



UPC Property Vision Team

Summary of Work from Fall 2024 through February 2025

*Almighty God,
With Jesus Christ as cornerstone,
we would be builders of your kingdom.
In an unjust world, help us to be servants of your abundance.
In an isolating world, help us love our neighbors as ourselves.
In a fearful world, help us dream of a beautiful day yet to come,
with courage, with hope, one step at a time,
for the sake of your church, your creation, and your future.
Amen.*

BROKER UPDATE: In August, Session approved PVT's recommended brokerage firm, JLL, to represent UPC. Through the fall, JLL began worked on the "Broker's Opinion of Value" marketing report for UPC, delivering a finalized report in November. Information from this report will be shared with Session in January. Additionally, PVT began working on an initial timeline of work with JLL that will carry us through 2025.

TOURS OF ST. AUSTIN CATHOLIC CHURCH FACILITIES: A tour was offered in late August and again in early November of the newly renovated spaces at St. Austin. The November tour was geared toward families and children who provided some valuable feedback regarding some of the new spaces at St. Austin. There is a short video of the tour on the UPC website under the PVT tab under Year 2. Check it out!

TOURS OF STUDENT CENTERS IN WEST CAMPUS: In the fall, Carter worked with the PVT and set up five visitations to different religious student centers in the West Campus area. Each of these tours was over an hour long and included Texas Wesley, Episcopal Student Center, Hillel, Lutheran Ministries, and University United Methodist Church. We were able to gather some valuable information about specific student needs, what does and doesn't work in these facilities and what is needed in the community and by the community to better support students. Additionally, team members visited a number of student high-rises in our community for reference points.

CITY OF AUSTIN (COA) RESOLUTION TO AMEND THE University Neighborhood Overlay (UNO)

ORDINANCES: These ordinances govern many aspects of the West Campus Neighborhood and specifically the height limits of buildings. Presently, the COA is giving consideration to unlimited height restrictions for the "Inner West Campus" area (where UPC's property resides) and increasing limits in the neighborhood to the west. Additionally, important to UPC in this resolution is the proposed closure of 23rd Street from Guadalupe Street to Rio Grande Street. Responses to and work with the COA are being had through University Area Partners (UAP). A vote on height and density will be had by the COA in late spring 2025. A vote regarding the 23rd Street closure has not been determined yet.

GRANT UPDATE: As mentioned at our October 2024 gathering, UPC in collaboration with Central Presbyterian Church, Congregational Church of Austin, First United Methodist Church, and David Chapel applied for the St. David Foundation Grant. Unfortunately, we were not awarded the grant and will receive a debriefing in later January for this decision. PVT is currently looking into other grant possibilities that have application times coming up this year.

RENEWED CONTRACT WITH OUR CONSULTANT CHRISTOPHER KENNEDY: The PVT has renewed our contract with Christopher Kennedy for the second phase of work, which will begin in early 2025 and continue into mid-2026.

FINALIZING UPC's GENERAL SPACE NEEDS: In June 2024, UPC members completed a space needs survey, and we discussed other potential space considerations at round table conversations. This was a broad assessment of our space needs based on our current uses and programs.

During January and February, PVT will be refining these space needs as we communicate with individuals and groups that utilize UPC facilities. In February, we will be able to make a *general* assessment of UPC's needed square footage. With cost factors supplied by our broker, JLL, we will be able to create financial "bookends" for a starting point as we consider different expenses and income options during 2025. [Note: Specific space needs will be had with an architect should we decide to move forward with development.]

ENGINEERING STUDY: In February, PVT will be taking bids and hiring a firm to complete an engineering study of our facility. This will cover asbestos, roof assessment, plumbing and electrical, foundation+ and be able to help us with financial assessments now and as we plan for our future. This information will be shared with our facilities operation and financial teams as financial preparations are made for this year.

NEXT CONGREGATIONAL MEETING: *Mark your calendars!* PVT will host a congregational gathering **Sunday, February 16th** following Worship in the Fellowship Hall. We will begin our initial financial conversation on our facilities and future and updating members on our work for this coming year. There will be a light lunch and this gathering will be offered via zoom.

And as always, should you have any questions, concerns or comments, please feel free to reach out to any PVT member or at our email – UPCpropertyvisionteam@gmail.com or to Stephanie Morris at 512-415-9797 or stephanietmorris@sbcglobal.net We look forward to seeing you soon!