

RESOLUTION NO.

WHEREAS, the current City Council has a combined 58 years of experience on the dais, including working on numerous public land decisions; and

WHEREAS, the current City Council seeks to share its institutional knowledge with future Councils and to formalize some of the process improvements taken by professional staff in recent years; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

The City Council commits itself to achieving a maximum of community benefits and utility for City operations in the long-term interests of the residents of Austin through the strategic use of existing and acquired real estate assets.

The City Council acknowledges that every property or development may have unique characteristics that require adaptation to achieve a maximum of community benefits or utility for City operations, and seeks to provide general guidance to the City Manager, future City Councils, City staff and community members to facilitate the transparent, consistent, and efficient oversight of real estate assets.

The City Council reaffirms its requests and direction in creating the Austin Economic Development Corporation (AEDC). The AEDC, modeled after other best practice agencies, is to receive public property at no cost to the agency and determine how to best utilize the property to provide public benefits. It is intended that the agency establish the best course of property utilization, ultimately rely on the proceeds from public property utilization for the agency's needs, and has the required autonomy in its decision making as concerns the utilization of public property transferred to it. This resolution does not apply to public property transferred to or to be transferred to the AEDC.

The City Manager is directed to develop policies and practice recommendations to accomplish the following:

- Favor Leases over selling public land and, recognizing that this will not always be possible or appropriate, allow for the consideration of leasing versus selling the City's public lands taking into consideration the advantages and disadvantages present in such a situation;
- Favor ownership over leases for city purposes;
- Avoid long-term vacancies and significant underutilization in and maximize City utilization of City-owned facilities;
- Provide transparency and public involvement prior to final Council decisions;
- Provide Council, cross-departmental staff, and community involvement at the most appropriate points in discussions about sales, purchases, or redevelopments;
- Consider the ability to use the City's public lands to achieve affordable housing, living wages, construction labor standards, climate goals, compact & connected land use, equitable outcomes, family friendly features, affordable high-quality childcare, tenant and source of income protections, property tax revenues, including those dedicated to the housing trust fund and school district, and other community benefits together with any relevant or required trade-offs;
- When and under what circumstances appraisals are ordered and updated;
- Setting pricing that the City seeks to obtain to convey real property interests, such as Right of Way encroachments, for different circumstances;
- Setting pricing that the City seeks to obtain to convey real property interests with other City departments or City affiliated entities;
- Provide an annual report and a process for identifying opportunities for redevelopment or re-use of City-owned land/building space;

- Coordinate with relevant parties on City-owned property, including cross-departmental staff input, first with the Austin Economic Development Corporation, and subsequently with the State of Texas, relevant school districts and counties, and other relevant entities on opportunities for joint use collaboration;
- Advance a City-wide parking management strategy; and
- Provide recommendations regarding the City Manager's financial authorization for real estate deposits, earnest money, or escrow payments, including whether any changes should be made and at what level.

BE IT FURTHER RESOLVED:

The City Manager is directed to conduct a review of prior redevelopment, acquisition, sale, or lease of City-owned properties to identify opportunities for process improvements that would have maximized community benefits and efficient delivery. This review should be conducted in collaboration with Austin Economic Development Corporation and other current or past development partners and other organizations specializing and providing research regarding public land use and development such as the Urban Land Institute. The City Manager is directed to present to City Council any recommendations for process improvements from this review.

BE IT FURTHER RESOLVED:

These general guidelines do not:

- Restrict the ability for City Manager to recommend changes to priorities, process, and other elements;
- Apply to the development, redevelopment, sale, acquisition, leasing, and disposition of City-owned real estate by the Austin Economic Development Corporation or Austin Housing Finance Corporation, or projects undertaken for critical public health infrastructure such as hotels used as non-congregate shelter, or in process prior to the date of this resolution including City-sponsored developments located at Colony Park, on St. John's Avenue, on Ryan Drive, and Health South (1215 Red River St & 606 East 12th St), or as a part of the Council-approved Convention Center redevelopment;
- Apply to Council-approved infrastructure projects and enterprise-specific facilities such as power plants, airport runways, etc...

ADOPTED: _____, 2022 **ATTEST:** _____

Myrna Rios
City Clerk