



MEMORANDUM

TO: Mayor and Council Members

FROM: Rosie Truelove, Director, Neighborhood Housing and Community Development Department

DATE: June 8, 2020

SUBJECT: Response to Agenda Item 20190919-029 relating to the Urban Renewal Boards Activities

The purpose of this memo is to respond to Agenda Item 20190919-029, which directed the City Manager to provide to Council an update on the status of the Board's activities no later than March 31, 2020.

The attached report provides a detailed report of the Urban Renewal Board's activities through March 2020. The report indicates that the Board has not met the deadlines enumerated in the Agreement with the City of Austin. However, Commissioners have indicated their intent to provide a careful and thoughtful approach in their approval of any modifications to the Urban Renewal Plan and the East 11th Street NCCD. In addition, the URB indicated a desire to ensure the area stakeholders had the ability to provide comprehensive input.

Accordingly, NHCD is recommending an extension of the agreement to September 30, 2021, which is in alignment with the Urban Renewal Board recommendation.

Should you have questions, please contact me at (512) 974-3064 or rosie.truelove@austintexas.gov; Gina Copic, Real Estate Development Manager, at (512) 974-3180 or regina.copic@austintexas.gov; or Sandra Harkins at (512)-974-3128 or sandra.harkins@austintexas.gov.

Attachment: Urban Renewal Board Report

cc: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager



This report covers the time period from 10/1/2019 through 03/31/2020

BACKGROUND

The Urban Renewal Board's primary purpose is to oversee the implementation and compliance of approved Urban Renewal Plans that are adopted by the Austin City Council. An Urban Renewal Plan's primary purpose is to eliminate slum and blighting influence within a designated area of the city. The members of the Urban Renewal Board are appointed by the Mayor with the consent of the City Council.

On September 19, 2019, Austin City Council authorized the negotiation and execution of an Agreement Concerning the Implementation of the East 11th and 12th Streets Urban Renewal Plan (Agreement) with the Urban Renewal Board relating to the roles, responsibilities and processes for the redevelopment of East 11th and 12th Streets for a term of nine months and directed the City Manager to provide the Council with an update of the status of the Board's activities no later than March 31, 2020.

This staff report is a summary of the Board's activities from October 1, 2019 – March 31, 2020.

At the direction of the City, the Agreement with the Board included the following tasks to support the goals of the East 11th and 12th Streets Urban Renewal:

- a. recommend to City Council one or more modifications to the Urban Renewal Plan (UR Plan) that will assist with adopting and implementing the UR Plan no later than **March 31, 2020**;
- b. recommend to City Council one or more modifications to the Neighborhood Conservation Combining District (NCCD) that is applicable to the properties subject to the UR Plan no later than **March 31, 2020**;
- c. recommend a request for proposal (RFP), scoring criteria, and related matrix to redevelop properties currently owned by the Urban Renewal Board no later than **March 31, 2020**; and
- d. recommend to City Council one or more proposals received in response to the Request for Proposal (RFP) no later than **June 30, 2020**.

BOARD ACTIONS SUPPORTING THE TASKS OUTLINED IN THE AGREEMENT

OCTOBER 21, 2019 REGULAR MEETING:

Urban Renewal March 31st Report

- No action was taken on the agenda item to support the tasks.

NOVEMBER 5, 2019 WORK SESSION:

- No action was taken on the agenda item to support the tasks.

NOVEMBER 18, 2019 REGULAR MEETING:

- No action was taken on the agenda item to support the tasks.

DECEMBER 2, 2019 WORK SESSION:

- No action was taken on the agenda item to support the tasks.

DECEMBER 16, 2019 REGULAR MEETING:

- No action was taken on the agenda item to support the tasks.

JANUARY 13, 2020 REGULAR MEETING:

- Modifications to the East 11th and 12th Street URPlan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD included the following:
 - The motion to approve the Permitted, Prohibited and Conditional uses for East 11th and 12th Street URPlan and the East 11th Street NCCD, was made on a motion by Commissioner Motwani seconded by Commissioner Watson and approved on a 5-0-0 vote.

JANUARY 29, 2020 WORK SESSION:

- No action was taken on the agenda item to support the tasks.

FEBRUARY 10, 2020 REGULAR MEETING:

- No action was taken on the agenda item to support the tasks.

MARCH 16, 2020 REGULAR MEETING:

- Meeting was cancelled as a result of health and safety concerns due to COVID-19.

OTHER ACTIONS

OCTOBER 19, 2019 REGULAR MEETING:

- Approved the execution of the Agreement Concerning the Implementation of the East 11th and 12th Streets Urban Renewal Plan (Agreement) with the City of Austin for nine months.
- Approved the fourth Amendment to the Escrow Agreement with 1322 East 12th, Ltd to extend the outside completion date for the property located at 1322-1336 East 12th Street.
- Approved the negotiation and execution of the second amendment to the License Agreement with DiverseArts Culture Works to June 30, 2020, for the operation of Kenny Dorham's Backyard at 1106, 1112 and 1114 East 12th Street.
- Approved the Board's meeting dates for 2020.
- Approved the appointment of Commissioner Bradford to the Urban Renewal Plan Implementation Committee.
- Officer elections: On the nomination by Commissioner Evans, seconded by Commissioner Bradford, Vice-Chair Escobar was elected to serve as Chair. By the nomination of Vice-Chair Escobar, seconded by Commissioner Bradford, Commissioner Evans was elected to serve as Vice-Chair.

DECEMBER 16, 2019 REGULAR MEETING:

- Approved the fifth amendment to the Escrow Agreement with 1322 East 12th, Ltd to extend the outside completion date for the property located at 1322-1336 East 12th Street.

JANUARY 13, 2020 REGULAR MEETING:

- Approved the sixth amendment to the Escrow Agreement with 1322 East 12th, Ltd to extend the outside completion date for the property located at 1322-1336 East 12th Street.
- Approved the negotiation and execution of a License Agreement with Greater Austin Black Chamber for the properties located at 920 East 11th Street and 913 Juniper Street, Austin TX 78702 on March 15, 2020, to host the SXSW Africa House.

BRIEFINGS, PRESENTATIONS, UPDATES MADE TO Urban Renewal Board (URB)

OCTOBER 19, 2019 REGULAR MEETING:

- Staff briefing on the Board's nine-month work plan.
- Discussion of the modifications to the East 11th and 12th Street URPlan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD included the following:
 - Jana McCann with McCann Adams Studios provided an overview of the East 11th and 12th Street URPlan staff recommended changes. Recommended the Board review the East 11th and 12th Street Development Strategy.
- NHCD staff read into the record a written update from Eureka/Gilfillan Group an update on the development plans for property owned by Eureka/Gilfillan Group within the East 11th and 12th Street's URPlan boundaries, including 1120 E 12th Street.

NOVEMBER 6, 2019 WORK SESSION:

- Staff provided an update on the Board's amended nine-month work plan.
- Discussion of the modifications to the East 11th and 12th Street UR Plan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD included the following:
 - NHCD staff and Jana McCann with McCann Adams Studios provided a presentation on the following:
 - History of Urban Renewal Board;
 - Urban Renewal Agencies' Powers;
 - Scope/Role of Urban Renewal Board;
 - Past and Current Actions of the Board;
 - Overview of the East 11th Street URPlan and the East 11th Street NCCD and East 12th Street NCCD;
 - East 11th and 12th Street URPlan Recommended Changes; and
 - Policy on Property Disposition.

NOVEMBER 18, 2019 REGULAR MEETING:

Urban Renewal March 31st Report

- Discussion of the modifications to the East 11th and 12th Street URPlan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD included the following:
 - NHCD, Zoning and Planning staff and Jana McCann with McCann Adams Studios presented an Urban Renewal Plan/11th Street NCCD side by side comparison and rationale for staff recommendations.
 - Chair Escobar reviewed his recommended edits to the staff-recommended Urban Renewal Plan.
- Update on the development plans for property owned by Eureka/Gilfillan Group within the East 11th and 12th Street's URPlan boundaries, including 1120 E 12th Street, included the following:
 - Chair Escobar read into the record written update from Eureka/Gilfillan Group.
 - The Urban Renewal Board requested staff to ask for a copy of the completed Cultural and Historical Study.

DECEMBER 2, 2019 WORK SESSION:

- Discussion of the modifications to the East 11th and 12th Street URPlan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD included the following:
 - NHCD, Zoning and Planning staff and Jana McCann with McCann Adams Studios presented a side by side comparison of the existing Civic, Residential and Commercial uses in the East 11th Street NCCD and East 11th and 12th Street Urban Renewal Plan, staff's recommended proposed uses and rationale for staff's recommendations.
 - Time only allowed the Board to review uses associated with Civic and Residential Uses.

DECEMBER 16, 2019 REGULAR MEETING:

- Discussion of the modifications to the East 11th and 12th Street URPlan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD included the following:
 - NHCD, Zoning and Planning staff and Jana McCann with McCann Adams Studios continued the presentation from the December 2nd meeting regarding a comparison of the existing Civic, Residential and Commercial uses in the East 11th Street NCCD and East 11th and 12th Street Urban Renewal Plan, staff's recommended proposed uses and rationale for staff's recommendations.
- Blocks 16 and 18 Request for Proposal (RFP)
 - Jana McCann with McCann Adams Studios presented information on proposed design guidelines for the Blocks 16 and 18 RFP.

JANUARY 13, 2020 REGULAR MEETING:

- Trey Salinas, updated the Board on the development plans for property owned by Eureka/Gilfillan Group within the East 11th and 12th Street's URPlan boundaries, including 1120 E 12th Street.

JANUARY 29, 2020 WORK SESSION:

- Discussion on the modifications to the URPlan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD included the following:

- NHCD staff, presented recommended modifications to the East 11th and 12th Street URPlan that included, but not limited to:
 1. Adding and reorganizing sections of the URPlan (Table of Contents)
 2. Updating the History (previously Background), adding accomplishments to date
 3. Removing Definitions Section and replacing with Permitted Use Charts or relocating key terms to more appropriate sections
 4. Amending: Vision, Purpose, Authority and Scope
 5. Adding a new section for Neighborhood Conservation Combining District (NCCD)
 6. Deleting obsolete requirements, language, figures and tables
 7. Deleting all tear sheet illustrations
 8. Updating Duration and Modification Procedures
 9. Deleting the provisions that allow the Urban Renewal Board to waive certain redevelopment project controls
 10. Adding an Appendix
- Zoning and Planning staff presented a first draft of the rewrite to the East 11th Street NCCD.

FEBRUARY 10, 2020 REGULAR MEETING:

- Discussion of the modifications to the East 11th and 12th Street URPlan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD included the following:
 - Chair Escobar provided a brief review and update of what has occurred to date regarding the changes and discussions regarding the East 11th and 12th Street URPlan.
 - NHCD staff provided an overview of the draft URPlan and updates that were requested and/or made from the January 29, 2020 work session.
 - Zoning and Planning staff provided an overview of the draft East 11th Street NCCD that included updates that were requested and/or made from the January 29, 2020 Work Session.

COMMUNITY INPUT

The Urban Renewal Board receives community input on the proposed modifications to the East 11th and 12th Street URPlan and the East 11th Street NCCD to parallel the structure of the current East 12th Street NCCD at every meeting.

IN SUMMARY

Modifications for East 11th and 12th Street Urban Renewal Plans/ East 11th NCCD.

Since October 2019, the Board has met a total of eight times. Three meetings were work sessions that provided board members with additional context and information to advance the work of the Urban Renewal Board. Each of the eight meetings included staff presentations, input from the community, and input and discussion from the Board on the proposed modifications to the East 11th and 12th Street URPlan or the East 11th Street NCCD.

At the January 13, 2020 meeting, the Board approved the Permitted, Prohibited and Conditional Uses for the URPlan and the East 11th Street NCCD. The Board was scheduled to take action on additional proposed modifications to the URPlan and NCCD at their March 16, 2020 meeting. However, this meeting was cancelled due to health and safety concerns related to COVID-19.

Actions Related to the URB-owned property along East 11th Street (Blocks 16 and 18).

The Request for Proposal (RFP) process has been delayed as a result of the Board's focus on the proposed modifications to the URPlan and the East 11th Street NCCD. Three of the eight meetings agendas included an item regarding the RFP. The Board postponed this item twice. Prior to October 2019, this item was on the Board's agenda and was either postponed or discussed at six regular meetings between January 2019 and September 2019. In addition, NHCD staff hosted a stakeholder meeting in January 2019 and received input on the proposed community uses and benefits for the URB-owned property (Blocks 16 and 18).

While the Board has not met the deadlines enumerated in the Agreement with the City of Austin, the Urban Renewal Board's actions indicate an intent to provide a careful and thoughtful approach in their approval of any modifications to the URPlan and the East 11th Street NCCD and to allow area stakeholders comprehensive input.

Accordingly, NHCD is recommending an extension of the agreement to September 30, 2021 to allow the Board to complete their activities.