

1 - Agenda

Documents:

[1 - AGENDA.PDF](#)

2 - Potential Sale Of City Hall And Acquisition Of Bowater Building

Documents:

[2 - CITY HALL RELOCATION OPPORTUNITY.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE SPECIAL CALLED WORK SESSION MEETING

Monday, June 7, 2021 - 5:00 p.m.

**Meeting Location:
Greenville Convention Center
1 Exposition Drive, Room 102**

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. Attendees at the location may be subject to a temperature screening. Attendees who have not received vaccination are encouraged to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Citizens may also access the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

AGENDA

- | | | |
|-----------|---|------------------|
| 1. | Call to Order | 5:00 p.m. |
| 2. | Potential Sale of City Hall and Acquisition of Bowater Building
<i>(Presented by City Manager John McDonough)</i> | 5:00 p.m. |
| 3. | Adjourn | 5:20 p.m. |

An aerial night photograph of a city. In the center, a river flows through a park area, featuring a small waterfall and a curved pedestrian bridge. The city skyline is visible in the background, with numerous buildings illuminated by city lights. A prominent building with a 'BANK OF AMERICA' sign is visible in the upper center. The sky is dark with some clouds, and the overall scene is lit up by the city's lights.

City Hall Relocation Opportunity

Council Work Session
June 7, 2021



City Hall Relocation Opportunity

- 55 E. Camperdown Way
- Bowater Building
- Built in 1990-1991
- 97,900 square feet
- 4 stories
- Approximately 1+ acres



Condition and Amenities

- Three story atrium
- Ample meeting space
- Building assessed in “good” condition
- Cost effective compared to new construction
- Improved safety and security for visitors and employees



Iconic Location in Falls Park

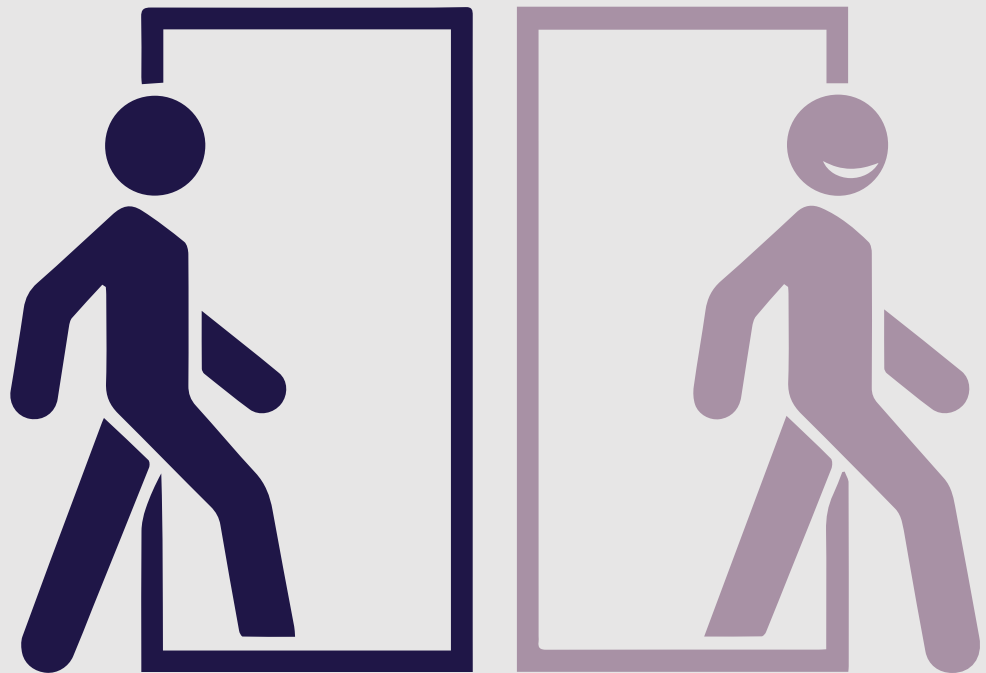


“This is a once in a generation opportunity to put City employees and operations next to Greenville’s greatest natural resource.”

Mayor Knox White

Improved Customer Service

- Ground level, modernized Council Chambers will allow citizens easier access to public meetings
- First floor **One-Stop-Shop** for residents, businesses, development community and visitors



Benefits of Relocation

Improved employee morale and interdepartmental collaboration



Environmental Benefits

- Bowater is a more energy efficient building
- Bowater has a much more useful roof for potential high-profile solar installation
- The location along the river can be used to help ensure the river is protected from further development or stormwater issues



Challenges of Current Location

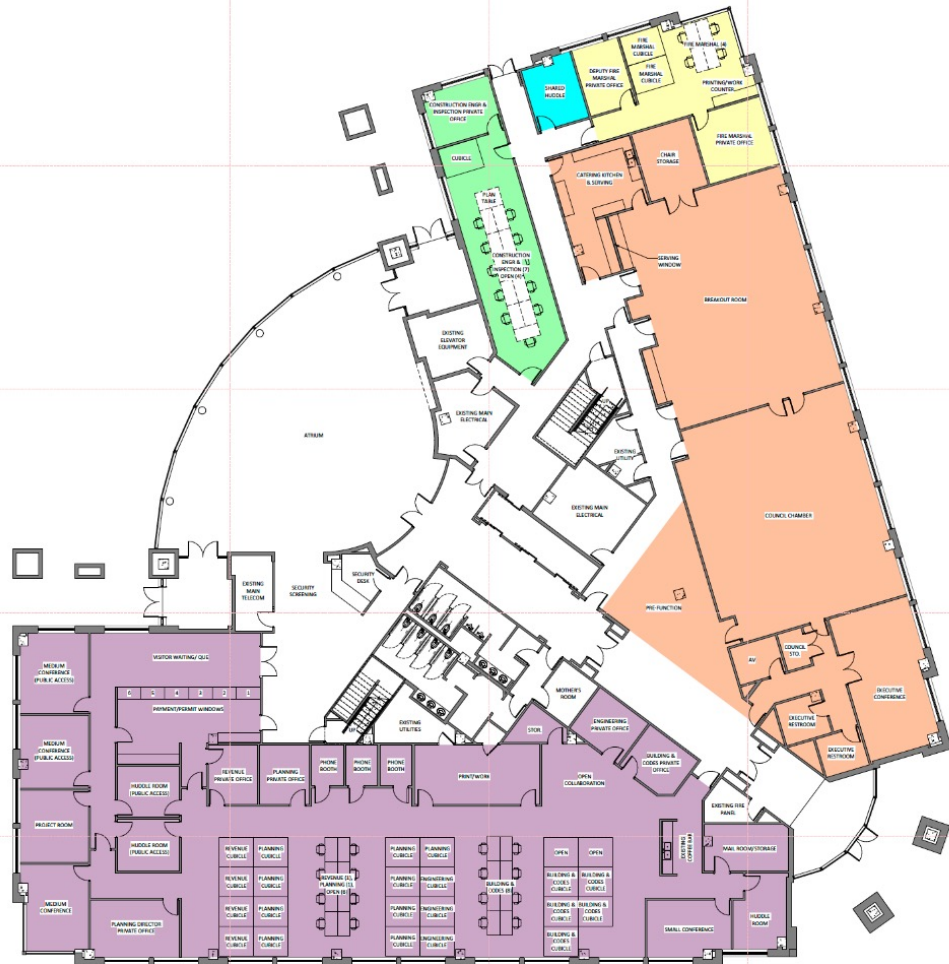
- City Hall is not large enough to accommodate current business operations or adequate workspace for employees
- The floor plan is not customer service oriented. Planning and Development functions are located on multiple floors making it difficult to conduct business



Challenges of Current Location



- Extensive maintenance needs over the next 8 years are projected to cost more than \$5.75M
- Safety and security do not meet today's needs and would be costly to retrofit
- Council Chambers is difficult to access, and emergency evacuation is a concern



AP-101 FLOOR PLAN - LEVEL 1







An aerial night photograph of a city. In the foreground, a river flows through a park area with trees and a curved pedestrian bridge. A large, modern glass skyscraper is the central focus, surrounded by other city buildings. The sky is dark with some clouds, and city lights are visible throughout the scene.

City Hall Relocation Opportunity

Council Work Session
June 7, 2021