

Redevelopment and Public Facilities Portfolio and Real Estate and Asset Strategy



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Overview

Background and History

Redevelopment Projects

Austin Public Facilities Corporation

Real Estate and Asset Strategy

Next Steps



Background and History

What Do We Do?

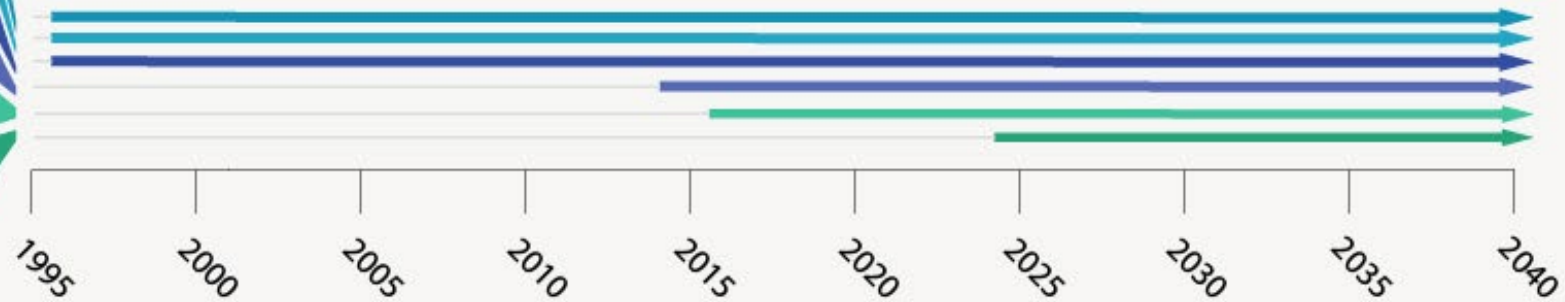
Reposition underutilized and/or surplus City properties with the private sector by competitive process and deliver City facilities that provide multiple community benefits using innovative public-private partnership structures, including the Austin Public Facilities Corporation and innovative public finance mechanisms

- Grounded in adopted City Council policy
- Using community vision plans as a guide, assess potential options
- Visioning is informed by using market, regulatory, financial and physical realities to structure resilient partnerships for success
- Public sector and private sector risks, rewards and expertise align through legal agreements, land use controls and regulations
- Community benefits achieve City Council's Strategic Direction

Redevelopment Current Projects



1995 - Today



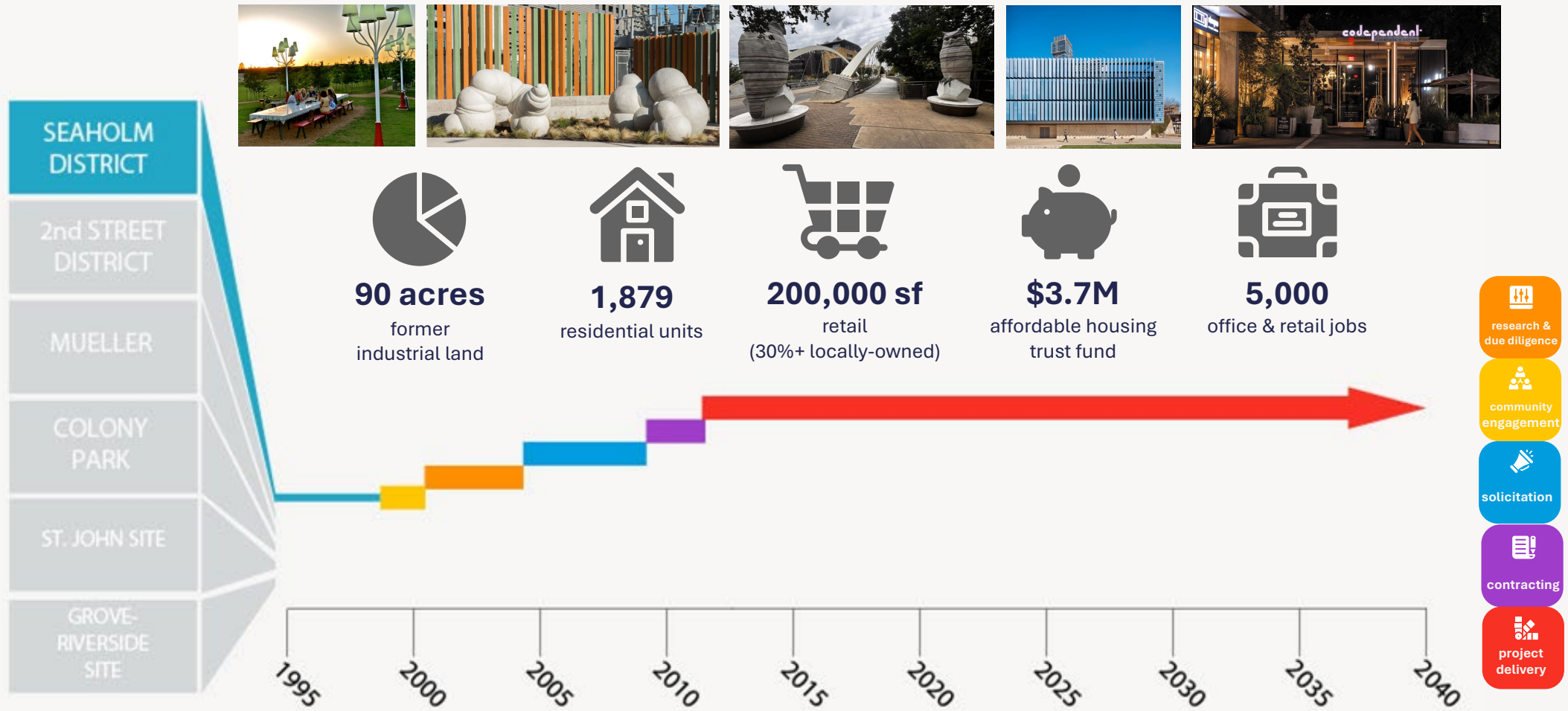
Redevelopment Current Projects



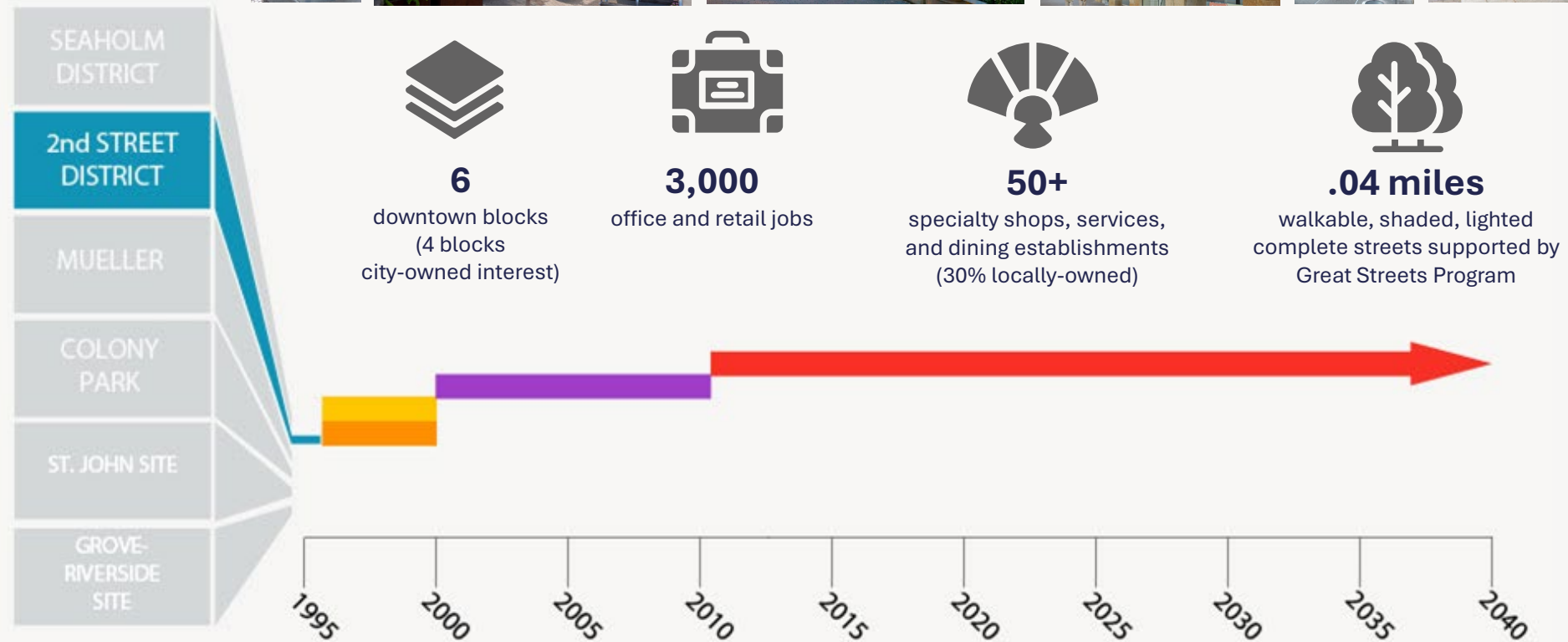
Redevelopment Process



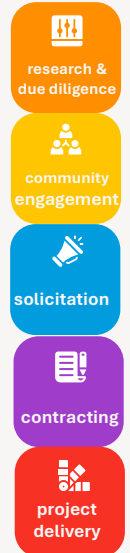
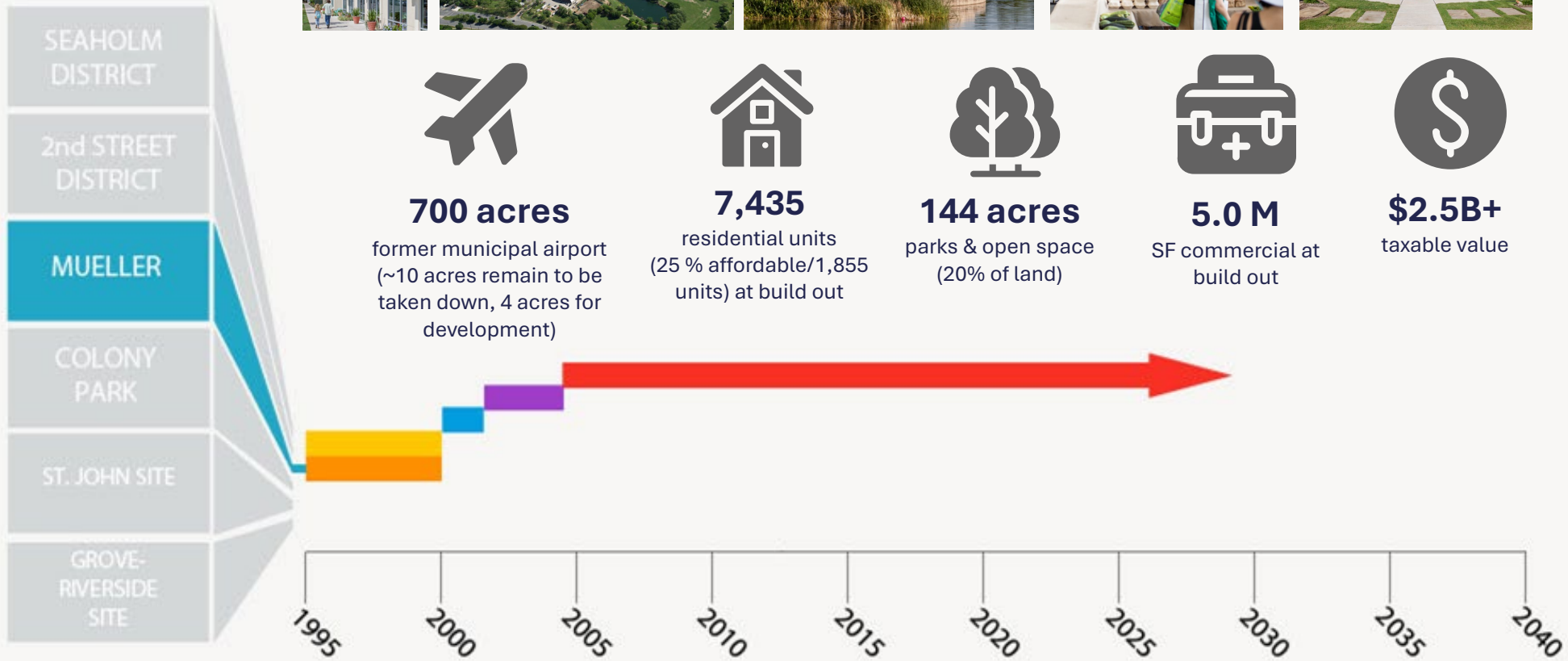
Seaholm District



2nd Street District



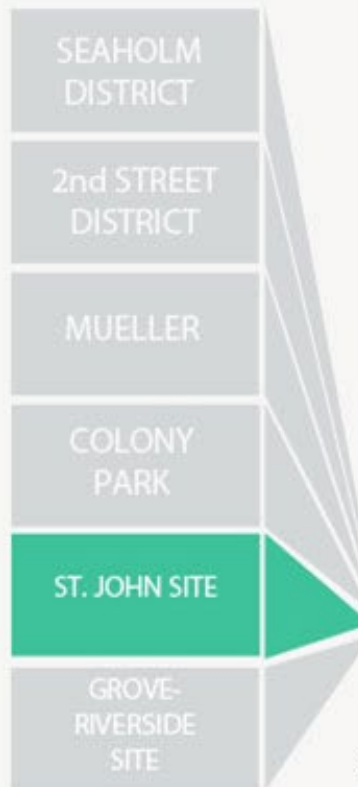
Mueller



Colony Park



St. John Site



19 acres
former Home
Depot & Car
Dealership



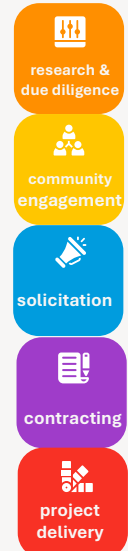
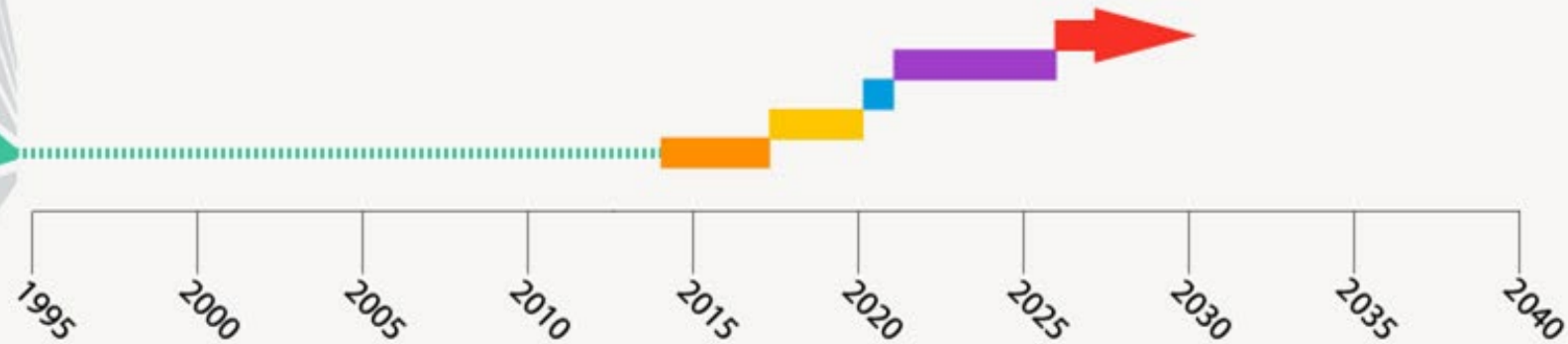
526
residential units
(70% of units
income-restricted)



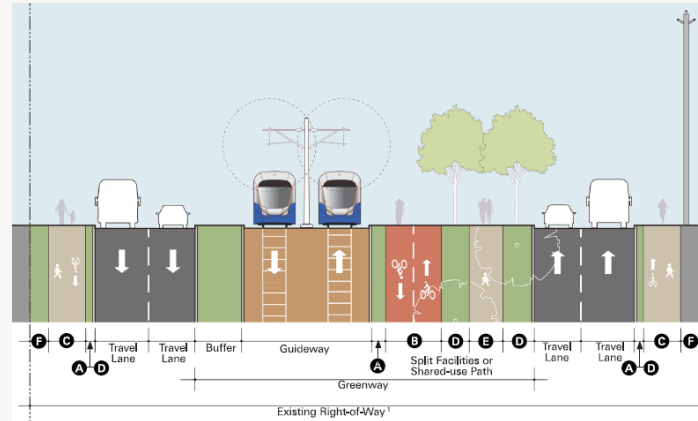
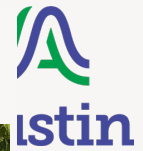
15,000 sf
retail



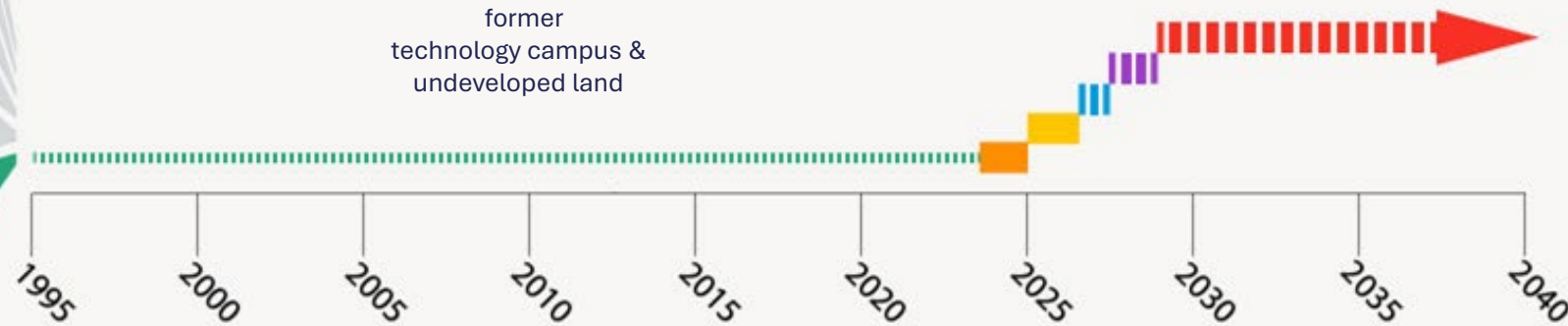
~3.5 acres
park space



Grove-Riverside Site



125 acres
former
technology campus &
undeveloped land



- research & due diligence
- community engagement
- solicitation
- contracting
- project delivery

City of Austin Public Facilities Corporation (APFC)



- Created under Texas Public Facilities Corporation Act (Chapter 303)
- Authorized by City Council in 2023
- Began soliciting for projects in 2024
 - Requests for Qualifications and Requests for Proposals
- Mission and requirements:
 - Support public facility initiatives, e.g. Construction and Renovation
 - Serve as an entity of the City
 - Council approves funding and delivery by APFC via Interlocal Agreement
 - Council approves APFC Board of Director members



Facilities Long Range Plan

- Council endorsed plan to move from leased to city-owned administrative spaces
 - Debt service is less than lease costs
 - Series of presentations to City Council and Audit and Finance Committee over the last 10-15 years.
 - Council resolutions
 - New Municipal Court Facility
 - Redevelopment of 411 Chicon
 - Highly favorable commercial real estate market (cheaper to buy and refurbish)
- Key Projects in Support of Long-Range Plan
 - Northeast Service Center
 - Joint effort between Austin Resource Recovery (ARR) and Austin Fleet Mobility Services (AFMS)
 - Fleet has some of the poorest condition facilities in the City's portfolio
 - Warehouse space (current facilities out of space with some being leased)
 - New Public Safety Headquarters
 - Current facility has outlived useful life and is of insufficient size to effectively meet AP's needs
 - Expansion of Combined Transportation and Emergency Communications Center (CTECC II)
 - CTECC-1.0 built 23 years ago, has run out of space; second facility greatly improves resilience
 - New Municipal Court facility (prior facility past useful life; current facility being leased)

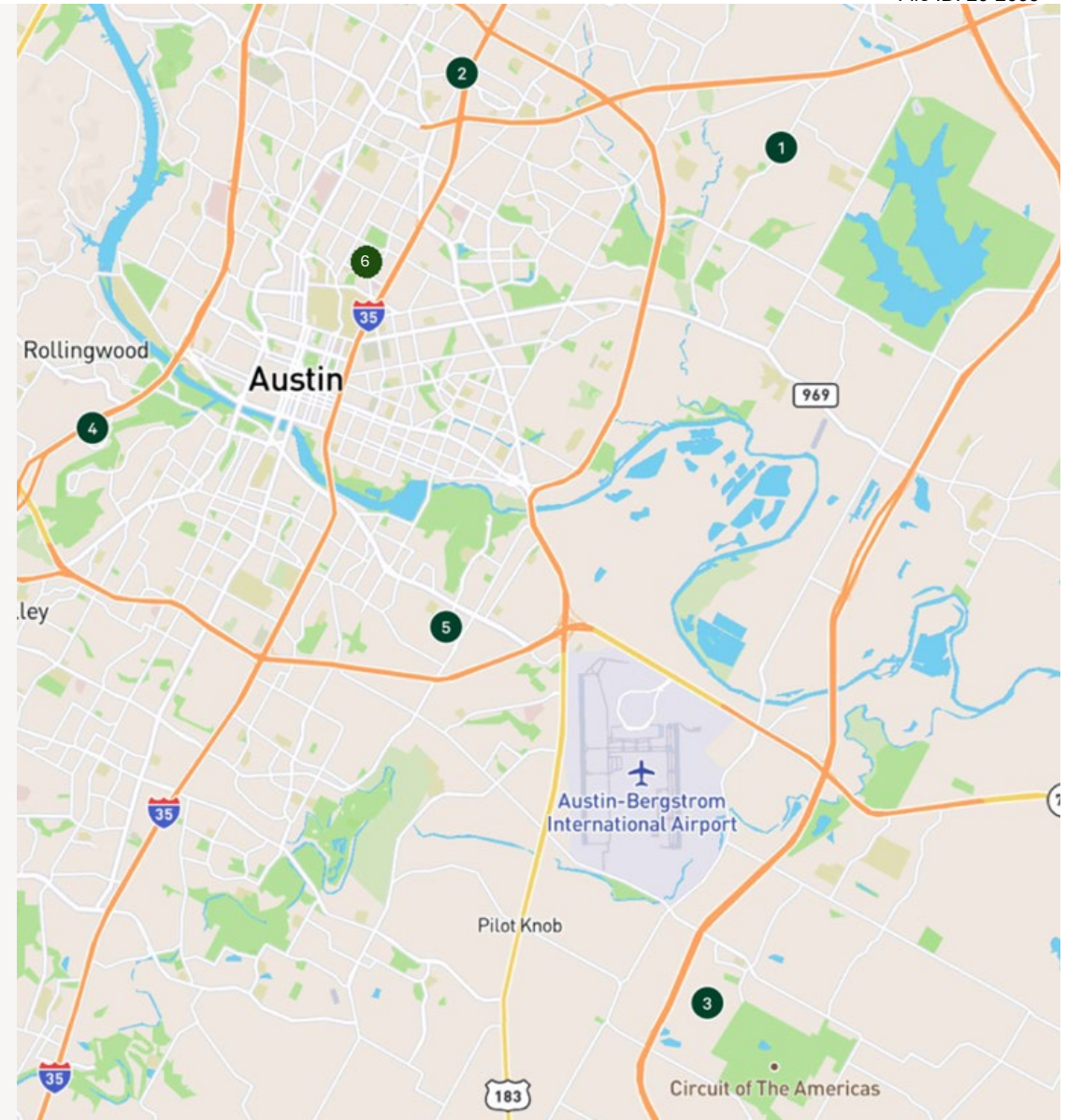
APFC Project Updates

Current Projects

1. Northeast Service Center
2. Austin Water Control Center
3. Public Safety Warehouse
4. Public Safety Administrative HQ
5. 2400 Grove Boulevard
6. University Park

Planned Projects

- Municipal Court Facility



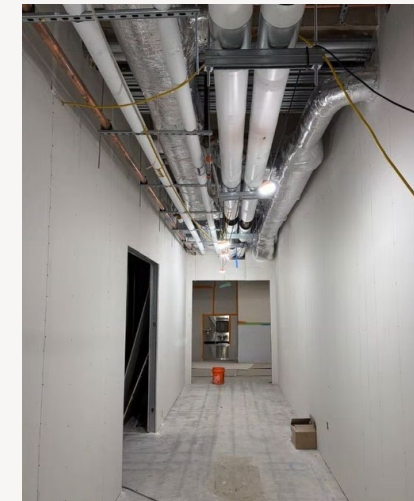
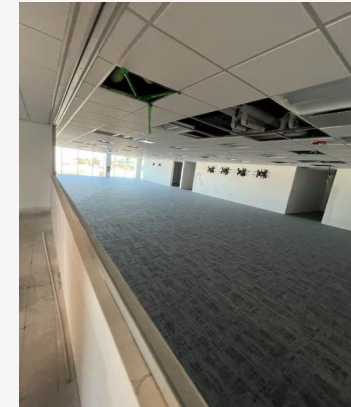
Northeast Service Center

- Joint facility for Austin Resource Recovery (ARR) and Austin Fleet Mobility Services (AFMS)
- District 1 - 8301 Johnny Morris Road
- Construction began September 2025
- Construction completion on target for September 2027
- Budget – \$253.5 million
 - Council approval 12/12/2024
- Project elements:
 - Administrative office and vehicle maintenance facilities
 - Approximately 345,000 square feet of building space on 132 acres
 - Vehicle Service bays will be conditioned improving work environment
 - Occupancy for 750 employees
 - Move AFMS from 1182 Hargrave – Service Center #6
 - Austin Energy Green Building 4-Star goal



Austin Water Control Center

- District 4 – 712 E. Huntland Drive
- Construction began February 2026
- Construction completion scheduled for February 2027
- Renovation Budget – \$55 million
 - Council approval 12/12/2024 & 11/20/2025
- Project elements:
 - Control Center for water and wastewater system monitoring
 - Drinking water and wastewater lab operations
 - Occupancy for 300 employees
 - Eliminates lease space
 - Rainwater and condensate for irrigation and flushing toilets
 - Austin Energy Green Building 3-Star goal
 - Solar Power
 - Emergency Generators



Public Safety Warehouse

- Joint warehouse facility for:
 - Forensic Sciences
 - Austin Fire
 - Austin Emergency Medical Services
 - Austin Emergency Management
- ETJ – 11708 McAngus Road, Del Valle
- Project on hold due to warranty issue
- Renovation Budget – \$32 million
 - Council approval 5/30/2024
- Project elements:
 - Office space for 30-40 employees
 - 230,000 square feet of warehouse
 - Austin Energy Green Building 3-Star goal
 - Emergency generators



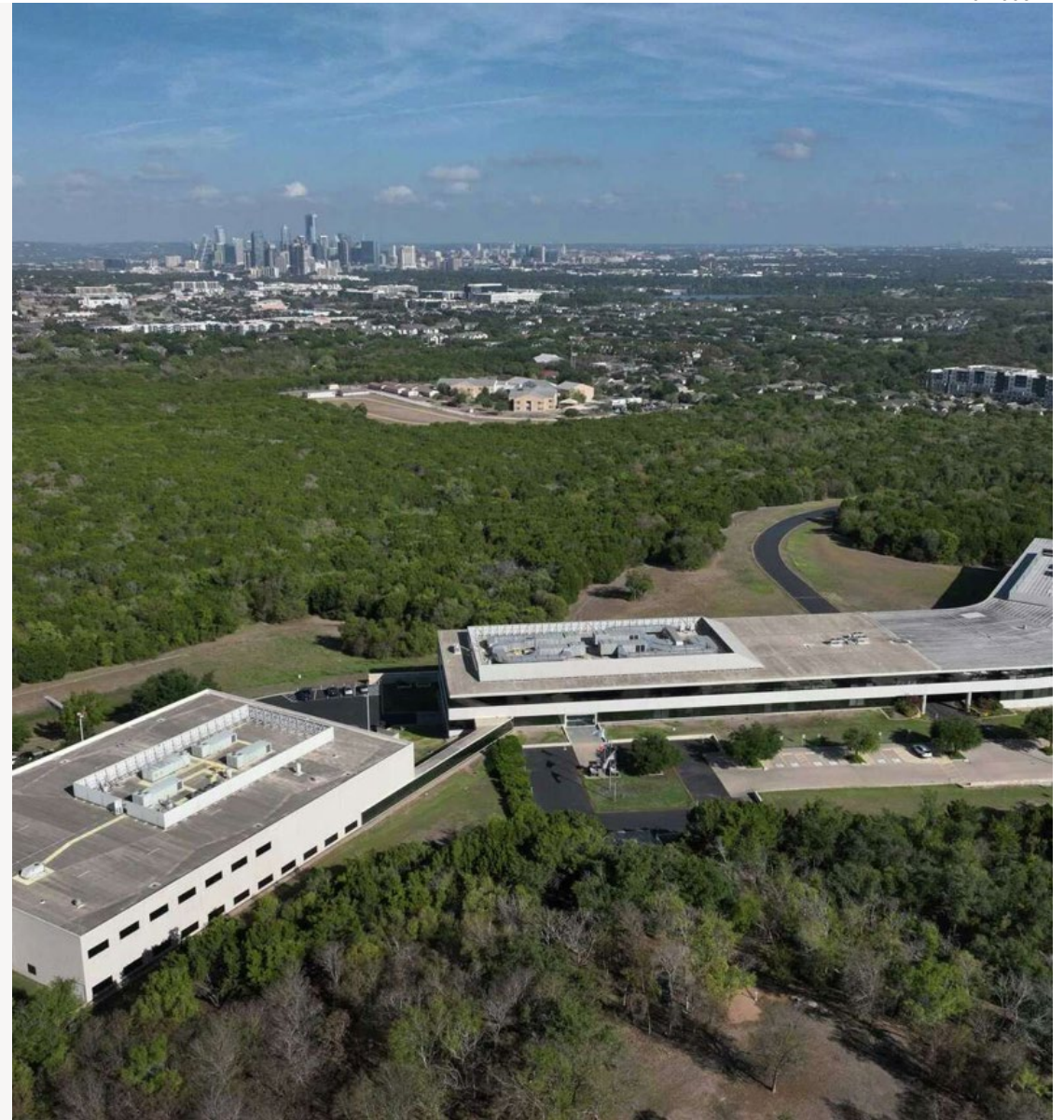
Public Safety Headquarters

- Joint facility for Emergency Medical Services, Fire, and Police
- District 8 – 1501 & 1601 S. MoPac Expressway
- 50% Construction documents October 2026
- Construction to begin February 2027
- Budget:
 - Acquisition: \$106 million
 - Renovation: Project design for Phases 1 & 2 complete
 - Request Council approval for construction funding in November or December
 - Future request for Phase 3
 - Previous Rutherford Lane Campus conversion estimated cost was \$420 million (2022)
- Project elements:
 - 400,000 square feet of office space
 - Wellness clinic
 - EMS training and simulation facilities
 - 5 remaining private tenants
 - 3-Star Austin Energy Green Building goal



2400 Grove Blvd.

- Joint facility for Austin Public Health, Austin Technology Services, and CTECC 2.0
- District 3 – 2400 Grove Boulevard
- Construction scheduled to begin June 2027 through July 2028
- Renovation: Project in initial design process
 - Request Council approval for construction funding in November or December
- Project elements:
 - 140,000 square feet of office and adjacent 50,000 square feet building to be CTECC 2.0
 - Will eliminate the need for a backup call center in CAPCOG leased space
 - Solar ready
 - Adjacent acreage development opportunity



University Park

- Joint facility for:
 - Austin Police
 - Austin Public Health - Vital Records
 - Capital Delivery Services
 - Austin Transportation and Public Works
- District 9 – 3300 N. IH-35
- Currently in Schematic Design for APH Vital Records
- Construction scheduled to begin March 2027 through July 2028
 - Request Council approval for construction funding in November or December
- Project elements:
 - 200,000 square feet building
 - 6-level parking garage with 750 space
 - 3 remaining private leases



Real Estate and Asset Strategy



How did we get here?

- ☐ Strategic Facilities and Logistics Roadmap (2011)
- ☐ Strategic Administrative Occupancy Plan (2019)
- ☐ Putting Assets to Work (2024)
- ☐ HR&A Advisors Austin City-Owned Site Analysis (2026)

Real Estate and Asset Strategy



How did we get here?

- ☐ Economic Development Resolution No. 20260507-024
- ☐ Partnerships and Land Policy Resolution No. 20260326-045
- ☐ City-Owned Land for Climate Projects Resolution No. 20250813-021



Real Estate and Asset Strategy

Where are we headed?

- Build on foundational work
 - Austin Facilities Management Plan
 - AHFC Strategy for Developing Vacant Land (January 2026)
 - Austin/Travis County Food Plan (2024)
- Strategic Facilities Governance Team
 - Quarterly Meetings
 - Representation from AFS (Real Estate and Redevelopment) and AFM
- Complete comprehensive analysis of city-owned assets
- Reposition properties in alignment with:
 - City Council Priorities
 - Economic Development Roadmap

Real Estate and Asset Prioritization: Process



- **Compile list of city-owned real estate assets that met following criteria:**
 - Located in core activity corridors with high property values;
 - Are currently vacant and / or underutilized;
 - Highly attractive for:
 - Economic and community development that would expand Austin's tax base
 - Employers
- **Assess each property for:**
 - Whether “previously prioritized for housing” (ex. 4800 Bolm transferred to AHFC)
 - Underutilization -- all city property was purchased for a purpose; is there potential to repurpose?
 - Developability (size, condition of improvements, sustainability (energy, water uses), site constraints (physical, environmental), financials, etc.)
 - Market Feasibility (location, surrounding uses, demand trends, etc.)
 - Timing (current use, City needs, vacancy, entitlements, further due diligence needed, etc.)



Next Steps

- **Economic Development Roadmap (Ongoing)**
 - Listening Sessions
 - Community Engagement
- **Preliminary Due Diligence**
- **Continued review of Facility Condition Assessments**
- **Service Center Assessment**
- **Briefing to City Council in Spring 2027**



Questions?

Austin Financial Services