

## AGENDA



Thursday, August 28, 2008

**Contract and Land Management  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 7**

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**Subject:** Authorize the negotiation and execution of a Real Property Exchange Agreement between the City of Austin and the State of Texas for the use and benefit of the Permanent School Fund in connection with the Combined Transportation Emergency & Communications Center located at 5010 Old Manor Road.

**Fiscal Note:** There is no unanticipated fiscal impact. A fiscal note is not required.

**For More Information:** Lauraine Rizer 974-7078, April Thedford 974-7141

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The Combined Transportation, Emergency & Communications Center (CTECC) is a public emergency and transportation communications facility located on City land, which is leased to Travis County, Capital Metro Transit Authority, and TXDOT. It has been in full operation since February 2004 and was designed to meet the projected needs of the nine agencies which operate in the facility until the year 2010. CTECC is currently at the projected 2010 occupancy level.

In order to meet projected future operational needs, it is recommended that the City of Austin exchange 4.581 acres of City land located south of the current CTECC surface parking lot to the State of Texas acting by and through its General Land Office in exchange for 8.289 acres of State land located east and across Old Manor Road from the current CTECC site. This exchange will allow for a future CTECC parking garage to be located east of the current site and away from the Mueller Redevelopment boundary. It will also provide additional land for future expansion of the CTECC physical plant to the southeast of the current buildings and protect the utility corridor along the Old Manor Road right of way. The 2005 review of possible CTECC expansion options found this option to provide better buffering and lower expansion costs than expanding on the undeveloped 4.581 acres to the south which is part of the original CTECC Lease with the partners.

The net purchase price of \$115,000.00, after the calculation of the respective appraised values of the exchanged tracts of land, will be credited to the City and will be applied against the scheduled annual lease payments of \$12,000 for the lease back of the CTECC parking area of approximately 2 acres of the property to be exchanged. This lease back will be required until Tilley Street west of the current CTECC site is constructed providing alternative access, Old Manor Road Bridge is replaced, and the CTECC partners agree to fund a new parking garage. The initial lease term of the lease will be at least 10 years. In the event that the temporary parking lease is terminated prior to using the entire \$115,000 credit, the State will pay the City the prorated amount still credited to the City under the exchange. The initial lease term of the lease will be at least 10 years.