REPURPOSING FRAMEWORK FOR COMMUNITY DEVELOPMENT PLAN

Austin ISD (AISD) is committed to working with the School Communities to develop repurposing strategies for any sites identified as surplus. AISD recognizes that these sites are community assets and each site will be evaluated to determine the best use for the community but also what will serve the District best for future generations. This requires robust conversations, detailed analysis and future planning to explore leasing, repurposing or, if appropriate, the selling of District property. When the District decides to sell, lease or repurpose land, the Board requires that any determinations be made in line with objectives including community use, affordable housing, or workforce housing and are also fiscally advantageous for the District. AISD has an interest in placing all selected properties into beneficial and productive uses. To ensure decisions around these sites are made in the best interests of their local communities, AISD will follow its Repurposing Framework for Community Development Plan.

I. Determine Site Suitability

The first step is to determine the site suitability and opportunity. AISD will review and analyze several factors including but not limited to the environmental impact and cost of any potential future uses of the site, the allowable zoning and rezoning of the site, and the development impact on the surrounding community. AISD will also work closely with the City of Austin, Travis County and other Public entities when appropriate to ensure that all partnerships are thoroughly explored.

Depending on the results of the full market study and analysis on each site, the District will identify a preferred strategy to include lease, fee-simple of repurpose. If a site is determined to be unsuitable for site improvements or cost-effective public use, the site may be considered for sale or lease through a statutorily regulated public bid process. If a site is identified to be of an immediate use that meets the programmatic needs of other governmental entities, the District may seek to enter into partnerships with those entities to quickly put the site to use to serve non-school related public purposes. If a site is determined to be viable but a community or financial benefit is not readily available or apparent, the District may engage the services of a development or revitalization entity whose core business is real estate planning and community development to assist in the repurpose of those identified properties.
II. Community Outreach Plan

AISD will seek input from the community surrounding or connected to the school for ideas for repurposing or future use. Each site will have a tailored plan unique to the community. Once community input is gathered, AISD will evaluate both the site feasibility and financial viability of each solution. AISD staff will provide updates to the board and as the analysis reveals sites to be suitable, the District will host multiple community meetings that are site specific to ensure the community’s questions, comments and ideas are received. Regardless of which direction the District chooses for the new use of any site, full engagement with the community will be a significant part of each phase the overall process.

III. Disposition and Exchange of Real Estate

For each site determined to be appropriate for lease or sale, the District will dispose of the properties according to Texas Local Government Code, Title 8, "Acquisition, Sale, or Lease of Property", Subtitle C, Chapter 272 "Sale or Lease of Property by Municipalities, Counties, and Certain Other Local Governments" which sets forth the process by which Texas Public schools may sell, acquire or lease real estate. Chapter 272 states that before land owned by a political subdivision (such as AISD) may be sold or exchanged for other land, notice to the general public of the offer of the land for sale or exchange must be published in a newspaper of general circulation in the county where the land is located, or the nearest adjoining county. AISD will place an office Public Notice of Sale, Exchange, or Lease of Real Property, Invitation for Bids and Request for Offers and Proposals. The process will progress per the schedule of events provided below.

Potential Schedule of Events:
- Public Notice of Sale, Exchange, or Lease - Newspaper Advertisement
- Pre-Bid Conference/ Due date for Questions
- Site Tours
- Question and Answers posted on website
- Due date for Bids, Offers and Proposals
- Bid Opening

IV. Selecting a Qualified Development and Revitalization Entity

For each site that is identified as suitable for redevelopment, AISD will seek Letters of Interest (LOI) from entities that present conceptual real estate development ideas for development, redevelopment, or reuse/revitalization of the site. Submittal of an LOI is no indication of the entity moving forward in any of these processes. AISD will most strongly consider ideas that reflect a clear proposed method of financing, a recent track record of delivering similar projects
and a successful history of working with school districts. Below is a general schedule of events for the LOI phase of the repurpose process. It is critical that the LOI responses address the input received by AISD from the community.

**Potential Schedule of Events:**

- Release of LOI Request
- LOI Due
- Review of LOIs at Standing Facilities Meeting
- Review and Recommendation to Board
- Notification of Next Steps

Depending on the quality of the potential project opportunities presented through the LOI process, AISD will work with the Board and may seek approval to release a Request for Proposal (RFP). The parties invited to participate in the RFP process may come in part or solely from a short-list of respondents to the LOI request. Through the RFP process, AISD will select a qualified real estate development entity to enter into an Exclusive Negotiations Agreement (ENA), negotiate terms of a Disposition and Development (DDA), and work with AISD to develop a suitable development proposal for the Subject Property. Below is a potential schedule of events for the RFP process.

**Potential Schedule of Events:**

- Release of RFP Documents
- Site Visit
- Deadline for Questions Regarding the RFP
- Response to Questions Received
- Proposals Due
- Evaluate Qualifications & Reference Checks
- Interviews, if Necessary
- Selection Committee Review/ Recommendation to Board for Short List
- Presentation of Proposals to Board
- Board Authorization to Proceed with Short List
- District to Notify Short List and Request Advanced Proposals
- Final Advanced Proposals Due from Short Listed Proposers
- Review of Proposals from Short List of Proposers
- Recommendation to Board from Short List
- Presentation of Proposals to Board
- Board Authorization to Proceed with Negotiations with Selected Entity
The selected entity will be expected to negotiate and work collaboratively with the AISD team, the affected community within the Subject Property’s area, and other public agencies expected to be involved in the proposed project. AISD will look favorably upon proposals that reflect the entity’s strong relevant experience with similar projects, proven financial capacity, and sensitivity to the District’s academic vision, and the vision of the local community.

V. Potential Uses

Austin ISD’s priority is to implement the Repurposing Framework for Community Development Plan in order to assess facilities by their ability to advance existing communities, make most efficient use of the current facility configuration and assure future uses are financially viable. Potential uses include but are not limited to affordable housing, fine arts centers, vocational and shared working spaces, mixed-use community centers, childcare facilities, and educational gardens.