



## Recommendation for Action

**File #:** 21-2776, **Agenda Item #:** 17.

9/2/2021

### Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to sell and transfer approximately 2.28 acres, more or less, situated in the James Burleson Survey No. 10, Abstract No. 4 in Travis County, Texas being a portion of a 56.482 acre tract of land described as Tract 3, in a deed to the City of Austin, as recorded in document no. 2018037834 of the Official Public Records of Travis County, Texas to Travis County Healthcare District d/b/a Central Health, for a total amount of \$610,000. Related to items 7, 11, and 12.

### Lead Department

Office of Real Estate Services.

### Fiscal Note

This item has no fiscal impact.

### Prior Council Action:

**February 6, 2020** - Council approved Item No. 20200206-007, authorizing negotiation and execution of an interlocal agreement with Travis County Healthcare District dba Central Health to reimburse the City for real estate due diligence services provided by Economic and Planning Systems to evaluate the suitability of a Health and Wellness Campus within the 208-acre Colony Park Sustainable Community. Council Sponsors: Economic Opportunity and Affordability, Health and Environment. (Notes: Approved on consent on Council Member Pool's motion, Council Member Alter's second on an 11-0 vote.)

**August 22, 2019** - Council approved Item No. 20190822-019, authorizing negotiation of an interlocal agreement with Travis County Healthcare District dba Central Health to reimburse the City to purchase real estate due diligence services provided by Economic and Planning Systems to evaluate the suitability of a Health and Wellness Campus within the 208-acre Colony Park Sustainable Community. (Notes: Approved on consent on Council Member Harper-Madison's motion, Council Member Alter's second on an 11-0 vote.)

**October 18, 2018** - Council approved Item No. 20181018-030, authorizing negotiation and execution of an Exclusive Negotiation Agreement (ENA) with Catellus Development Corporation for terms governing a Master Developer Agreement (MDA) for the development of Colony Park Sustainable Community. (Notes: Approved on consent on a 10-0 vote. Council Member Pool was absent.)

**December 11, 2014** - Council approved Ordinance No. 20141211-150 amending City Code Chapter 25-2 by rezoning the 208-acre Colony Park site from single family residence-standard lot (SF-2) district zoning, family residence (SF-3) district zoning, and multi-family residence low density (MF-2) district zoning to planned unit development (PUD) district zoning. (Notes: Approved on consent on Council Member Morrison's motion, Council Member Spelman's second on a 7-0 vote.)

### For More Information:

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Martin Barrera, Redevelopment Project Manager, (512) 974-3394.

**Additional Backup Information:**

The opportunity to develop a Health and Wellness Center was included in the Colony Park Sustainable Community (Colony Park) Request for Qualifications (RFQs) and Request for Proposal (RFP). The inclusion of such a component represents an opportunity to address a critical need identified by the community and further aligns the development at the 208-acre Colony Park site with the City's Strategic Outcomes of Economic Opportunity & Affordability, and Health & Environment.

As stipulated in the October 23, 2017 Colony Park RFQ/RFP, the City reserved the right to negotiate with Central Health, in conjunction with, or independently from, the proposed master developer, regarding a sale of up to 5 acres of land within the 208-acre Colony Park site for the development of a Health and Wellness Center serving the immediate and critical needs of the Northeast Austin and Northeast Travis County communities.

As an outcome of the work executed through 2019 and 2020 Interlocal Agreements, Central Health seeks to purchase approximately 2.28 acres of land within the Colony Park Sustainable Community to construct a Health and Wellness Center. Per State law, the City must sell the land at fair market value determined by an appraisal. The fair market value of the approximately 2.28-acre tract is \$610,000.

The terms of the transaction to transfer ownership of the parcel require the City to subdivide the City's land to establish the 2.28-acre tract as a legal parcel and use reasonable efforts to ensure the parcel is properly zoned for land uses consistent with the needs of the proposed development and the regulations of the Colony Park Planned Unit Development (PUD) Zoning District.

Central Health's Health & Wellness Center is planned to staff three to four medical providers, two dental providers, implement an integrated mental health care program, establish a Class A pharmacy, and if feasible following preliminary design and cost estimating, may include lease space for Austin Public Health and Austin Public Library. The proposed City lease spaces would fulfill public health needs in the area as well as deliver a public library to a city neighborhood east of highway 183 for the first time in Austin's history.

**Strategic Outcome(s):**

Economic Opportunity and Affordability, Health and Environment, Culture and Lifelong Learning.