



City of Austin

Recommendation for Action

File #: 25-2348, Agenda Item #: 38.

11/20/2025

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to execute a lease agreement with Travis County Healthcare District dba Central Health commencing on December 1, 2025 for a term of 17 months, ending on May 31, 2027 for approximately 64,978 square feet of temporary staging area situated in the James Burleson Survey No. 19, Abstract No. 4 in Travis County, Texas and being a portion of a called 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. Funding: This item is projected to result in additional rent revenue of \$15,650 in the current Fiscal Year and \$10,955 in the Fiscal Year 2026-2027 of the Capital Budget of Austin Financial Services.

Lead Department

Austin Financial Services.

Fiscal Note

This item is projected to result in additional rent revenue of \$15,650 in the current Fiscal Year and \$10,955 in the Fiscal Year 2026-2027 of the Capital Budget of Austin Financial Services.

For More Information:

Brandon Williamson, Austin Financial Services, 512-974-5666; Michael Gates, Austin Financial Services, 512-974-5639; or Martin Barrera, Austin Financial Services, 512-974-3394.

Additional Backup Information:

The proposed lease for a temporary staging area is to facilitate Central Health's construction of a health and wellness facility located within the 208-acre Colony Park Sustainable Community. Central Health purchased a 2.3-acre portion of land from the City to develop a Health and Wellness Center that will serve the immediate and critical needs of Northeast Austin and Northeast Travis County communities. As part of the negotiation, the City is responsible for constructing certain infrastructure and granting Central Health access across City property to the site.

The proposed lease is for a 17-month term commencing on December 1, 2025, and terminating on May 31, 2027, at a proposed base rent of \$1,565 per month. Lease extensions, if needed, will be at the same monthly rate.

The following table summarizes the rent:

Term	Monthly Base Rent	Total Monthly Rent	Total Rent
December 1, 2025 - May 31, 2027	\$1,565	\$1,565	\$26,605
		Total:	\$26,605

The Strategic Facilities Governance Team has reviewed and approved the proposed lease agreement.