



*Implementing inclusive and equitable public development services as a non-profit partner to the City of Austin*

August 9, 2022 Community Development Commission

# AEDC BOARD & TEAM



## Standing Committees

- Executive
- Governance
- Finance
- Strategic Planning
- Real Estate

## Project Committees:

- Cultural Trust Advisory Committee
- Urban Renewal Board Partnership Working Group
- + future projects

# AEDC PROJECTS



South Central Waterfront

- Managing 100+ acre multi parcel Tax Increment district (TIRZ) when established
- Assuring public benefit outlined in a 2016 Vision Plan
- **Designing tools and strategies to assure even more affordable housing, creative spaces, local small businesses**

Austin EDC



Urban Renewal District

- **Facilitating land development** on key city blocks for the only Urban Renewal Agency in City
- Creating cross-sector partnership and assembling tools to do additional work
- **Restore and secure cultural identity in gentrified/displaced neighborhood.**



Connecting Equitably

- **Leveraging the Cap and Stitch Project on I-35** identify potential projects along corridor to further equitable development opportunities that connect rather than separate neighborhoods
- Identify ways to connect neighborhoods to new amenities along the corridor
- **Develop market feasible roadmaps for projects**



Austin Cultural Trust

- **Facilitating the preservation and development of cultural and creative infrastructure**
- Achieve diversity, equity and inclusion,
- Provide permanent affordability for cultural and creative purposes.

# Cultural Trust Program Priorities

- **Facilitating the acquisition and preservation** of existing spaces as well as the creation of new cultural arts and music venues that are affordable and available for use by organizations and the public benefit the City's creative and cultural communities.
- Achieve **diversity, equity and inclusion**, including by addressing past inequities experienced by underserved, under-represented, and marginalized individuals and groups.
- Provide **permanent affordability** for cultural and creative purposes.
- Create a **sustaining pipeline of Cultural Trust infrastructure** as funding sources continue to become available.

# Cultural Trust Funds Available

## 12 M Creative Spaces Bond Fund

- Acquisition & Development
- Publicly accessible

## 2.4 M HOT Iconic Venue

- Acquisition, development, and means necessary to secure the space
- Requires 'Tourism' function
- May require 'Historic Zoning' to provide property tax relief

## 2.5 M COA Budget – Iconic Venue

- 15 M total over many years
- More flexible than HOT funds

Additional funds to leverage public funds:

- Loans-traditional
- Loans-CDFI
- Social impact investments
- Grants
- CDBG funds
- [AHFC/LITC]
- [NMTc]

# Cultural Trust Efforts To Date

**Request for Proposal: Nov 2021-March 2022**

**Website program page-updated weekly**

## Office Hours

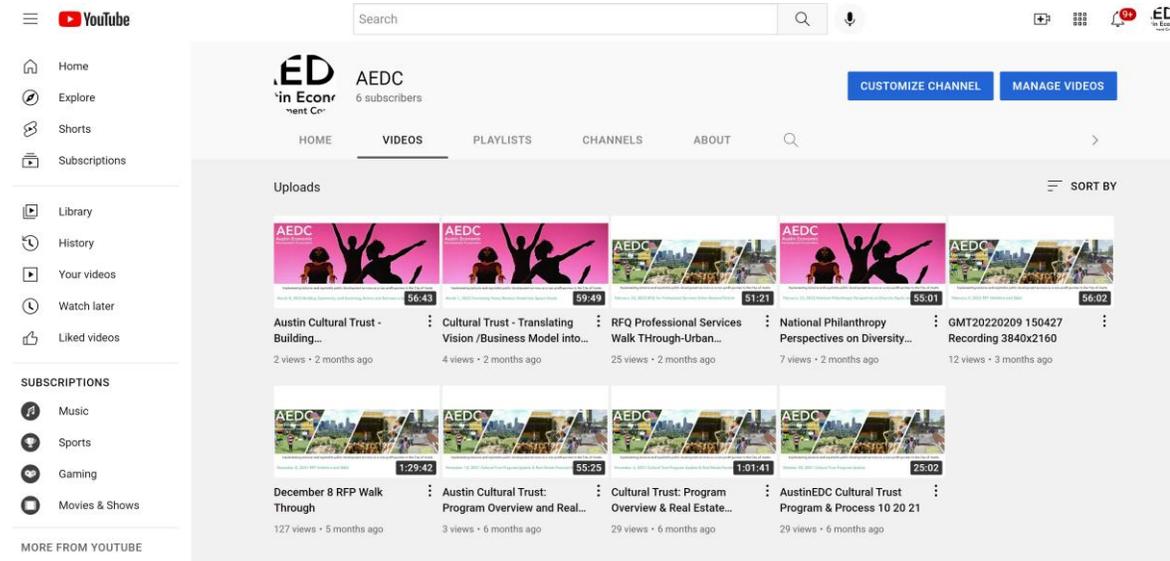
- Approximately 30+ hours

## Learning Hours/Open Sessions

- 9 Presentations & Videos
- 225 Views of Videos

## Direct Outreach and Reminders

- Group emails (500+ distribution)
- Newsletter inclusion
- Commission Announcements
- Direct emails (recruiting)
- Word of mouth



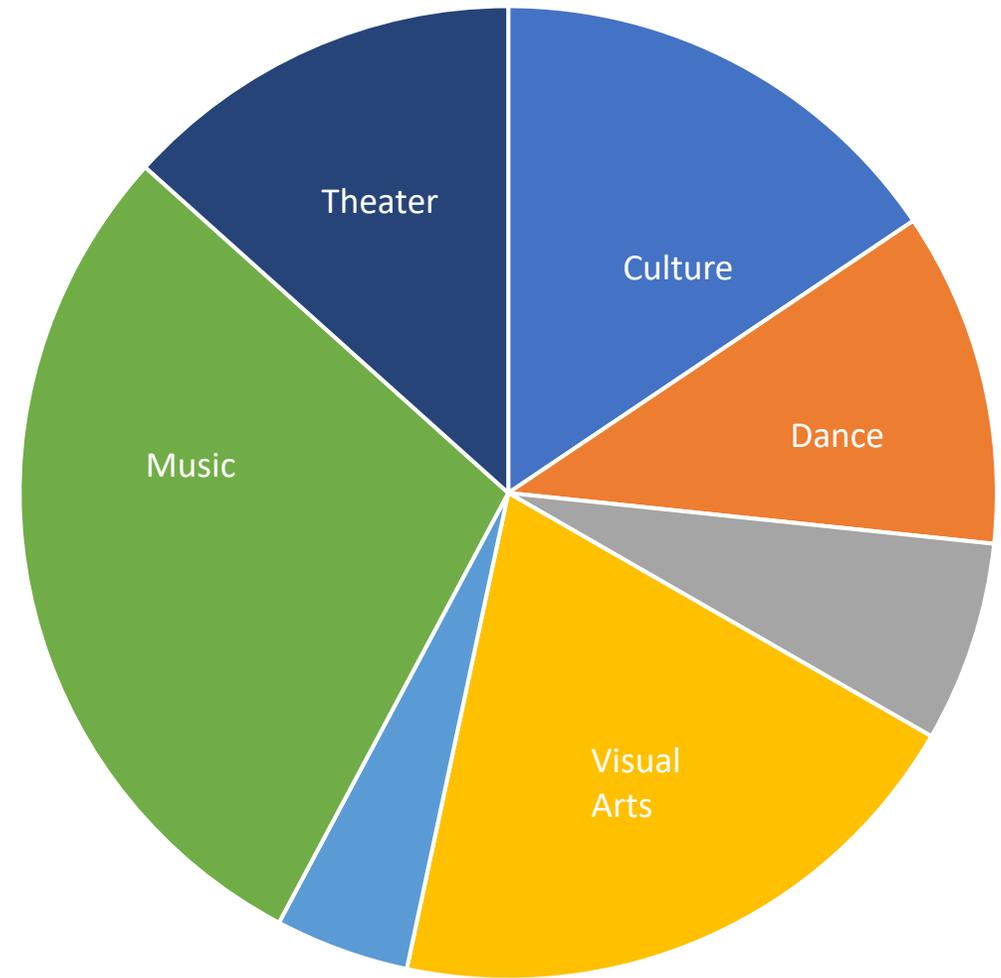
# Cultural Trust Program Request for Proposals Results

## 45 Submissions

- 0 - 57 Years in existence (18 Avg)
- 41 Additional 'Registered'
- Diverse representation
- 16 Pipeline only



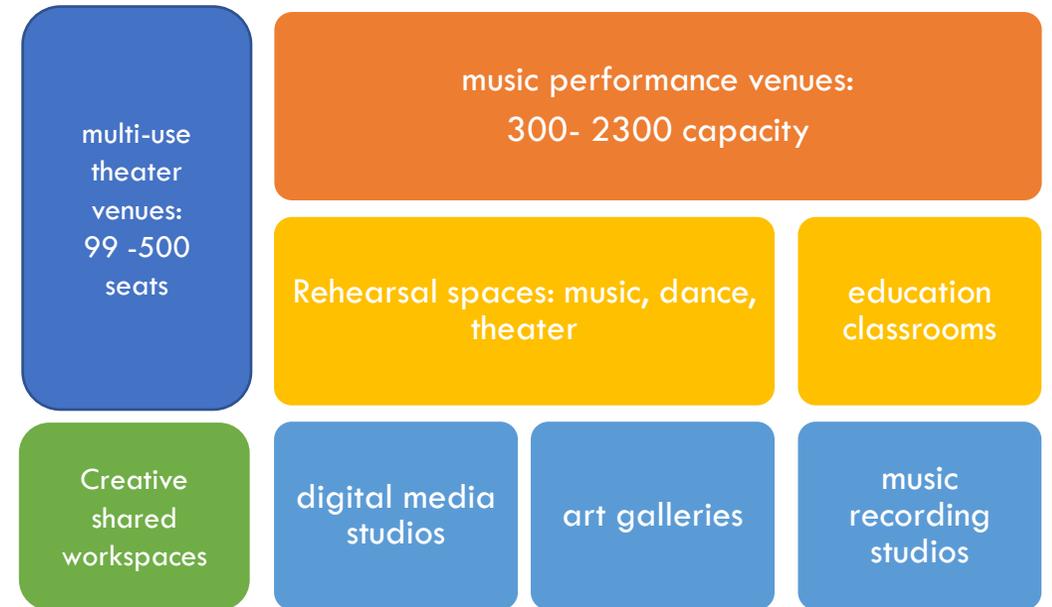
Proposal by Creative Sector



■ Culture ■ Dance ■ Education ■ Visual Arts ■ Maker ■ Music ■ Theater

# Cultural Trust Program Update—14 Projects in Feasibility/Due Diligence

- **Iconic Venues: 4**
- **Existing Venues: 5**
- **New Venues: 5**
- 5 Council Districts
- Organizations represent a diversity of communities in programming, audiences, and leadership/board
- Each project has unique real estate needs, and feasibility constraints.
- We will make announcements when negotiations are complete.



# Urban Renewal District Blocks 16 & 18

## Lead Agency/ Land Ownership

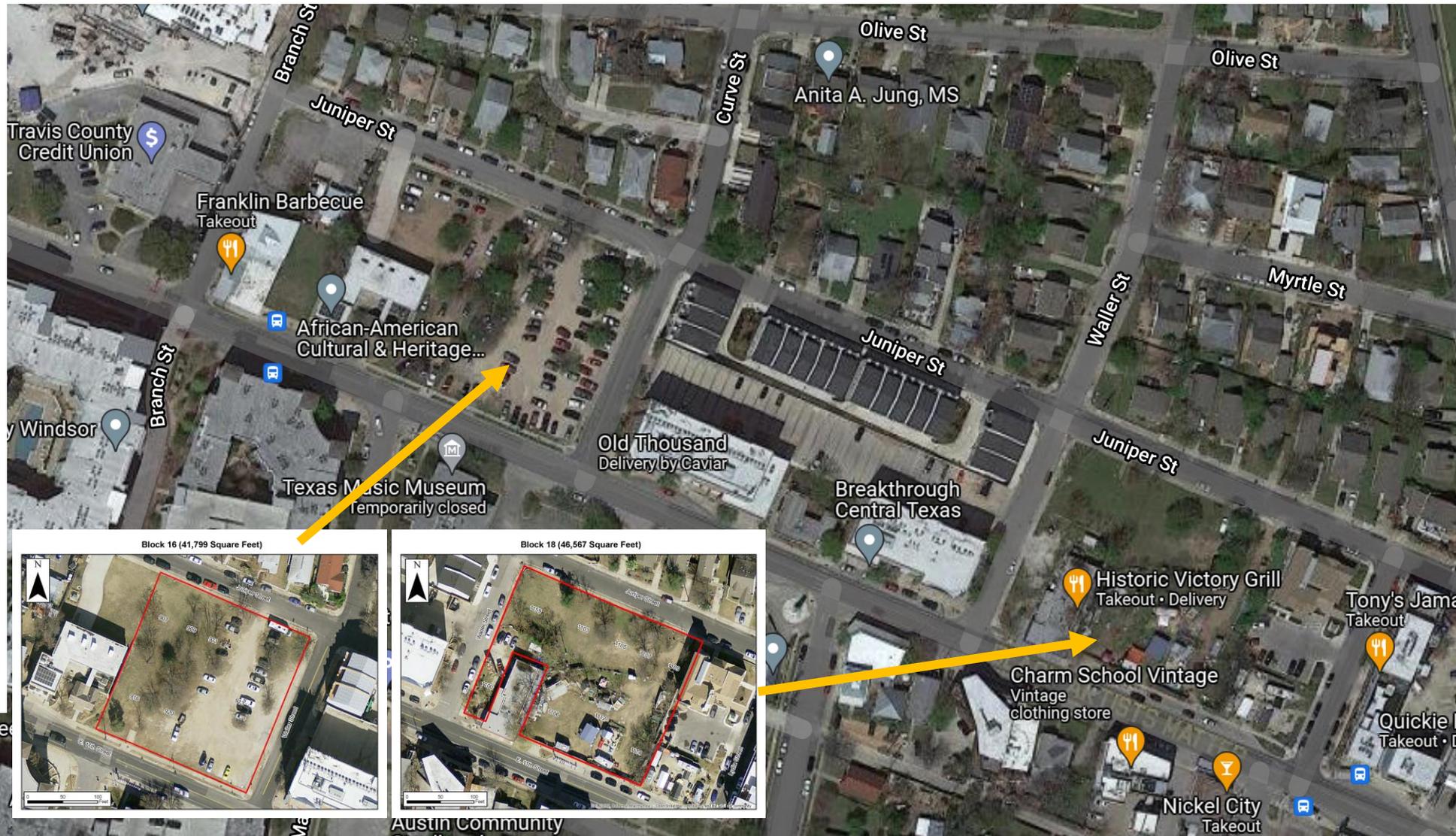
- Urban Renewal Board

## Regulatory Framework

- Urban Renewal Plan/NCCD zoning overlay
- Multiple planning community engagement documents
- Recent Council resolution related to African American Cultural District

## Anticipated Disposition Process

- Request for Proposals



# Primary Consultant Team Introduction

## Hayat Brown | Market and Economic Analysis

DM/WBE Certified with multiple agencies



**Jay Brown**  
Project Director



**Daughan Pitts**  
Real Estate Director



**Jen Boss**  
Real Estate Strategy

- African American, woman-owned small business
- Engineering and advisory services to support infrastructure capital improvement projects
- P3 / Infrastructure / Real Estate Advisory specialty
- Dedicated to municipal and institutional entities
- Provide real estate and social infrastructure strategies to meet financial, facilities, and mission-focused goals

## Page | Architecture, Planning, Urban Design, Community Engagement



**Ryan Losch**  
Project Manager / Urban Design Lead



**Jamie Flatt**  
Strategic Analyst

- Largest integrated design firm in Austin
- Interdisciplinary team of planners, urban designers, architects, landscape architects, and programmers
- Expertise navigating complex regulatory hurdles in the City of Austin
- Dedicated to supporting the ongoing evolution of urban areas
- Work encourages development and redevelopment suited to the particular conditions of each site



**A.J. Bingham**  
Engagement Lead

Austin EDC

## The Bingham Group | Engagement Partner | Minority Business Enterprise (MBE)

- Full service lobbying firm
- Represents and advises clients on government affairs, public affairs, and procurement matters in the Austin metro and throughout Central Texas



**Nhat Ho**  
Civil Engineer

## Civiltude | Engineering Minority Business Enterprise (MBE)

- Local, Asian minority-owned
- Engineering and planning firm Technical and permitting knowhow
- Positive working relationships with City staff
- Experience interfacing with neighborhoods and other community stakeholders



PublicCity



Meredith Powell



Miriam Connor



## Public City

Public City designs, curates and produces authentic strategies and experiences that foster community and engage the public to advance the cities and communities it serves.

The team includes Meredith Powell who co-founded Public City in 2013 and serves as CEO. Miriam Conner is a curator, artist manager, creative space maker and event producer. She currently serves as Community Organizer.

Public City is HUB (TX) and WBE (COA) certified.

# Primary Consultant Scope



## SCOPE 1      Predevelopment Planning

Program, Urban Design, & Technical Feasibility

Program Finalization

Cultural Anchor / retail, cafes, collaborative workspaces, improved, urban realm, and housing

District Map

Test-Fit Scenarios

Interim Site Use Strategies

District Precedents

Environmental, Mobility, Infrastructure, Sustainability

Project Administration



## SCOPE 2      Real Estate Analysis

Economic Feasibility

Phasing Strategy

Pro Forma Scenarios

Cultural Anchor Structure

Housing Market Analysis and Structure

Post development respondent project review and analysis



## SCOPE 3      Engagement Strategy

Identify creative proactive community communication and feedback

strategies for effective construction and development communication processes

Work collaboratively with URA & AEDC Partnership Working group and AEDC Community Relations Manager to achieve a 'boots on the ground' approach to district engagement

Coordinate with other related community engagement efforts

Support and facilitate Stakeholder Working Group to engage and guide the predevelopment services project.

## Process Forward

- Assemble and synthesize information from prior efforts (in process)
- Engage community/stakeholders
  - Validate/refine information from prior plans/studies
  - Finalize development program
  - Review technical & economic analysis
  - Refine project development expectations/goals to include in the Request for proposals
- Develop Request for Proposals including analysis work, community input
- Facilitate Request for Proposals process