

**City Council
Agenda Memo**



TO: Robert Hanna, City Manager

FROM: James W. Childers, Director of Community Services

SUBJECT: Authorizing the City Manager to enter into a Lease Agreement with JLL, the operating company for the Mall of Abilene for a new South Branch Library location

**City Council
Meeting Date: July 23, 2015**

GENERAL INFORMATION

South Branch Library has been located in 5,600 sq. ft. since it was a pilot project in January of 1998. Lease on the existing location expires on July 31, 2015. Because of the impending expiration of the lease, and due to the significant constraints on library operations in the limited space, staff solicited proposals for a larger location in the Southern part of the City in March 2015. Two proposals were received on May 1. A committee composed of City Staff, Advisory Board members and Friends of the Library reviewed the proposals and toured the proposed spaces. The Committee recommended lease negotiations with JLL, the company that presently manages the Mall of Abilene. Such negotiations were engaged and the lease is proposed to move the South Branch Library to a vacant 20,432 sq. ft. space in the Mall of Abilene.

SPECIAL CONSIDERATIONS

The lease package includes a substantial tenant incentive. The Friends of Abilene Public Library (FOL) have pledged a minimum of \$500,000 to support renovation and preparation of the space for library functions. The FOL have begun their fund raising efforts to provide additional funds over the initial pledge amount and have met with good success. Staff and FOL are hopeful that these additional funds may bring total donated funds (pledged amount + additional funds) to an amount equal to or greater than \$1 million.

FUNDING/FISCAL IMPACT

An increase of \$68,872 is in the proposed budget for the net increase of lease payments for the South Branch library. There is also a one-time moving expense of \$20,000 in the proposed budget. Existing staffing will be reallocated to support the functions on an as needed basis. Other costs will be absorbed in the library operating budget as existing funding allows.

STAFF RECOMMENDATION

Staff recommends this lease agreement be executed to facilitate relocation of the South Branch Library.

BOARD OR COMMISSION RECOMMENDATION

A resolution of support for this lease agreement was approved unanimously by the Library Advisory Board at their meeting of June 22, 2015.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE
AGREEMENT TO RELOCATE THE SOUTH BRANCH OF THE ABILENE PUBLIC
LIBRARY**

WHEREAS, the South Branch of the Abilene Public Library has grown beyond its leased space of 5600 square feet at 1401 South Danville; and,

WHEREAS, the current location's lease expires on July 31, 2015; and,

WHEREAS, a Request for Proposal process was initiated in March to seek new leased space to house the south branch library with room for programs and services; and,

WHEREAS, two respondents submitted proposals for consideration; and,

WHEREAS, a selection team composed of library staff, City Administration, Library Advisory Board members, and Friends of the Library members selected the proposal from Jones, Lang, LaSalle for space #1246 at the Mall of Abilene; and,

WHEREAS, the Library Advisory Board passed Resolution 2015-3 at its meeting on June 22, 2015 recommending relocation to the Mall of Abilene; and,

WHEREAS, On June 23, 2015 the Friends of the Abilene Public Library met and voted to pledge a minimum of \$500,000.00 to the relocation of the South Branch Library.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF ABILENE, TEXAS:**

Part 1. That the City Manager is authorized to act on behalf of the City of Abilene in all matters related to the negotiation and execution of a lease agreement with Jones, Lang, LaSalle for space #1246 of the Mall of Abilene.

Part 2. That the City of Abilene will relocate the South Branch of the Abilene Public Library to the Mall of Abilene after the lease space finish out has been completed.

Part 3. That the City of Abilene will work in partnership with the Friends of the Library to accomplish this relocation.

Part 4. This resolution is effective upon adoption.

ADOPTED this 23rd day of July, 2015.

ATTEST:

Danette Dunlap, City Secretary

Norman Archibald, Mayor

APPROVED:

T. Daniel Santee, City Attorney

Library Advisory Board Resolution – 2015 - 3

Whereas, South Branch Library has grown beyond its leased space of 5600 square feet at 1401 S. Danville, and

Whereas, the lease on 1401 S. Danville expires on July 31, 2015, and

Whereas, staff engaged a Request For Proposal process in March to seek new leased space to house the branch library with room for programs and services, and

Whereas, two respondents have submitted proposals for consideration, and

Whereas, staff and a selection team composed of Library Staff, City Administration, Library Advisory Board Members, and Friends of the Library members selected the proposal from Jones, Lang, LaSalle for the space at #1246 at the Mall of Abilene as its preferred location, and

Whereas, staff are negotiating a favorable contract with the proposer for said space;

Now, Therefore:

We, the Library Advisory Board recommend to the City Council of Abilene that a lease agreement with Jones, Lang, LaSalle be executed, and that staff do all deeds necessary to support, participate in the design of, and implement a new South Branch library for the community at the Mall of Abilene as outlined in the proposal lease.

Done this twenty second day of June, 2015.

Rob Carleton

6/22/15

Rob Carleton, Chair

Date

Lori Grumet

Lori Grumet, City Librarian

Date

Vote:

Carleton

✓ yes

Casada

✓ yes

Chapman

*RS
absent*

Fink

✓ yes

Lillick

✓ yes

Nail

✓ yes

Regan

✓ yes

Sadler

✓ yes

Specht

✓ yes

Kim St. Clair, Recording

Kim R. St. Clair

Date

22 June 2015



BOARD OF DIRECTORS

June 26, 2015

Carrie Casada

President

Honorable Mayor Archibald and Abilene City Council:

Libby Rankin

Past President

On June 23, 2015 the Friends of the Abilene Public Library met and

Rhonda Bolt

Secretary

voted to pledge \$500,000.00 to the relocation of the South Branch

Garrett Smith

CPA, Treasurer

Library. One of the Friends' stated Purposes is "to support and

Mary Pizzorno

Membership

cooperate with the library in developing library services and facilities".

Glenda Alexander

The Friends are enthusiastic about the future of the South Branch and

Shielah Baggett

are committed to support and encourage the Abilene Public Library.

Mary Katherine Campbell

Rob Carleton

Emerald Cassidy

Becky Colman

Respectfully,

Carrie Casada

Sharon Earnest

Charlie Hukill

Roxanne Klump

President, Friends of the Abilene Public Library

Tiffany Lamb

Cathy Lauve

Tim Lillick

Jill May

Tom McAlister

Judith Phaneuf

Sujata Shahane

Amanda Shelnett

Edward Smith

Jacque Thweatt

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Ex Officio:

Lori Grumet

City Librarian

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Publicity