

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

- 28 • Favor Leases over selling public land and, recognizing that this will not always
29 be possible or appropriate, allow for the consideration of leasing versus selling
30 the City's public lands taking into consideration the advantages and
31 disadvantages present in such a situation;
- 32 • Favor ownership over leases for city purposes;
- 33 • Avoid long-term vacancies and significant underutilization in and maximize
34 City utilization of City-owned facilities;
- 35 • Provide transparency and public involvement prior to final Council decisions;
- 36 • Provide Council, cross-departmental staff, and community involvement at the
37 most appropriate points in discussions about sales, purchases, or
38 redevelopments;
- 39 • Consider the ability to use the City's public lands to achieve affordable housing,
40 living wages, construction labor standards, climate goals, compact & connected
41 land use, equitable outcomes, family friendly features, affordable high-quality
42 childcare, tenant and source of income protections, property tax revenues,
43 including those dedicated to the housing trust fund and school district, and other
44 community benefits together with any relevant or required trade-offs;
- 45 • When and under what circumstances appraisals are ordered and updated;
- 46 • Setting pricing that the City seeks to obtain to convey real property interests,
47 such as Right of Way encroachments, for different circumstances;
- 48 • Setting pricing that the City seeks to obtain to convey real property interests
49 with other City departments or City affiliated entities;
- 50 • Provide an annual report and a process for identifying opportunities for
51 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.

77 **BE IT FURTHER RESOLVED:**

78 These general guidelines do not:

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

91

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

93 Myrna Rios
94 City Clerk