

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council

Item ID:

7811

Agenda Number

22.

Meeting Date:

August 18, 2011

Department:

Office of Real Estate Services

Subject

Approve a resolution authorizing the negotiation and execution of all documents necessary or desirable to purchase in fee simple a tract of land totaling approximately 611 acres in Travis County, Texas, located on Bliss Spillar Road from 668 AVANA LAND HOLDINGS, LLC, through an assignment of an OPTION FOR THE PURCHASE OF REAL ESTATE by The Nature Conservancy (TNC) for a total amount not to exceed \$11,550,000, \$50,000 of which amount is for the payment of direct expenses incurred by TNC in connection with this transaction. Related to Item # 71.

Amount and Source of Funding

Funding in the amount of \$11,550,000 is available in the Fiscal Year 2010-2011 Capital Budget of the Watershed Protection Department.

Fiscal Note

A fiscal note is attached.

Purchasing
Language:

Prior Council
Action:

For More
Information:

Junie Plummer, 974-7085; William Conrad, 972-1661, Amanda Glasscock, 974-7173

Boards and
Commission
Action:

MBE / WBE:

Related Items:

Additional Backup Information

The Nature Conservancy, a non-profit corporation that has been working with the City for a number of years under a Memorandum of Understanding (MOU) to protect the quality and quantity of water in the Barton Springs recharge and contributing zones, is proposing to assign an OPTION FOR THE PURCHASE OF REAL ESTATE from 668 Avana Land Holdings, LLC, a Texas limited liability company, for approximately 611 acres with an estimated 58 acres of impervious cover entitlements. TNC is a recognized expert in Texas, negotiating real estate transactions for conservation purposes, and their direct expenses for this assignment total \$50,000. The City would fund this proposed acquisition through the 2006 Proposition 2 Bond Funds for Open Space and fees from the Barton Springs Zone Redevelopment Ordinance.

The proposed acquisition of this tract represents a significant acquisition in the Barton Springs Recharge Zone. It will tie together fee simple and conservation easement properties currently protected by the Water Quality Protection Lands (WQPL) program, thus allowing the multiplication of environmental and ecological benefits across an entire landscape versus interrupted and isolated protection. Environmental and ecological values include the main stem of Bear Creek as well as numerous sinkholes, caves and other karst features. Without this acquisition, a large hole would exist within the wildland section which is considered a keystone to the southern portion of the WQPL.

An independent third party appraiser established the fair-market value of the tract to be above the agreed purchase price of \$11,500,000.