1 - Work Session Agenda

Documents:

1 - WORK SESSION AGENDA.PDF
2 - ACQUISITION AND DISPOSITION OF CITY PROPERTY (CITY HALL).PDF

CITY COUNCIL OF THE CITY OF GREENVILLE
WORK SESSION MEETING

Monday, March 13, 2023 - 3:00 p.m.

Greenville City Hall, 206 S. Main Street

Citizens may access the meeting at the following web address:
https://www.greenvillesc.gov/1694/Online-Meetings

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

CITY STAFF: City Manager John McDonough, City Attorney Leigh Paoletti; City Clerk Camilla G. Pitman

AGENDA

1.	**Call to Order**	**3:00 p.m.**
2.	**Acquisition/Disposition of City Property**	**3:00 p.m.**
3.	**Executive Session (S.C. Code §30-4-70):** *NOTE: City Council will leave the Work Session to conduct an Executive Session which is not open to the public. The Work Session meeting will adjourn following the completion of the Executive Session. No action will be taken prior to adjourning the meeting.* **a. Economic Development / Legal Briefing** **b. Boards and Commissions / Personnel Update**	**4:00 p.m.**
4.	**Adjourn**	**5:20 p.m.**

City Hall Update

March 2023

city of greenville

City Facility Upgrades

The City of Greenville made a multi-year **commitment** to improve public facilities, including:

- New Fire Stations at Verdae and Augusta (2016, 2020)
- Public Works (2017)
- Police, Fire Administration, Municipal Court and City Services relocates to Halton Road (2024)

City Hall RFP Process

The City, through NAI Earle Furman, released an RFP for a public-private partnership to redevelop City Hall.

The RFP would provide the City with 5 floors of updated shell space and a private user for remaining floors and or expanded footprint.

Concurrently, the City continued exploring partnership opportunities at 55 Camperdown for potential acquisition of 2 floors.

City Council feedback is needed to determine the path forward.

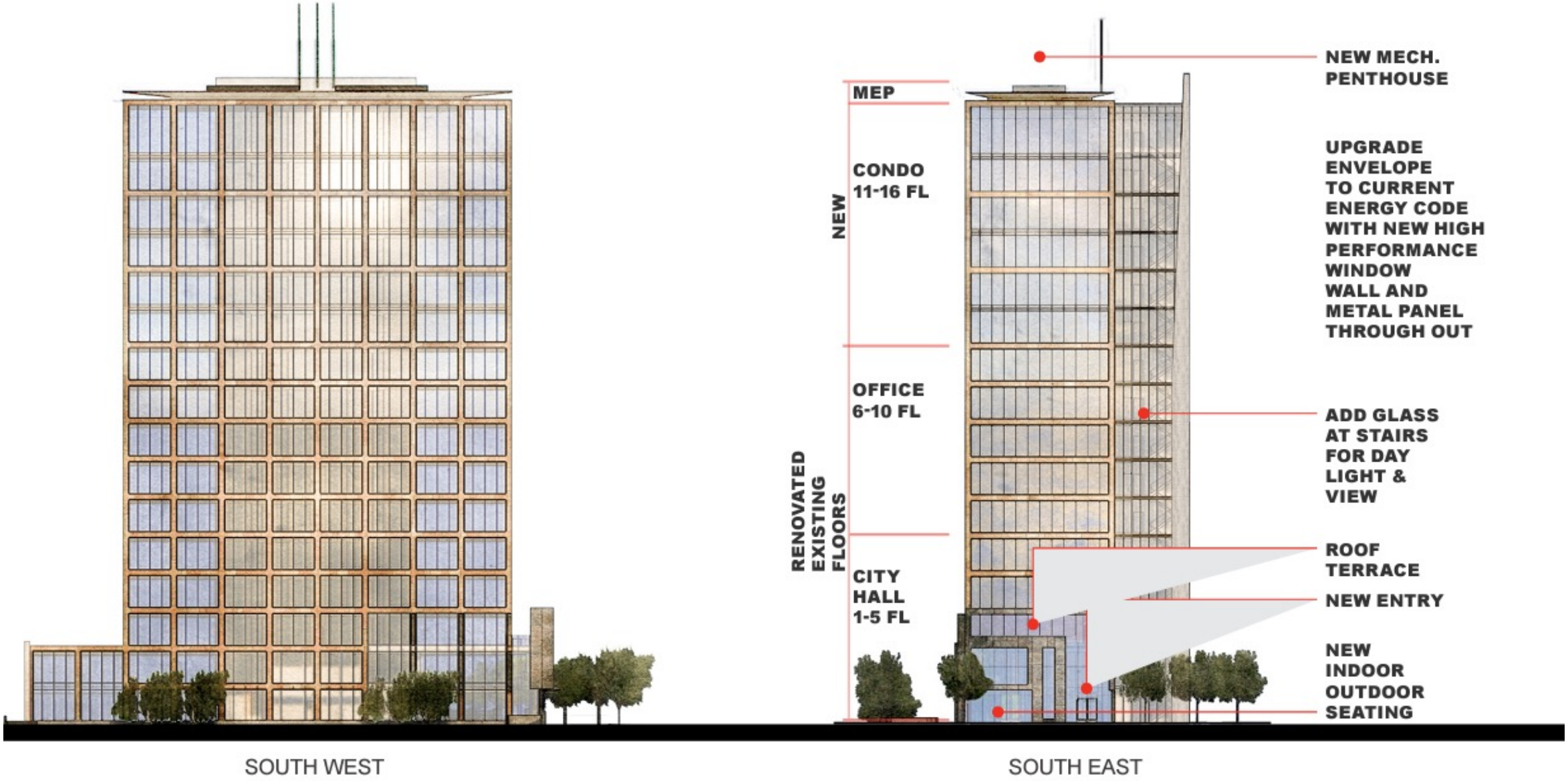
RFP Responses

The City & NAI Earle Furman received 4 responses to the RFP issued in July 2022.

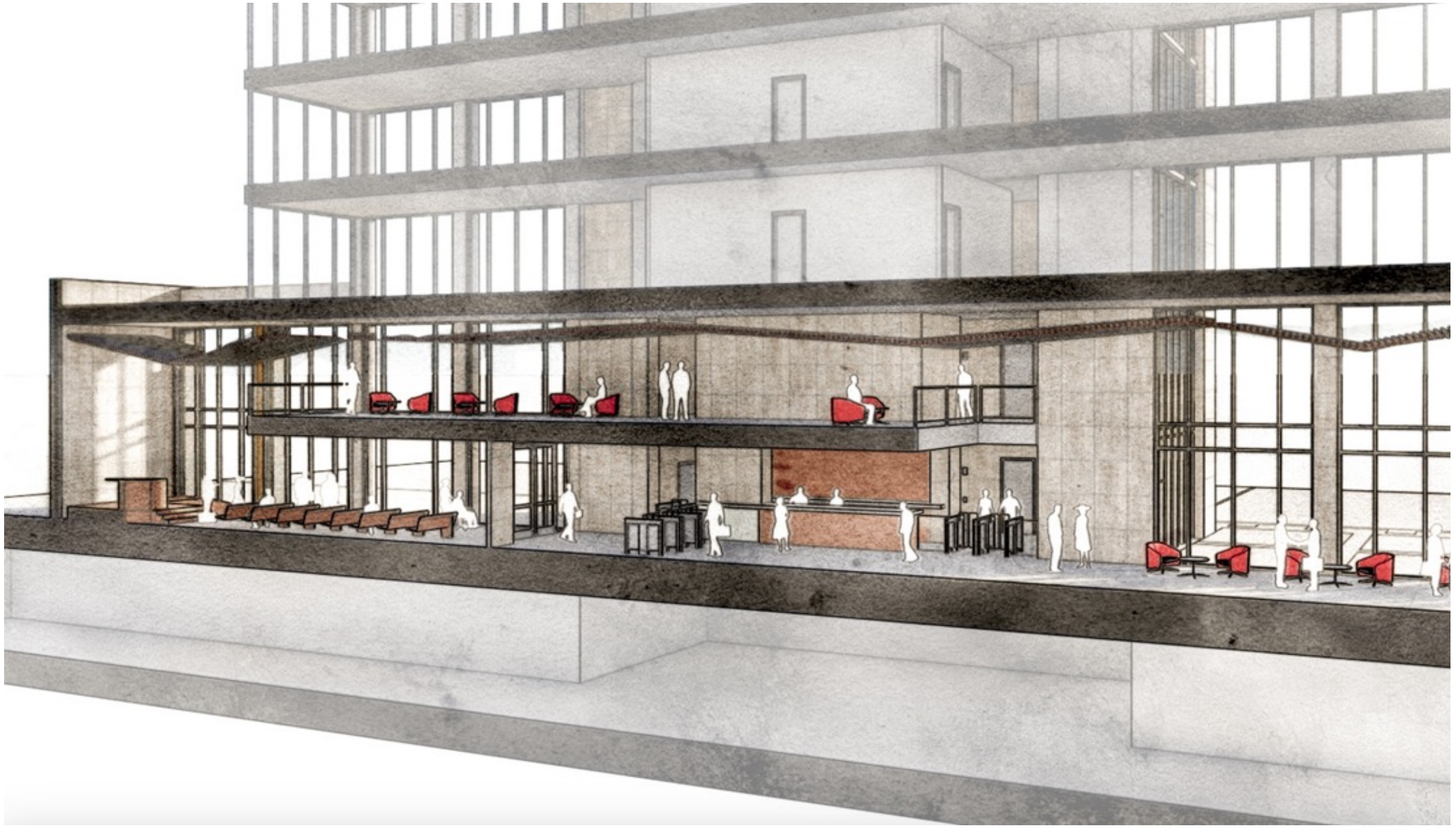
- Hughes Development
- McKibbon Places
- M.Peters Group
- Spencer Hines Properties

NAI Earle Furman interviewed the top ranked responses and recommends M. Peters Group.

Renderings from M. Peters Group



Renderings from M. Peters Group



Renderings from M. Peters Group

55 Camperdown Way

CITY HALL RELOCATION OPPORTUNITY

city of greenville

City Hall Relocation Opportunity

City Hall Relocation Opportunity

City Hall Relocation Opportunity

LS3P

TEST FIT LEVEL 1

55 EAST CAMPERDOWN WAY

DEPARTMENTS

RECEPTION/ SECURITY	850Ssf
COUNCIL CHAMBERS	6010sf
CITY CLERK	900sf
CITY PROJECT MANAGER	1100sf
IT SUPPORT	450sf
PRT	4275sf
SHARED SPACES	1380sf
RESTROOMS	700sf

LAYOUT FEATURES

- IMPROVED ACCESS/ SECURITY CONTROL
- SEPARATE EMPLOYEE & PUBLIC ENTRANCES
- FLEXIBLE COUNCIL CHAMBERS & PRE-FUNCTION
- SUPPORT SPACES ADJACENT TO COUNCIL CHAMBERS
- PRT DIRECT CONNECTION TO LOADING AREA
- ATRIUM GATHERING SPACE WITH COURTYARD ACCESS FOR EVENTS
- SHARED 1ST FLOOR BREAK ROOM FOR CROSS DEPARTMENT INTERACTION

LS3P

TEST FIT LEVEL 2

55 EAST CAMPERDOWN WAY

DEPARTMENTS

LEGAL	2880sf
CMO	4640sf
MAYOR	1135sf
ECONOMIC DEVELOPMENT	5840sf
COMMUNICATIONS	3810sf
SHARED SPACES	655sf
RESTROOMS	545sf

LAYOUT FEATURES

- LARGE FLEXIBLE & EFFICIENT FLOOR PLATES
- ECONOMIC DEVELOPMENT SUITE WITH PROGRESSIVE LAYOUT
- RIVER VIEWS FROM 2ND FLOOR BALCONY
- DEDICATED SEPARATE MAYOR & CMO SUITES
- POTENTIAL FOR FUTURE GROWTH AND FLEXIBILITY
- SHARED 2ND FLOOR BREAK ROOM FOR CROSS DEPARTMENT INTERACTION

Comparisons – 206 S. Main

Option A		
Remain at 206 S. Main St Renovate, contribute top 5 floors to M Peters Group		
Remaining City SF		40,250
Sale of 6-10 of 206 S. Main St	$	6,250,000
Capital Contribution to Developer	$	(12,250,000)
Building	$	-
Up Fit 1-5	$	(6,588,850)
Design	$	(658,885)
FFE	$	(1,800,000)
Escalation	$	(263,554)
Contingency	$	(658,885)
Cost PSF	$	(397)
Total Cost	**$**	**(15,970,174)**
Estimated Timeline for Completion		Jun-26

Comparisons – 55 Camperdown

Option B		
Buy floors 1-2 of 55 Camperdown Sell 206 S. Main St - Update building, renovate floors 1-2		
Remaining City SF		39,906
Sale of 206 S. Main St	$	12,500,000
Purchase 1-2	$	(14,000,000)
Building Renovations 46%	$	(1,127,000)
Up Fit 1-2 including demo	$	(8,073,878)
Design	$	(807,388)
FFE	$	(1,800,000)
Escalation	$	(161,478)
Contingency	$	(807,388)
Cost PSF	$	(358)
Total Cost	**$**	**(14,277,131)**
Estimated Time for Completion		Jun-24

Revenue – 206 S. Main

Parking:		
Give up 100 spaces PP deck	$	86,400
Net Parking change	**$**	**86,400**
Property Taxes:		
Current Tax Revenue	$	75,944
Proposed Tax Revenue	$	90,000
Property Tax Change per Year	**$**	**14,056**
Revenue Offset (20 yr)	**$**	**2,009,120**
Revenue per Year	$	100,456

* Over 20 Years

Revenue – 55 Camperdown

Parking:		
Give up 200 spaces PP deck	$	172,800
Lease 100 spaces BW deck	$	(86,400)
Net Parking change	**$**	**86,400**
Property Taxes:		
Current Tax Revenue	$	75,944
Proposed Tax Revenue	$	157,971
Property Tax Change per Year	**$**	**82,027**
Revenue Offset (20 yr):	**$**	**3,368,540**
Revenue per Year	$	168,427

* Over 20 Years

Next Steps

Authorize award of RFP to M.Peters Group and begin negotiations on the terms of Purchase Sale Agreement (PSA)

Authorize further negotiation on the terms of PSA for purchase of a portion of 55 Camperdown.

Draft RFP for design and renovation at 55 Camperdown.

Questions