



MEMORANDUM

TO: Mayor and Council

FROM: Sylnovia Holt-Rabb, Director, Economic Development Department *SHR*
Kimberly Olivares, Deputy Chief Financial Office *KSO*
Trisha Tatro, Director, Convention Center *TtT*

DATE: April 21, 2023

SUBJECT: Resolution No. 20221201-044 – Staff Response

On December 1, 2022, Council approved [Resolution No. 20221201-044](#) directing the City Manager to recommend a process for the development and redevelopment of City-owned land including certain guidelines, conduct a review of prior real estate transactions for process improvements, and engage with Council on certain labor requirements as part of the Convention Center redevelopment. This is staff's response to close out the following Council directives under this resolution.

1. **Directive:** Recommend a process that includes Council priorities and community input for the proposed development and redevelopment of City-owned land including certain guidelines. Under the resolution, this process does not apply to: (1) long-term leases already approved by Council; (2) properties under management or control of the Austin Economic Development Corporation (AEDC) or Austin Housing Finance Corporation (AHFC); (3) projects for public health infrastructure; (4) infrastructure projects and enterprise-specific facilities such as power plants, airport runways, and water treatment facilities; and (5) projects in process prior to the date of the resolution including Colony Park, St. Johns, Ryan Drive, and HealthSouth properties.

Response: At this time, there is no available City-owned land that does not fall under one of the resolution's exceptions: (1) long-term leases already approved by Council; (2) properties under management or control of the AEDC or AHFC; (3) projects for public health infrastructure; (4) infrastructure projects and enterprise-specific facilities such as power plants, airport runways, and water treatment facilities; and (5) projects in process prior to the date of the resolution including Colony Park, St. Johns, Ryan Drive, and HealthSouth. In the event a City-owned property becomes available that does not fall under one of these exceptions, staff will develop and recommend to Council a transparent process that includes Council priorities, parameters, and guidelines as well as include community input for the proposed development or redevelopment of that property.

2. **Directive:** Review, in collaboration with the AEDC, Urban Land Institute (ULI), and other partners prior real estate transactions (redevelopment, acquisition, sale, or lease) to identify opportunities for process

improvements that would maximize community benefits and efficient delivery and present Council with any recommendations based on the review.

Response: The Economic Development Department (EDD) is conducting an independent, consultant-led review of past City redevelopments and their impacts including a quantitative and qualitative analysis of equitable outcomes, community benefits, and neighborhood impacts. The independent consultant has been engaging stakeholders – including current and past partners, key community leaders, the AEDC, and ULI - through various meetings, interviews, and focus groups. The consultant will synthesize this engagement in combination with data analysis and best practice research to formulate recommendations regarding City redevelopment of land. EDD will share with Council the recommendations for process improvements based on this review and consultant’s report by Fall 2023.

3. **Directive:** Engage with Council as it concerns living wages and better builder or equivalent construction labor requirements as a part of the Convention Center redevelopment.

Response: [Council Resolution No. 20190523-029](#) directed that the “Convention Center planning, design, and financing efforts should assume participation in Green Building and LEED certification programs as well as the Better Builder Program,” or a comparable program. Convention Center’s commitment to this directive was affirmed in a staff [memo](#) responding to this resolution. As plans for the Convention Center redevelopment and expansion project have progressed, these directives have carried through all phases of the planning process. The final solicitation for design services includes language requiring living wage, while the draft solicitation for construction services includes both living wage requirements and City construction labor requirements that are equivalent to Better Builder requirements. These include prevailing wage, construction workers receive a 10-hour OSHA approved construction worker safety class, construction workers are covered by worker's compensation insurance, rest break, and the City’s Construction Training program. Staff is prepared to present regular updates to Council on the redevelopment and expansion project during the life of the project and is also available to meet with any Council Office to review these requirements and their presence in the solicitations for the Convention Center redevelopment and expansion project.

If you have additional questions regarding the content of this staff update, please contact Susana Carbajal, Deputy Director, Economic Development Department at susana.carbajal@austintexas.gov or 512-974-2640.

Cc:

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