



CENTRAL HEALTH

STAYS IN FILE

Our Vision

Central Texas is a model healthy community.

Our Mission

By caring for those who need it most, Central Health improves the health of our community.

Our Values

Central Health will achieve excellence through:

Stewardship - We maintain public trust through fiscal discipline and open and transparent communication.

Innovation - We create solutions to improve healthcare access.

Respect - We honor our relationship with those we serve and those with whom we work.

Collaboration - We partner with others to improve the health of our community.

BOARD OF MANAGERS REAL ESTATE COMMITTEE

Wednesday, August 21, 2019 4:00 p.m.

**Central Health Administrative Offices
1111 E. Cesar Chavez St.
Austin, Texas 78702
Training Room**

AGENDA*

*Agenda item numbers are assigned for ease of reference only and do not necessarily reflect the order of their consideration by the Committee.

1. Consider and approve the minutes of the May 24, 2019 meeting of the Central Health Board of Managers Downtown Campus Committee. (*Action Item*)
2. Receive and discuss information related to Central Health-owned property, including the Central Health Downtown Campus and other properties, specifically including:
 - a. Updates on the Central Health Downtown Campus activities, options for reuse, and timing and next steps in redevelopment;¹ and
 - b. Approaches to ensuring optimal use and value of real estate assets to reduce operations and facilities costs, and generate revenue.¹ (*Informational Item*)
3. Confirm the next Committee meeting date, time, and location. (*Action Item*)

Note 1, Possible closed session item.

A quorum of Central Health's Board of Managers (Board) may convene to discuss matters on the agenda. However, Board members who are not Committee members will not vote on any Committee agenda items, nor will any full Board action be taken.

Any individual with a disability who plans to attend this meeting and requires auxiliary aids or services should notify Central Health as far in advance as possible, but no less than two days in advance, so that appropriate arrangements can be made. Contact the Board Governance Manager by telephone at (512) 978-8049.

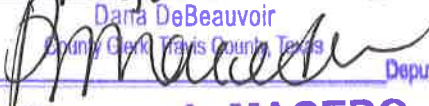
Came to hand and posted on a Bulletin Board in the Courthouse,
Austin, Travis County, Texas on this the 15th day of

August 2019.

Dana DeBeauvoir

County Clerk, Travis County, Texas

By



Deputy

A. MACEDO



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

**Dana DeBeauvoir, County Clerk
Travis County, Texas**

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Aug 15, 2019 03:06 PM

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**CENTRAL
HEALTH**

CENTRAL HEALTH REAL ESTATE COMMITTEE

August 21, 2019

AGENDA ITEM 1

Consider and approve the minutes of the May 24, 2019 meeting of the Central Health Board of Managers Downtown Campus Committee.

MINUTES OF MEETING – MAY 24, 2019
CENTRAL HEALTH BOARD OF MANAGERS
CENTRAL HEALTH DOWNTOWN CAMPUS COMMITTEE

On Friday, May 24, 2019, the Central Health Board of Managers Downtown Campus Committee convened at 1:34 p.m. in the Training Room, 1111 East Cesar Chavez, Austin, Texas 78702. Clerk for the meeting was Ms. Stephanie McDonald.

Committee Members present: Chairperson Museitif, Manager Jones and Manager Valadez

Board Members present:

REGULAR AGENDA

- 1. Consider and approve the minutes of the April 8, 2019 meeting of the Central Health Board of Managers Downtown Campus Committee.**

Clerk's Notes: Discussion on this item began at 1:35 p.m. Manager Valadez moved that the Committee approve the minutes of the April 8, 2019 meeting of the Central Health Board of Managers Downtown Campus Committee. Manager Jones seconded the motion.

| | |
|----------------------|--------|
| Chairperson Museitif | For |
| Manager Jones | For |
| Manager Oliver | Absent |
| Manager Valadez | For |

- 2. Receive and discuss proposed terms for an Interlocal Cooperation Agreement between Central Health and the City of Austin realignment of Red River Street through Central Health's Downtown Campus.**

Clerk's Notes: Discussion on this item began at 1:36 p.m. Mr. Steven Lamp reviewed the Red River realignment and current bids out on the campus.

No action was taken on item 2.

- 3. Consider and take appropriate action on a request to delegate contract negotiation and execution authority to the President & CEO in connection with the realignment of Red River Street.**

Clerk's Notes: Discussion on this item began at 2:05 p.m. Mr. Lamp gave brief opening comments about negotiations with the City of Austin and Central Health President & CEO Mike Geeslin reviewed the execution piece in connection with the realignment of Red River Street. Mr. Geeslin also noted that the Austin City Council has set the item for consideration on their June 20 meeting.

Manager Valadez moved that the Committee recommend that the Board delegate authority to the President and CEO to negotiate and execute a contract with the City of Austin in connection with the realignment of Red River Street. Manager Museitif seconded the motion.

| | |
|----------------------|---------|
| Chairperson Museitif | For |
| Manager Jones | Abstain |
| Manager Oliver | Absent |
| Manager Valadez | For |

- 4. Confirm the next Committee meeting date, time, and location.**

Clerk's Notes: At 2:30 p.m., Chairperson Museitif announced that the next Central Health Board of Managers Downtown Campus Committee meeting is to be determined.

MAY 24, 2019 - CENTRAL HEALTH DOWNTOWN CAMPUS COMMITTEE MINUTES

Manager Valadez moved that the Committee adjourn. Manager Jones seconded the motion.

| | |
|----------------------|--------|
| Chairperson Museitif | For |
| Manager Jones | For |
| Manager Oliver | Absent |
| Manager Valadez | For |

The meeting was adjourned at 2:30 p.m.

Maram Museitif, Committee Chairperson
Central Health Downtown Campus Committee



**CENTRAL
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CENTRAL HEALTH REAL ESTATE COMMITTEE

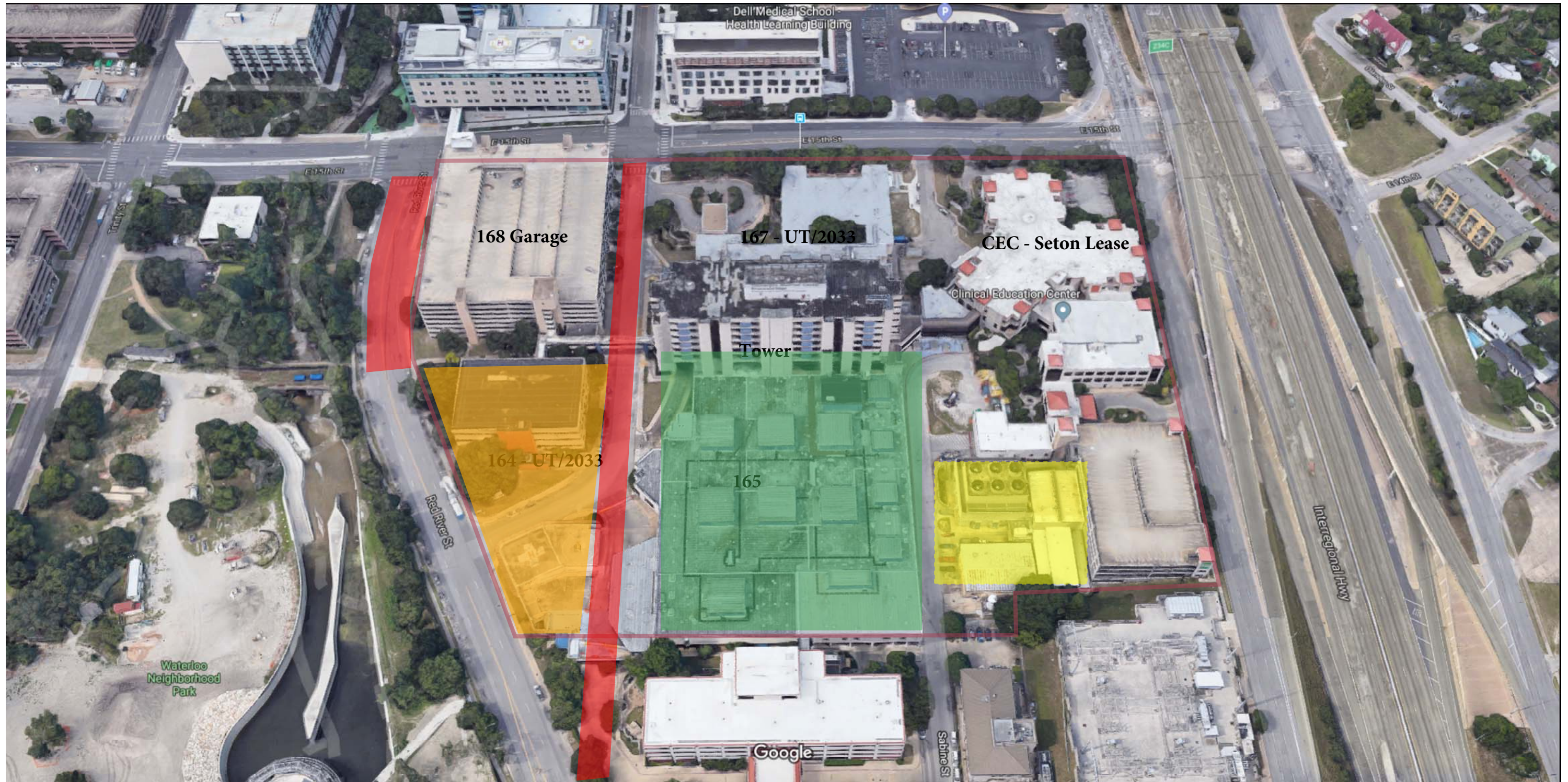
August 21, 2019

AGENDA ITEM 2

1. Receive and discuss information related to Central Health-owned property, including the Central Health Downtown Campus and other properties, specifically including:
 - a. Updates on the Central Health Downtown Campus activities, options for reuse, and timing and next steps in redevelopment;¹ and
 - b. Approaches to ensuring optimal use and value of real estate assets to reduce operations and facilities costs and generate revenue.¹







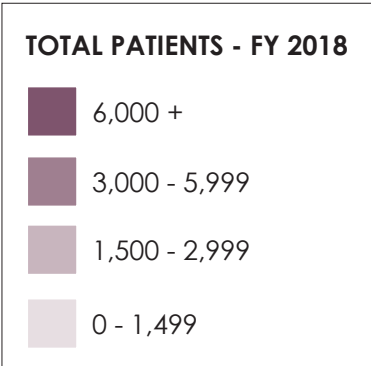
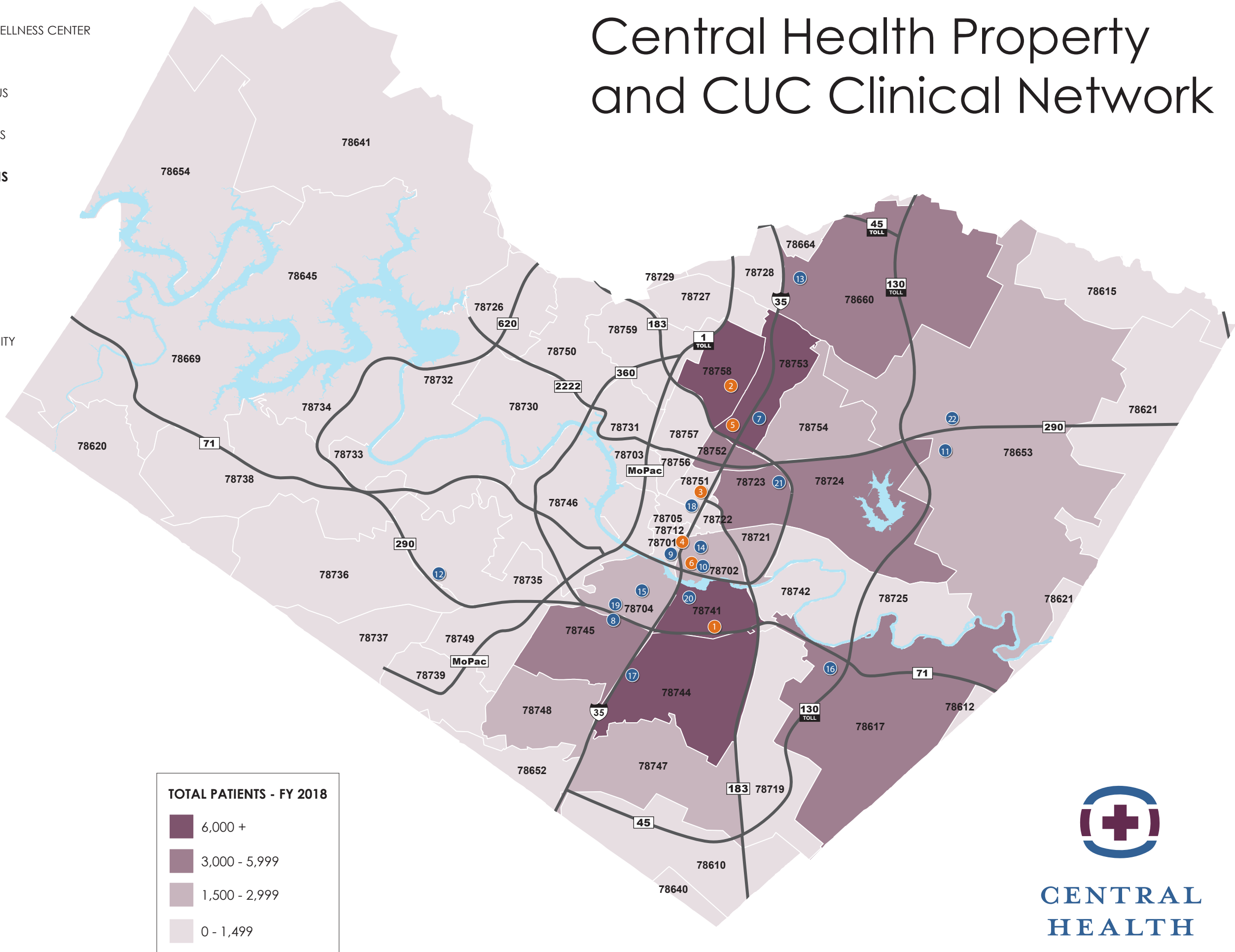
Central Health Property and CUC Clinical Network

+ CENTRAL HEALTH-OWNED LOCATIONS

- 1. CENTRAL HEALTH SOUTHEAST HEALTH & WELLNESS CENTER
- 2. CUC NORTH CENTRAL
- 3. CUC DAVID POWELL (HIV)
- 4. CENTRAL HEALTH BRACKENRIDGE CAMPUS
- 5. 312 E. LOLA DRIVE
- 6. CENTRAL HEALTH ADMINISTRATIVE OFFICES

+ COMMUNITYCARE-OPERATED LOCATIONS

- 7. CUC RUNDBERG
- 8. CUC BEN WHITE DENTAL CLINIC
- 9. CUC ARCH (HOMELESS)
- 10. CUC EAST AUSTIN
- 11. CUC MANOR
- 12. CUC OAK HILL
- 13. CUC PFLUGERVILLE
- 14. CUC SANDRA JOY ANDERSON COMMUNITY HEALTH AND WELLNESS CENTER
- 15. CUC SOUTH AUSTIN
- 16. CUC DEL VALLE HEALTH CENTER
- 17. CUC WILLIAM CANNON HEALTH CENTER
- 18. CUC HANCOCK WALK-IN
- 19. CUC CARE CONNECTIONS CLINIC
- 20. CUC AUSTIN OB/GYN—RIVERSIDE
- 21. CUC AUSTIN OB/GYN—SPRINGDALE
- 22. CUC AUSTIN OB/GYN—MANOR





CENTRAL HEALTH

Central Health Real Estate Committee

August 21, 2019

Steven Lamp, Vice President of Real Estate and Facilities



@CentralHealthTX

Agenda

1. Downtown Property
2. Central Health Enterprise - Real Estate Initiatives and Phasing
3. Enterprise Owned & Occupied Facilities



Downtown Property

1. Status / Projects Update
2. Development Standards
3. Implementation



Downtown Property

1. Status / Projects Update

1. 2033 Development – Block 164
2. New Red River Interlocal with City of Austin
3. Zoning Overlay
4. CEC Alternate Utilities – Central Plant Decommissioning
5. Demolition

2. Development Standards

3. Development Implementation



Downtown Property

1. Status / Projects Update

2. **Development Standards**

1. Innovation Projects / Tenants / Support Occupancies
2. Master Plan Guidance
3. Ground Floor Retail / Amenities
4. Subsurface Parking
5. Minimize Vehicular Traffic
6. Connectivity / Interaction with Adjacent Property
7. Project Scale

3. Development Implementation



Downtown Property

1. Status / Projects Update
2. Development Standards
- 3. Development Implementation**
 1. Timing
 2. Flexibility
 3. Revenue Increase – Development Participation
 4. Long Term Value Capture
 1. Parking
 2. Health South Acquisition



Central Health Enterprise Real Estate Initiatives and Phasing

1. Enterprise Administration Offices Consolidation

1. Purchase or Develop a Building
 1. Economics
 2. Location – Health & Wellness Center Proximity
 3. Timing



Central Health Enterprise Real Estate Initiatives and Phasing

1. Enterprise Administration Offices Consolidation

1. Purchase or Develop a Building

1. Economics:

| Lease Totals | |
|--------------------------------|---------------|
| 5-Year Total | \$ 8,737,792 |
| 5-Year Net Present Value (NPV) | \$ 7,722,031 |
| 10-Year Total | \$ 19,109,355 |
| 10-Year Net Present Value | \$ 14,871,280 |



Central Health Enterprise Real Estate Initiatives and Phasing

1. Enterprise Administration Offices Consolidation

1. Purchase or Develop a Building

1. Economics
2. Location – Health & Wellness Center Proximity
3. Timing
 1. Purchase & Renovate – 21 Months to Deliver
 2. Develop New – 30+ Months to Deliver



Owned Property & Operated Facilities

Owned Property

- CH HQ – 1111 E. Cesar Chavez
- SEHWC – 2901 Montopolis Drive
- North Central Health & Wellness Facility – 1210 Braker Lane (48,847 SF)
- David Powell Clinic – 4614 N. IH 35
- Puett Parcels – 312 East Lola Drive

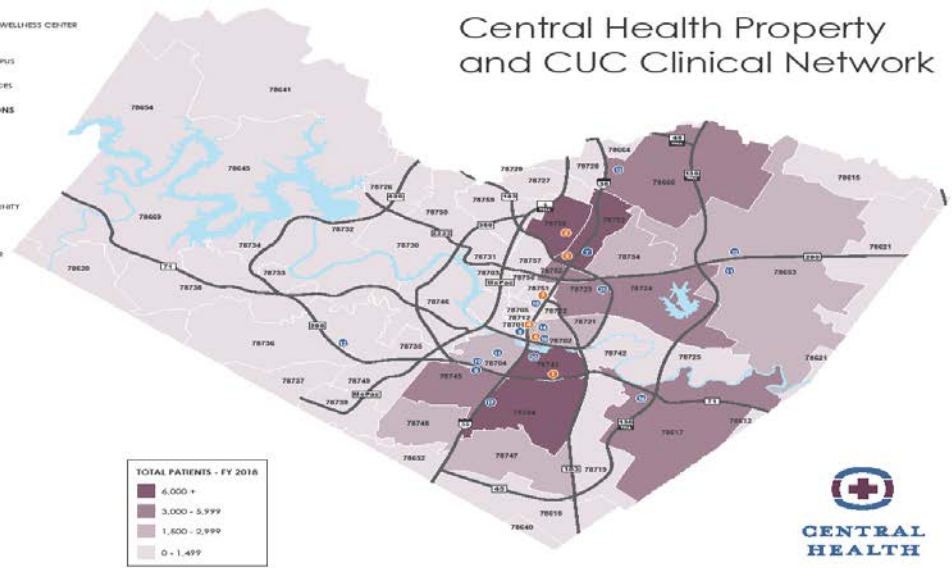


Owned Property & Operated Facilities

- CENTRAL HEALTH OWNED LOCATIONS**
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 21. CUC AUSTIN OBI/GYN—SPRINGDALE
 22. CUC AUSTIN OBI/GYN—WAHNER

Central Health Property and CUC Clinical Network





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**CENTRAL
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CENTRAL HEALTH REAL ESTATE COMMITTEE

August 21, 2019

AGENDA ITEM 3

Confirm the next Committee meeting date, time, and location.