



Recommendation for Action

File #: 20-2431, **Agenda Item #:** 25.

8/27/2020

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 61.687 acres of land and improvements located at 1495 W. State Highway 21, Cedar Creek, Bastrop County, Texas 78612, also known as the Austin Equestrian Center for an amount not to exceed \$1,462,000 including closing costs. This project is located outside of the city's extra-territorial jurisdiction.

Lead Department

Office of Real Estate Services.

Fiscal Note

Funding in the amount of \$1,462,000 is available in the FY19-20 Capital Budget of the Austin Police Department.

Prior Council Action:

October 14, 2010 - Approved an ordinance amending the Fiscal Year 2010-2011 Police Department Capital Budget of Ordinance No. 20100913-003 to appropriate \$475,000 for the purchase of real estate on the north side of McAngus Road at Towery Lane in Austin, Travis County, Texas for the Mounted Patrol Unit.

For More Information:

Alex Gale, Office of Real Estate Services, (512) 974-1416, Troy Gay, Chief of Staff - Austin Police Department (512) 974-5030; Megan Herron, Office of Real Estate Services, (512) 974-5649.

Additional Backup Information:

The Austin Police Department (APD) requests to purchase the Austin Equestrian Center for a total of 61+ acres that include a 1,200sq ft office space, 10,400sq ft barn and stable space, 5,200sq ft maintenance barn space, two covered round pens, 20,000sq ft covered training arena, and pasture land for 15 (1 Sergeant, 2 Corporals, 10 Officers, 1 Stable Attendant Senior, 1 Stable Attendant) employees and 16 horses. The facility and property are located at 1495 W. State Highway 21, Cedar Creek, Texas 78612.

This purchase is necessary for APD to have adequate office space, training facilities, turn-out pasture, storage of hay and other animal supplies, and storage of horses. This purchase allows the department to properly house, train, load and unload our mounted horses from trailers for transport to/from the downtown Austin area. The City has leased a property since 1998, but the land is currently up for sale by the owner, with the current lease expiring December 31, 2020. The bid solicitation for a newly constructed facility located on the property near McAngus Rd and SH-130 closed on February 24 with one bid submitted. The project budget is \$6.7 million, but the base bid (for just the barn and two round pens) came in at \$8.8 million. Base bid plus alternates came in at \$14.3M. The sales price of the Cedar Creek property is \$1.45 million and includes the facilities and structures considered as the alternates listed in the bid solicitation. The purchase price of \$1,450,000, plus \$12,000 for closing costs, is supported by a third-party appraisal.

Strategic Outcome(s):

Government that Works for All.