



City of Austin

Recommendation for Action

File #: 24-4699, **Agenda Item #:** 63.

7/18/2024

Posting Language

Authorize the Urban Renewal Agency of the City of Austin (URA) to negotiate and execute all documents, agreements, and instruments necessary or desirable with a qualified applicant to develop a mixed-use project, including affordable housing and other community benefits, on approximately 2.02 acres of land within the East 11th and 12th Streets Urban Renewal Plan area located at or near the 900 and 1100 blocks of East 11th Street, Austin, Texas 78702.

Lead Department

Housing Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

September 14, 2023 - Council approved the fourth extension of the Agreement Concerning Implementation of the East 11th and 12th Streets Urban Renewal Plan (Agreement) with the Urban Renewal Agency (URA), with an expiration date of September 30, 2024.

November 3, 2022 - Council approved the third extension of the Agreement, with an expiration date of September 20, 2023.

December 9, 2021 - Council Approved Addendum 4 of the Inter Local Agreement with Austin Economic Development Corporation to facilitate the development of Blocks 16 & 18 on behalf of the Urban Renewal Board (URB).

October 14, 2021 - Council approved the second extension of the Agreement, with an expiration date September 30, 2022.

September 2, 2021 - Council approved a resolution directing the City Manager to determine strategies necessary to implement various supportive and place-making actions for the African American Cultural District (District); explore ways of using the Live Music Fund to support the long-term sustainability of African American culture-based music industry projects located or produced within the District; and develop a plan to solicit proposals for the development of the 1100 Block of E.11th Street.

June 11, 2020 - Council approved the first extension of the Agreement, with an expiration date September 30, 2021.

For More Information:

Mandy DeMayo, Interim Director, Housing Department, (512) 974-1091; Angela Means, Interim Deputy Director, Housing Department, (512) 974-1534.

Council Committee, Boards and Commission Action:

January 22, 2024 - The URB authorized Chair Escobar as the Designated Representative to authorize and approve the final form of the Phase II Request for Proposals (RFP) prior to its release.

August 21, 2023 - The URB approved the fourth extension of the Agreement.

August 7, 2023 - The URB approved the evaluation criteria for and final form of Phase I of the RFP through its Designated Representative, Chair Escobar.

September 19, 2022 - The URB approved the third extension of the Agreement.

Additional Backup Information:

In 2021, the Austin Economic Development Corporation (AEDC) and the URA started preparing for a solicitation for the holistic development of Blocks 16 and 18 of East 11th Street. This work built upon previous efforts and community engagement processes in the area (1990's through present day). Prior to issuing an RFP, AEDC worked with the URB to review community input, site conditions, and market constraints to understand what could make a project feasible. It is expected that the project will include affordable housing, a cultural center, and related commercial and business opportunities focused on aligning to the cultural heritage of the district. This mixed-use project is intended to be accommodated within the existing zoning envelope and to contribute to the eclectic and vibrant character of East 11th Street.

The solicitation was released on August 22, 2023, and included two phases (August 22-November 8, 2023, and February 15-April 5, 2024). Phase I was focused on team qualifications and vision, while Phase II focused on financial proposal and project execution plans.

At the conclusion of Phase I, a panel convened by AEDC evaluated and scored the two applications received in response to the RFP. The Evaluation Committee issued questions for clarification that were responded to by both teams to finalize their Phase I responses. The two teams met with both a Community Stakeholder Working Group, convened by AEDC, as well as provided public summaries of their proposals that were presented to the public for comment prior to commencing Phase II. Both teams had to refine their proposals in Phase II to align with comments received from public input, as well as comments from the Evaluation Committee and Stakeholder Working Group.

Phase II kicked off on February 15, 2024, and responses were due on April 5, 2024. Both teams presented their proposals at the March 18, 2024, URB meeting. The Evaluation Committee reviewed the proposals received in Phase II, scored the proposals, and then interviewed both teams to finalize any outstanding clarifications. The Evaluation Committee then provided a recommendation to the URB for recommendation to Council.

Additional information about the recommended team can be found in the backup materials.

Following the Council award of the Blocks 16 and 18 development opportunity, AEDC will enter an exclusive negotiation period with the selected applicant with the intent of finalizing and executing agreements to develop the property.

The Blocks 16 and 18 RFP materials, including applications and community input, can be found here: <https://www.austinedc.org/blocks-16-18-rfp> <<http://www.austinedc.org/blocks-16-18-rfp>>.