 - Pier estimated cost of \$1 mil
 - Irrigation \$1.3 mil
 - Bat viewing area with underground cistern \$TBD (likely coincide with Great Lawn)
 - Amenitized water quality ponds to no more than .9 acres of surface area with an estimated cost of \$1.6m
 - 1700 linear feet of reconstructed hike and bike trail in consultation with the Safety and Mobility report at a cost of \$1m
 - ADA access to the hike and bike trail from Congress Bridge** (in addition to committed five (5) ADA access points and/or this access point can be included as part of the 5 not in addition to) \$3m
 - Appropriate interpretive/educational signage bat viewing and pond ecosystems \$TBD (likely coincide with Great Lawn)
 - Soft cost for development fee (estimated \$1.2m and design/permitting costs (\$5.1m) for a total of \$6.3m
- Rough Total Estimated: \$25 million

12) *Generally speaking, would a developer normally pay for a park of this scope on their own?*

Within the context of a PUD, a developer normally pays for an onsite park and the costs are balanced with entitlements received.

13) *What is the estimated Parkland Dedication fee that the development is required to pay? Is it paying above what is required?*

After parkland dedication is taken into account, the project will owe the remainder as Parkland Fee in Lieu. Based on a unit count of 1,375 residential units and 275 hotel rooms, the parkland fee in lieu will be \$3.6 million per current code. They will also owe a per unit Parkland Development fee of \$951,181, which is \$100 per unit above current code as agreed upon up to this point in the process. The total would be \$4.57 million, which PARD would approve to be invested in the park.

14) *If the value of the proposed park is greater than what would normally be required, how much extra value is that adding to the rest of the project? Can that extra value be captured in the TIRZ?*

If the question refers to cost, the differential between the required investment (\$4.57 million), and the baseline cost of the park (\$25 million) is \$20.43 million. The TIRZ analysis as included in the Preliminary Project and Financing Plan approved by Council in December 2021 includes the park (as well as trails and open space) as a public investment. See Exhibit D. Any potential for extra value to be captured would require additional analysis.

15) *What park improvements are envisioned for the site? How are they broken down by cost?*

See the cost breakdown in #1.

16) *How does the proportion of this PUD that is being developed as parkland compare to previous PUDs such as the Grove?*

	Units	Parkland Owed (Acres)	Parkland to be Dedicated (Acres)	% of Required Land satisfied by PUD	Total PUD Area (Acres)
Whisper Valley	9028	263	700	266%	2066

Sun Chase	5629	164	600	366%	1604
Camelback	200	6	27	464%	145
Estancia	2287	52	117	224%	594
Wildhorse	5000	114	171	149%	670
Easton Park	3900	114	192	169%	1300
*The Grove	1548	27	14.5	53%	76
*Statesman	1650	26.4	6.5	25%	19
For Statesman, 6.5 acres is proposed to be deeded, and 1.6 dedicated via easement-combined 8.1 acres.					

Parking:

17) Is underground parking considered a community benefit?

The City planning staff does consider the underground parking to be a community benefit. From an urban design perspective, not having parking garages on the shores of Lady Bird Lake is clearly superior. Underground parking is the most expensive type of parking, more than garage parking and much more than surface parking. According to the City's economic analysis consultant the underground parking adds \$71 million to the cost of the project above the cost of providing garage parking.

18) Does the underground parking add taxable value to the project?

Yes, the underground parking does add taxable value to the project.

19) Is the underground parking being paid for by the TIRZ? Could it be paid for by the TIRZ?

The parking will be paid for by the developer, not the TIRZ. The parking was never envisioned as one of the community benefits that could be covered by a TIRZ in the South Central Waterfront Plan and given its high cost would preclude funding other community benefits.

Other TIRZ:

20) What public infrastructure does the Waller Creek TIRZ pay for? How much revenue does the Waller Creek TIRZ generate?

City Council approved Item 12 on May 24, 2018, an ordinance (<https://www.austintexas.gov/edims/document.cfm?id=300423>) approving Amendment No. 2 (<https://www.austintexas.gov/edims/document.cfm?id=298785>) to the Project and Financing Plan for Tax Increment Financing Reinvestment Zone (TIRZ) No. 17 to update current project design and project cost estimates, to extend the length of time in which the TIRZ operates, and to provide the most recent estimates of underlying funding sources that are anticipated to pay for the construction of projects within the Waller Creek District. The TIRZ was initially created in 2007 to finance the construction of the Waller Creek Tunnel project.

- TIRZ Amendment #2 outlined the surface-level Project Plan within the Waller Creek Chain of Parks to be partially funded by the TIRZ. These improvements were split into "links":
- Waterloo Park Link: development of Waterloo Park and connection to Symphony Square
- Creek Delta Link: trail system improvements and ecosystem restoration between Lady Bird Lake and 4th Street, the revitalization of Palm Park, and construction of a shared-use operations and maintenance facility
- Connectivity Link: trail improvements and natural space restoration between 5th and 11th Streets
- The Refuge: a new park between 7th and 9th Street where the current Austin Police Department Headquarters and Municipal Court is located
- Pontoon Bridge: a bridge connecting the north and south shore of Lady Bird Lake

Below are 5-year actuals and the FY'22 current year estimate of Total Revenue generated for the Waller Creek TIRZ:

Waller Creek Revenue

FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 CYE
\$4,759,867	\$5,771,269	\$6,520,439	\$7,790,874	\$11,375,671	\$11,227,794

21) What public infrastructure does the Seaholm TIRZ pay for? How much revenue does the Seaholm TIRZ generate?

Seaholm Tax Increment Financing Fund 18 (TIF18) was created in 2008, and amended in 2012, as a financial mechanism to fund public improvements included in the Seaholm Master Development Agreement (MDA) that reflect elements of the Seaholm District Master Plan. The public improvements completed include rehabilitation of historic Seaholm Power Plant, a plaza, utility and street improvements. The proposed bicycle & pedestrian path under Union Pacific Railroad's (UPRR) tracks at Bowie Street was terminated in 2021 as City could not accept UPRR's final proposed terms. Staff of Austin Transportation in coordination with Financial Services is developing alternative multimodal connectivity solutions within the Seaholm District funded with \$6.6M remaining of Bowie Underpass funds. These funds are transferred to the Seaholm Capital Improvement Project budget. There are no additional project funds available.

Below are 5-year actuals and the FY'22 current year estimate of Total Revenue generated for the Seaholm TIRZ:

Seaholm Revenue

FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 CYE
\$902,880	\$1,443,779	\$1,493,372	\$1,529,833	\$1,836,975	\$1,858,092

22) Are there any existing TIRZ in Austin that are used to acquire land for a park or develop a park?

The Waller Creek TIRZ is the only active TIRZ used for parkland development and/or acquisition.

23) How common are TIRZ in Austin?

To date, Austin has 19 TIRZs that have been created; with five currently active:

- Second Street Redevelopment Project Tax Incrementing Financing Zone No. 15
- Mueller Redevelopment Project Tax Increment Financing Zone No. 16
- Waller Creek Redevelopment Project Tax Increment Financing Zone No. 17
- Seaholm Redevelopment Project Tax Increment Financing Zone No. 18
- South Central Waterfront Tax Increment Reinvestment Zone No. 19

24) How common are TIRZ statewide?

TIRZs are common statewide. The link below provides the number of TIRZs statewide and the jurisdictions that are actively utilizing them.

<https://comptroller.texas.gov/economy/docs/tirz-financials-log-08-2022.xlsx>



Council Question and Answer

Related To

Item #138

Meeting Date

September 1, 2022

Additional Answer Information

Item #138: Approve a resolution revising the fees for the Convention Center parking garage, and directing the City Manager to include the Convention Center parking garage in the City's affordable parking program and to present information to City Council prior to or during Fiscal Year 2024 budget deliberations about parking rates and revenues at the Austin Convention Center and other City-owned garages.

COUNCIL MEMBER TOVO'S OFFICE

1) Has the Convention Center or Visit Austin sent out an email or other communication to past/current convention organizers or others about item 138? If so, please provide that communication and the list of individuals or organizations who received it.

The Austin City Council will consider a budget amendment on September 1st to significantly raise the parking fees at the Convention Center's 5th street and 2nd street garages. As is standard practice when the Convention Center is contemplating a change to our fee structure, we proactively reached out to those customers who we felt would be most impacted by the proposed fee changes to better understand what, if any, impact the increase would have on their business. Additionally, similar to the questions directed to staff during the budget adoption process, we anticipate being asked to what degree the proposed fee changes will impact customers and operations. During the budget adoption process, we could only provide anecdotal information because of the lack of time available to engage customers. The information requested and received from customers provides a level of due diligence greater than our anecdotal information.

Our ACCD sales team had phone conversations with some of our clients regarding the proposed council amendment that would increase our parking rates to \$10 per hour with a maximum rate of \$48. We gave the example that under our current rates, an attendee could park at the garage for 4 hours at the current rate of \$10 and that under the proposed rate that same attendee would pay \$48. We asked our clients to think about how this rate change would impact their attendees and their overall event. We also asked our clients to share feedback, if they so desired. While most of our initial communication was via personal phone conversations, some email correspondence did occur and is detailed in the pages below. Additionally, these pages contain emails sent to customers who had requested how to best reach Mayor and Council regarding this amendment as well as feedback we received from our customers.

Clients Contacted

1. Austin Contractors and Engineers
2. Austin RV Show
3. SXSW
4. Texas Board of Law Examiners
5. Prospera Events for InnoTech
6. Texas Computer Education Association
7. Austin Junior Volleyball Association
8. Rooster Teeth
9. Sladek Conference Services for Texas EMS
10. Texas Association of Secondary School Principals
11. Texas Library Association
12. Market Place Events – Austin Home and Garden
13. Texas Commission on Environmental Quality
14. Texas Association of School Administrators
15. Visit Austin- Visitor Center (5th St. garage tenant)
16. Escape Games (5th St. garage tenant)
17. Central District Brewing (5th St. garage tenant)

2) *For which events did the Convention Center provide validation during the last 4 years, and at what levels of discount?*

ACCD Parking validation totals for FY 20 through FY22 (year to date) are attached. Staff are not able to submit FY19 validation totals at this time due to the method used to validate clients of ACCD during the period in question. The physical records needed would require additional time to be recalled from our records management vendor to calculate these totals.

Please note, that during the COVID-19 pandemic, the Convention Center served as an Alternate Care Site and provided validated parking in support of this effort. We have included this on its own separate line.

3) *When was the last time the Convention Center raised its parking rates?*

The last time the Convention Center changed its parking garage rates this current fiscal year. It adjusted the hourly rate length, which could result in additional revenue.

On [August 17, 2022](#), City Council approved the FY23 Budget as amended. A snapshot from the FY23 staff-initiated [budget amendment](#) (Page 2) for fees is included below:

Austin Convention Center – Operating Fund				
FEE LINE ITEM	FY22 Approved	NOTE	FY23 Proposed Document	FY23 Revised/Corrected
Parking/Towing Rates				
Parking Charges				
Main Parking Garage (201 East 2 nd Street)				
Daily – Variable Rate				
3 hours – 9 hours	3 hours – 9 hours		3 hours – 9 hours	2 hours – 9 hours
30 minutes – 3 hours	30 minutes – 3 hours		30 minutes – 3 hours	30 minutes – 2 hours
Parking/Towing Rates				
Parking Charges				
Main Parking Garage (201 East 2 nd Street)				
Twilight Rate				
3 hours – 9 hours	3 hours – 9 hours		3 hours – 9 hours	2 hours – 9 hours
30 minutes – 3 hours	30 minutes – 3 hours		30 minutes – 3 hours	30 minutes – 2 hours
Parking/Towing Rates				
Parking Charges				
North Parking Garage (601 East 5 th Street)				
Daily – Variable Rate				
3 hours – 9 hours	3 hours – 9 hours		3 hours – 9 hours	2 hours – 9 hours
30 minutes – 3 hours	30 minutes – 3 hours		30 minutes – 3 hours	30 minutes – 2 hours

- 4) *The previous questions submitted requested a copy of the communication sent to the customers impacted by the parking rate change. Please provide the communication that was sent to the customers.*
- See attached.

PARKING SERVICES DIVISION

	FY20				FY21				FY22			
Type of Show	# of Shows	# of Coupons	Total Discount	% Discount	# of Shows	# of Coupons	Total Discount	% Discount	# of shows	# of Coupons	Total Discount	% Discount
Conventions	1	10	(\$20.00)	20.00%	2	179	(\$517.00)	29.43%	20	3192	(\$14,602.00)	42.02%
Consumer Shows	1	173	(\$1,474.00)	52.01%	0	0	\$0.00	0.00%	4	252	(\$504.00)	20.00%
Meetings	11	850	(\$2,843.00)	30.29%	5	119	(\$58.00)	8.47%	16	794	(\$2,695.00)	46.03%
Sporting Events	4	79	(\$1,203.00)	71.48%	0	0	\$0.00	0.00%	6	320	(\$627.00)	21.75%
Alternate Care Site*	1	979	(\$4,885.00)	100.00%	1	252	(\$1,220.00)	96.83%	0	0	\$0.00	0.00%
	18	2091	\$ (10,425.00)	55.20%	8	550	\$ (1,795.00)	48.49%	46	4558	\$ (18,428.00)	40.06%

*The Alternate Care Site was active during the COVID-19 pandemic. These discounts may be reimbursable through FEMA.

Austin Association of Contractors & Engineers

From: [REDACTED]
Sent: Wednesday, August 24, 2022 4:24 PM
To: Salinas, Regina <Regina.Salinas@austintexas.gov>
Subject: Parking Fees

*** External Email - Exercise Caution ***

Hi Regina,

You asked whether an increase in parking fees at the convention center would impact attendees at our events...the answer is a resounding yes. I already get push back from members about attending an event downtown due to the "hassle" of getting around plus the added expense of parking. Although the ACEA's annual event at the convention center is a relatively small event, this past May we brought 575 attendees to downtown. City and other public agencies sent 105 of their employees to our event. The majority of the attendees were there for more than eight hours. An increase in parking fees will make some of those attendees rethink whether they can afford to attend or not.

Keep in mind that our event is intended to provide education and development credits to young engineers and engineering students. Companies are constantly evaluating whether to spend money on these young people and we already have to subsidize the students registration fees so that all they have to cover are the parking fees. We do our best to keep expenses down while still providing a quality event. Adding to the cost of attending will make it harder for us to continue appealing to this group. With more and more viable meeting options opening up in close by municipalities, the parking situation might become a factor in our decision to continue having our event at the convention center.

As an Austin-based association, it is already difficult for us to find event space because our event doesn't bring in the hotel rooms. But, local groups like ours fill in between those out-of-town events and I hope that this can be taken into account. Increasing parking fees will definitely hurt attendance.

Thank you for the opportunity to voice our concerns.

Silvia Pendleton, CAE
Executive Director
Austin Contractors & Engineers Association
7200 N. Mopac, Ste. 130 | Austin, TX 78731
[REDACTED]

Austin RV Show

From: [REDACTED]

CDT

To: "Harris, Amy" <Amy.Harris@austintexas.gov>

Subject: **Parking prices**

*** External Email - Exercise Caution ***

Hi Amy,

Thanks for chatting with me today about the proposed price hike at the parking garages. If the prices were to go to \$5/hour, it would kill our show. Our shows had 11,500 attendees last year over 4 days and the majority, I'd say 80%, of our attendees are local. This event is owned by local RV Dealers and has been at the center since 2007 when we started with 3,000 attendees. We've spent all these years growing this for these local owners and \$48/day parking would for sure end it. Our attendees spend 5-6 hours at the show and often go eat and do other activities downtown once they're there. Our ticket price is only \$10. I can't imagine the backlash of \$48 parking prices that would reflect on us, not the Center. The show is open 8-10 hours a day, which means our vendors are there all day as well. A 10'x 10' vendor booth only costs \$600 and parking would cost an additional \$200 for ONE person per booth. I can't fathom trying to explain that.

This show is also over marathon weekend where our attendees still brave the street closures on Sunday to attend. We've worked really hard to build something that people enjoy and want to come to and stay awhile. This parking hike would be devastating for this event and these dealers.

I hope you'll consider this when you guys discuss further. Please let me know if you need any more info.

Thanks so much,

Jennifer B McKinney
Executive Director
Austin RV Shows Inc
[REDACTED]
austinrvexpo.com

SXSW

Harris, Amy

To: [REDACTED]

Thu 8/25/2022 11:18 AM

It is something that came up in this week in a budget session that one of the council members is strongly pushing that our parking rates increase to comp for 10-30 minutes and then \$5.00 per each half hour after than capping at \$48 mat around 4.5 hours. Right now rates are 3 hours at \$5, 9 hours \$10 and 12 hours at \$15 with additional charges after that capping it at \$48.

So you can see this would increase the day rate from \$10 to \$48.

We just wanted to know how you feel that would impact your attendees.

AMY HARRIS, CMP | Director of Sales

P: 512-404-4244 | amy.harris@austintexas.gov

Austin Convention Center Department

□

From: [REDACTED]

Sent: Thursday, August 25, 2022 10:42 AM

To: Harris, Amy <Amy.Harris@austintexas.gov>

Subject: Re: Couple of things...

*** External Email - Exercise Caution ***

Hi there,

Our SXSW PIO respond but I need a few details.

What is this project the City Council is working on?

On Wed, Aug 24, 2022 at 4:08 PM Harris, Amy <Amy.Harris@austintexas.gov> wrote:

Michele,

Sorry for the delay, I've been out of pocket due to a death in the family. I'm back in the office and working on your contract.

I need to get the final attendance for this year for a project that has been requested by council. Can you give me that figure?

Also, I would like to discuss the 4th street Plaza and our parking rates with you. City Council is considering a change and I'd like your feedback. I tried calling you but couldn't get through on your cell or the main line at SXSW.

Can you give me a quick call on my cell at [REDACTED]

Texas Board of Law Examiners

From: Mike Sullivan <[REDACTED]>
Sent: Wednesday, August 24, 2022 3:53 PM
To: Salinas, Regina <Regina.Salinas@austintexas.gov>
Subject: Impact of Proposed Parking Rate Increase

*** External Email - Exercise Caution ***

Sorry, Ms. Salinas. I forgot to hit send three hours ago. Yikes.

To whom it may concern,

As a local customer who on a recurring basis has events at both the Austin Convention Center and the Palmer Events Center, I am concerned about the proposed increase in parking rates at the Austin Convention Center for the following reasons:

1. The increased rate(s) could lead to a decrease in participation at our events, which primarily consist of the Texas Bar Exam, and which involve numerous students who have incurred significant debt, i.e., a minimum of \$100,000 of college debt, and in many cases, \$200,000 - \$300,000 in debt. This price increase would be implemented in an already inflationary environment in which people with low income or no income like many of our examinees, are struggling to make ends meet.
2. The proposed increase could be seen as exorbitant due to since the current rate for up to 12 hours of parking of \$15. From the information that I have, the proposed increase would be somewhere in the neighborhood of 333% for those who use the facility for up to 12 hours or close to 500% for those using the facility for nine hours. Our examinees generally use your facilities for about 10 hours on each day of the bar exam.
3. Additionally, we look at convenience and cost for examinees when considering our February Bar Exam, which unlike the July exam, is administered in only one Texas city. A work-day parking rate of \$48 or \$50 is substantial, and could result in us moving the February exam to either Houston or the DFW area, particularly when we generally obtain free parking or daily parking under \$20 in San Antonio, for \$8-\$10 in the DFW area, and for \$15 - \$20 in Houston. Furthermore, the facilities we are using in these major cities are generally larger and have more breakout meeting room space than the Austin Convention Center.

I would really appreciate you reconsidering this rate change. My office is in downtown Austin 1.1 miles away from you, we have a historical relationship with your outstanding facilities and outstanding staff, and we hope to continue this relationship in the future. Thank you for your consideration of this matter.

Sincerely,
Mike Sullivan



Michael P. Sullivan
Director of Admissions
Texas Board of Law Examiners
[REDACTED]

Prospera for InnoTech

From: Sean Lowery [REDACTED]
Sent: Wednesday, August 24, 2022 8:54 PM
To: Salinas, Regina <Regina.Salinas@austintexas.gov>
Subject: InnoTech Austin - Impact Statement

*** External Email - Exercise Caution ***

Feel free to make any edits or call me to discuss thoughts and I can edit.

Regina,

Thank you for the phone call today and awareness about the potential parking fee rate hike. The current and potential rates are dramatically different and will absolutely negatively affect attendance at InnoTech Austin in 2023 and beyond. It is tough enough to attract people downtown in general, but to double or triple parking fees is bad for our local event of 1,000+ attendees, other local events and all businesses surrounding the parking lots.

InnoTech Austin has enjoyed hosting our event downtown for 15+ years, but this increase will hurt our attendance and force us to look for other venue options in the future.

I understand the interest to raise additional revenue, but the suggested rates are too aggressive. There must be a step in between that won't hurt our business and others.

Thanks,
Sean

Sean Lowery
Director, Events
InnoTech & Techstrong Live Events
[REDACTED]



To Austin City Council Members,

My name is Ben Starr, and I'm the Deputy Executive Director of the Texas Computer Education Association (TCEA), a nonprofit organization with more than 60,000 members working in the field of education. Educators rely on us for support and professional development on using educational technology to advance teaching and learning.

TCEA has a long history with the Austin Convention Center, and we are contracted to host our annual TCEA Convention & Exposition there in 2024 and 2025. Our conference will bring 7,000-8,000 educators and over 450 exhibiting companies to the convention center. Our goal is to provide quality professional learning at an affordable cost to all who wish to attend.

As you are aware, Austin has proven an increasingly expensive city for hosting an event of this magnitude, and it has come to our attention that the Austin City Council may raise convention center parking rates. It is extremely disappointing to learn that the City Council is considering adding another financial burden to those who wish to host and attend events at the convention center.

This increase is not acceptable or affordable for the people (teachers, educators, instructional coaches, etc.) who attend our event and will more than triple the cost of parking per day for our attendees. We are very conscious of the budget limitations they face when deciding to spend money on our event. This rate increase, on top of already high lodging costs, will undoubtedly result in fewer educators and exhibitors attending our events due to financial restraints.

Unless efforts are made by the City Council to reverse the trend of increased cost for hosting events in Austin, TCEA will eventually be forced to consider long-term commitments to other, more affordable host cities in Texas. Both Dallas and San Antonio offer lower costs to us and our attendees; including parking rates for their convention center garages which do not exceed \$15 per day. This is a reasonable rate for daily parking at a convention center, and TCEA would like to see Austin keep their rates equally reasonable.

We have always enjoyed hosting our event in Austin and are looking forward to being back at the convention center in 2024 and 2025. However, please consider the impact your decision will have on those hosting events at the Austin Convention Center, on the visitors that enjoy this city, and on travel to Austin.

Ben Starr
Deputy Executive Director

Texas Computer Education Association

From: Ben Starr [REDACTED]
Sent: Monday, August 29, 2022 12:03 PM
To: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>
Cc: Salinas, Regina <Regina.Salinas@austintexas.gov>
Subject: Re: Austin Convention Center - Potential Changes

*** External Email - Exercise Caution ***

Jeff,

Done. Message sent to Austin City Council directly.

I hope it helps.

-Ben

On Mon, Aug 29, 2022 at 11:41 AM Kuryak, Jeff <Jeff.Kuryak@austintexas.gov> wrote:

Dear Ben,

I was just informed that we need to ask that you submit your statement directly to City Council via this link:

<https://www.austintexas.gov/austin-city-council>

We're asking you not to forward your message, but click "Send Email to All Council Members" and cut/paste the body of your letter as the message. I'm sorry for this extra step. Let me know if you have any questions. Thank you so very much.

Jeff Kuryak | Senior Sales Manager

Austin Convention Center

O: 512-404-4042 | M: 512-992-6722 | jeff.kuryak@austintexas.gov

From: Kuryak, Jeff
Sent: Friday, August 26, 2022 6:18 PM
To: Ben Starr [REDACTED]
Cc: Salinas, Regina <Regina.Salinas@austintexas.gov>
Subject: RE: Austin Convention Center - Potential Changes

Thank you so much, Ben! This is amazing. We are grateful to have such a strong partner in you and TCEA.

We will keep you posted with any updates on parking rates. Have a wonderful weekend.

Jeff Kuryak | Senior Sales Manager

Austin Convention Center

O: 512-404-4042 | M: 512-992-6722 | jeff.kuryak@austintexas.gov

From: Ben Starr <[REDACTED]>
Sent: Friday, August 26, 2022 6:10 PM
To: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>
Cc: Salinas, Regina <Regina.Salinas@austintexas.gov>
Subject: Re: Austin Convention Center - Potential Changes

Jeff and Regina,

Here is the statement you asked for in regard to the proposed parking fee increase.

It got a little long, but I wanted to make sure to provide enough context in case it is needed to plead your case on the behalf of your customers. I also hope you do not read it as too negative. Cost is always something that comes into play when planning our event, and since that is central to this statement, it does come across pretty strongly here. But I hope you know that TCEA values the partnership we've had, and continue to have, with Visit Austin and the Austin Convention Center.

I hope it goes well next week. Have a great weekend.

Ben Starr

From: Ben Starr <[REDACTED]>
Sent: Friday, August 26, 2022 4:16:36 PM
To: Salinas, Regina <Regina.Salinas@austintexas.gov>
Cc: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>
Subject: Re: Austin Convention Center - Potential Changes

*** External Email - Exercise Caution ***

Regina,

I am working on the statement, but it isn't quite done yet. I hope to have it over to you in the next hour or two.

-Ben

Austin Junior Volleyball

From: Glen Lietzke [REDACTED]
Sent: Monday, August 29, 2022 12:34 PM
To: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>
Subject: RE: Message regarding Parking Rates

*** External Email - Exercise Caution ***

Jeff:
Here is the excel spreadsheet I showed you on the phone for CC's in TX. Let me know the next step.
Thanks Glen

Glen Lietzke
AUSTin Junior Volleyball
425 Woodward Street
Austin, TX 78704
[REDACTED]

From: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>
Sent: Monday, August 29, 2022 11:46 AM
To: Glen Lietzke <[REDACTED]>
Subject: Message regarding Parking Rates

Dear Glen,
I was just informed that we need to ask that you submit your statement regarding raised parking rates directly to City Council via this link:
<https://www.austintexas.gov/austin-city-council>
Click "Send Email to All Council Members" and submit your message here. I'm sorry for this extra step. Let me know if you have any questions. Thank you so very much.

AUSTIN
CONVENTION CENTER
DEPARTMENT



Jeff Kuryak

Senior Sales Manager

Austin Convention Center

p: 512-404-4042

a: 500 East Cesar Chavez Street - 78701

w: austinconventioncenter.com e: jeff.kuryak@austintexas.gov



Rooster Teeth

From: Kuryak, Jeff

Sent: Monday, August 29, 2022 11:47:27 AM

To: Clarissa Gonzalez <[REDACTED]>

Subject: ACC Parking Rates

Dear Clarissa,

I was just informed that we need to ask that you submit your statement regarding the proposed increase in ACC parking rates directly to City Council via this link:

<https://www.austintexas.gov/austin-city-council>

We're asking that you not to forward any message, but click "Send Email to All Council Members" and submit your statement here. I'm sorry for this extra step. Let me know if you have any questions. Thank you so very much.



Jeff Kuryak

Senior Sales Manager

Austin Convention Center

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Sladek for Texas EMS

From: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>

Sent: Monday, August 29, 2022 12:15 PM

To: [REDACTED]

Subject: RE: Austin Convention Center Parking

Dear Teresa,

I was just informed that we need to ask that you submit your statement directly to City Council via this link:

<https://www.austintexas.gov/austin-city-council>

We're asking that you not forward your message, but click "Send Email to All Council Members" and cut/paste your message here. I'm sorry for this extra step. Let me know if you have any questions. Thank you so much.

Jeff Kuryak | Senior Sales Manager

Austin Convention Center

O: 512-404-4042 | M: 512-992-6722 | jeff.kuryak@austintexas.gov

From: [REDACTED]

Sent: Friday, August 26, 2022 9:17 AM

To: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>

Subject: RE: Austin Convention Center Parking

Jeff,

As our attendees and exhibitors consider coming to Texas EMS Conference there are several factors that have to be budgeted for, parking is included in this process. We have a lot of volunteer EMS and firefighters that attend our show that come on their own dime rather than getting fees paid through a department. Having parking prices increase could significantly impact our show. There are not many safe parking alternatives around the ACC. Every year that we hold our show in Austin, attendees and exhibitors have reported vehicle break-ins, on the surface lots in particular. If you raise the rates for the parking garages and people are forced to park on a surface lot, I foresee there will be an increase in the vehicle break-ins and crime. We would greatly appreciate that Austin keeps the parking price affordable so that we can serve as many first responders around the state as possible. Our show is vital to their continuing education which in turns keeps us Texans safer. Thank you for your consideration.

Teresa Sladek

Texas EMS Conference

[REDACTED]



Texas Association of Secondary School Principals

1833 South IH-35 • Austin, Texas 78741 • (512)443-2100 • Fax: (512)442-3343 • www.tassp.org

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Chisholm Trail High School
Eagle Mountain-Saginaw ISD

Executive Director

Archie E. McAfee

August 29, 2022

Dear City of Austin Council Members:

This letter is written to express the deep concern that the Texas Association of Secondary Principals has on the proposed increase parking fees for the Austin Convention Center parking garages. TASSP is strongly opposed to such a huge increase. Our summer workshop is a longstanding tradition, and we usually have thousands of educators from all across the state who attend our conference for the 3-4 days in Austin, and many of them use the parking garages. Such a proposed increase will definitely make our association look at other alternative cities to host our conference for the future.

Thank you for your consideration, and we sincerely hope that the city council will listen to our concerns, and not increase the parking rates at the convention center garages so significantly.

Sincerely,

Billy Pringle

TASSP Associate Executive Director

"Above All, Students First"

Texas Association of Secondary School Principals is an affiliate of the National Association of Secondary School Principals

Texas Association Secondary School Principals

Jeff,

Here is a letter for the council expressing our concern on parking increases. Let me know if this is good, or if I need to change anything. Take care!

From: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>
Sent: Friday, August 26, 2022 10:25 AM
To: Billy Pringle [REDACTED]
Subject: RE: Austin Convention Center Parking

Thank you, Billy. That's very much appreciated.

Jeff Kuryak | Senior Sales Manager
Austin Convention Center
O: 512-404-4042 | M: 512-992-6722 | jeff.kuryak@austintexas.gov

From: Billy Pringle [REDACTED]
Sent: Friday, August 26, 2022 10:23 AM
To: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>
Subject: RE: Austin Convention Center Parking

I'll be happy to do so. I'll send it to you no later than Monday.

From: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>
Sent: Friday, August 26, 2022 10:22 AM
To: Billy Pringle <[REDACTED]>
Subject: Austin Convention Center Parking

Hello Billy,

We've been informed of the intention of City Council to raise the rate for parking at the Austin Convention Center garages that would cause the daily max rate of \$48 to be reached after just 5 hours. Currently, the parking fee for up to 5 hours is \$10. It would be greatly appreciated if you could write a few lines about how such an increase in parking rates at the Convention Center garages would impact your attendees' experience. We are collecting statements from our most valued legacy and annual clients to support our effort to keep parking at the ACC affordable for all our guests.

Thank you very much,
Jeff

Jeff Kuryak

Senior Sales Manager

Austin Convention Center

p: 512-404-4042

a: 500 East Cesar Chavez Street - 78701

w: austinconventioncenter.com e: jeff.kuryak@austintexas.gov

Marketplace for Austin Home and Garden Show

From: Dave Maughan [REDACTED]
Sent: Wednesday, August 24, 2022 12:20 PM
To: Salinas, Regina <Regina.Salinas@austintexas.gov>
Subject: Parking at the Austin Convention Center

*** External Email - Exercise Caution ***

Hi Regina,

I wanted to send a quick note expressing my concern over the proposed parking changes to the Convention Center. Our biggest concern with holding the Home + Garden Shows at the Convention Center relates to parking. Every show, we send out a consumer survey where we ask patrons of the show to give us feedback. Parking is consistently a concern, especially cost. Our show ticket is \$10 and responses from show patrons indicate they pay double or triple that in parking fees. If those fees go up, we will lose attendance and it will become more difficult to run the show.

Thanks,

Dave Maughan

Group Manager

MARKETPLACE | EVENTS

6955 S. Union Park Center, Suite 320
Cottonwood Heights, UT 84047

[REDACTED]

www.marketplaceevents.com

Texas Commission for Environmental Quality

Dear Calen,

I was just informed that we need to ask that you submit your statement directly to City Council via this link:

<https://www.austintexas.gov/austin-city-council>

We're asking that you not forward your message, but click "Send Email to All Council Members" and cut/paste your message here. I'm sorry for this extra step. Let me know if you have any questions. Thank you so much.

Jeff Kuryak | Senior Sales Manager

Austin Convention Center

O: 512-404-4042 | M: 512-992-6722 | jeff.kuryak@austintexas.gov

From: Kuryak, Jeff

Sent: Friday, August 26, 2022 4:58 PM

To: Calen Roome [REDACTED]

Cc: Joe Briseno <[REDACTED]>

Subject: RE: Convention Center Parking Rate Increase

Calen,

Thank you so much for taking the time to express your support to keep the rates at the Convention Center garages affordable. We are grateful for TCEQ's steadfast partnership with the ACC. I will keep you updated on the status of the parking rates.

Jeff Kuryak | Senior Sales Manager

Austin Convention Center

O: 512-404-4042 | M: 512-992-6722 | jeff.kuryak@austintexas.gov

From: Calen Roome [REDACTED]

Sent: Friday, August 26, 2022 4:53 PM

To: Kuryak, Jeff <Jeff.Kuryak@austintexas.gov>

Cc: Joe Briseno [REDACTED]

Subject: Convention Center Parking Rate Increase

Jeff,

TCEQ is concerned that significantly raising the parking rates at the Convention Center garages would have a negative financial impact on our attendees. We recognize the Convention Center offers a convenient and the lowest-cost parking rate for the downtown area which attracts parking customers for many non-event related users. We also recognize that raising the rate to a more competitive downtown parking rate may increase the number of available spaces for our attendees.

Our attendees include employees from municipalities and other state partners/agencies, as well as self-employed individuals.

We very much appreciate that the city has provided a special rate for TCEQ as host in the past and would ask that the City of Austin please consider options to keep the parking rates affordable to our event attendees while increasing rates of non-attendee parking space users.

Thanks,

Calen Roome

External Relations Division

Texas Commission on Environmental Quality

[REDACTED]

Feedback from 5th St. garage tenants:

From: Julie Ballato [REDACTED]
Sent: Friday, August 26, 2022 12:21 PM
To: Samples, Lydell <Lydell.Samples@austintexas.gov>
Subject: Central District Brewing Follow-Ups

*** External Email - Exercise Caution ***

Hi Lydell,

Thank you for the call with information on the new parking garage rates. I brought the information back to our team to discuss further. Some additional items that came out of the discussion:

- Our average check per customer is \$18-22. Parking for 2 hours at \$15 would almost double the cost of coming in now. This would impact locals more than visitors and convention goers who are more likely staying in the downtown area. We have tried to do promotions and events targeted towards locals and parking and traffic always comes up as reasons people do not want to visit downtown.
- <https://austincouncilforum.org/viewtopic.php?p=3733&hilit=parking#p3733>. It looks like council is also evaluating the City Hall garage with Amendment #13, but there is a clause about parking contract for local businesses. "This amendment does not impact the contracts that have renewed since about 2004 and which provide two hours of free parking to customers of nearby businesses." Is there an option for us to enter into a similar contract to validate parking for our customers? This would help incentive locals to come downtown and have a more affordable experience.

Also, I wanted to recap the concerns I shared with you about the change in the unhoused population in downtown over the last month or so.

-Increased number of unhoused population surrounding our business

-Increased in number of new unhoused persons in our area. In years past there were a handful of people that we recognized, knew their name, and knew how they reacted. Now it more new people daily that are in the area that we have not seen before.

-More challenges in our interactions when we ask them to leave our space. In the past, a polite and firm conversation would result in the person leaving. We have also handed out a cup of water as we lead him/her/them out. Now those methods are no longer working. It seems like the population has become more brazen and is more difficult to manage them out of our space.

Please feel free to give me a call if more discussion is needed on either topic.

Thank you!

Julie Ballato

Central District Brewing



From: Natalie Pollan [REDACTED]
Sent: Monday, August 29, 2022 11:37 AM
To: Samples, Lydell <Lydell.Samples@austintexas.gov>
Subject: Parking impact Visitor Center

*** External Email - Exercise Caution ***

Hello Lydell,

I have passed this information up the chain to our Executives and believe that Trisha has had a conversation with them already, but I wanted to email you what I promised on how this would negatively impact the Visitor Center.

As you know, we have 7 tour companies that pick up and drop off tourists daily. Our 2019 visitor goal was 197,000 visitors for the fiscal year in which we surpassed. We are gradually getting back to this number as we recover from the pandemic.

Here are some note:

- Average customer's time at the VC is 2.5-3 hours. Arrival is 15 minutes prior to tour departure and they typically shop/use our facilities at the store for 15-30 minutes post tour. Parking would cost them at least \$25 or more for public garage parking. Street parking is very limited as an alternative per usual.
- Tour companies will leave and find another place to operate. I will lose these companies because the tourist would not want to pay for parking at that capacity in addition to the tour ticket.
- Negative online reviews will be a new normal regarding parking in the downtown area that would be attached to the Visitor Center and the Tour companies.
- Our pride is to be a "one stop shop" for the tourist when we partner with tour companies. We are a one of a kind visitor center and that idea would be impossible to maintain.

- My budget for the next fiscal year will need to be edited to account for revenue loss. If I lose the Duck Adventures for example, I could potentially have a 60% loss in ticket revenue and 20-25% of my revenue sales. If I lost more tour companies than the Ducks, it could be significantly more.
- Visitor Center tourist attendance could easily drop by 50% for the year.

Happy to discuss more if you have any questions.

Thanks,

NATALIE POLLAN | DIRECTOR OF RETAIL AND VISITOR SERVICES

VISIT AUSTIN

602 E 4TH - Austin, TX 78701



VISITAUSTIN.ORG





Council Question and Answer

Related To

Item #139

Meeting Date

September 1, 2022

Additional Answer Information

Item #139: Approve an ordinance amending Exhibit A to Ordinance No. 20220817-005 (City of Austin Fee and Fine Ordinance for Fiscal Year 2022-2023) to increase certain fees for the Convention Center garages near the Convention Center.

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *From staff's perspective, what are the advantages and disadvantages of raising the parking rates as proposed in this ordinance?*

In order to evaluate the budget amendment raising the Convention Center garage fees, staff reached out to those potentially affected customers to better understand what, if any, impact the proposed increase would have on their business. Overwhelmingly, their response was that the increased garage rates would severely impact their event from an attendance perspective and ultimately from a financial viability viewpoint. We heard from several of our education-related organizations in Texas that this single increase may force these events to consider other host cities in the future taking the revenue they bring to the city's hotels, restaurants, and other businesses each year with them. A similar perspective was also shared by our local consumer shows, youth entertainment and sporting events in that this parking fee increase could put them out of business altogether. Many of these consumer shows, focused on local drive-in attendees, have ticket prices starting at \$10. The majority of our garage customers park between 5 to 9 hours while attending one of our shows, paying on average \$10 to park in our garage. Under the proposed rate structure, these same garage customers will pay the maximum rate of \$48—a 380% increase—the highest rate downtown (based on length of stay), and far above our peer Convention Centers. Additionally, these events rely on volunteers and vendors to execute the logistics of an event, and our customers also expressed strong concern that this could create additional staffing shortages in a hospitality industry still experiencing shortages because of the COVID pandemic.

Given these facts, staff feels that the rate structure proposed in the amendment will create a non-strategic environment in which our parker mix will be misaligned with our business objectives as a Convention Center and in turn may result in not only the loss of garage revenue, but of many Texas-based clients – with a negative impact to all our income streams. Should Council desire to pursue a rate increase, the Convention Center would recommend initiating a rate study for the Convention Center garages that compares us to our peer garages across the county.



Council Question and Answer

Related To

Item #140

Meeting Date

September 1, 2022

Additional Answer Information

Item #140: Approve an ordinance amending the Fiscal Year 2022-2023 Convention Center Department Operating Budget, Convention Center Capital Fund (Ordinance No. 20220817-001) to increase the transfer out by a total of \$8,000,000 and to amend the Convention Center Department Capital Budget (Ordinance No. 20220817-001) to transfer in and appropriate \$8,000,000 for the renovations and restoration of the interior of the Castleman-Bull House for Convention Center Use.

COUNCIL MEMBER ELLIS'S OFFICE

1) *What would be the impact of taking \$8M out of the Convention Center Capital Fund? If the Castleman-Bull House were renovated, what programming or services would take place there?*

The Convention Center Capital Fund was created by the Austin City Council in 2018. The Capital Fund is made up of transfers from the Convention Center Operating Fund (Hotel Occupancy Tax), the Convention Center Venue Fund (2% Hotel Occupancy Tax for the north expansion), Palmer Events Operating Fund (Car Rental Tax), and is the main repository for the Chapter 351 2% expansion Hotel Occupancy Tax approved by City Council in August 2019. Expenditures from these funds is governed by the rules of the originating funds.

The Convention Center Operating Fund portion of the Convention Center Capital Fund could be eligible for this project, so long as the renovated facility is primarily utilized as a Convention Center facility. However, any decision to divert funding away from the Convention Center Capital Fund will negatively impact the financing plan for expansion, the purpose for which these funds are currently pledged. In addition, we would also want to consult with Bond Counsel to determine what, if any, impact there would be on upcoming bond ratings. Any downgrade of current bonds will negatively impact both current and future bonds. Rating agencies consider many elements when determining rating changes, including diversion of pledged revenues for other purposes.

At this time, we do not have a current cost estimate for the renovations of the interior of the facility. The Convention Center received a statement of probable cost for some of the interior restoration work in 2014. The cost estimate in 2014 dollars was over \$2.0 million to renovate the interior to bring it compliance with City Code. This included an addition to the historic house to add a single restroom as a well as an elevator for ADA accessibility to the second floor. There were significant structural concerns with the interior of the facility, and that, coupled with the costs to renovate the exterior as well as the relatively small usable square footage of the interior, led the Convention Center away from proceeding forth with the renovation of the interior of the Castleman Bull House.

The Convention Center recognizes the valuable asset it has in the Castleman-Bull House. However, given the historic nature of the facility, the impending construction activity in the area surrounding the house, and the

lack of current cost estimates, the Convention Center cannot support this amendment to allocate \$8.0 million to renovate the facility. Should Council choose to pursue a renovation to this facility, staff would request that only funding for a study be allocated at this time. Staff can present the results of the study and associated costs to renovate the facility upon completion.