

TRC Capital Plan Meeting – County, ACC, and ABSS – 9-24-19

Meeting Minutes:

Attendance: Dr. Bruce Benson, Jeremy Teetor, Dr. Gatewood, Bryan Hagood, Dr. Todd Thorpe, Misty Brown, Josh Fernandez, Tom Hartman, Matt Banko, Andrea Rollins, Michelle Mills

Purpose: Review open issues, capital and bond project updates, and Oversight Committee organization

ABSS Bond Project Updates:

Dr. Thorpe presented the new conceptual design for Southern High School that was shared with the ABSS Board on September 23. Pinnacle Design updated the conceptual drawing for Southern High School that proposes a newly constructed single-story building that will include additional classrooms, expanded cafeteria space and administrative offices. This new design will also rework existing parking lots and drop off zones and allow for summer construction. Other improvements include: repurposing the existing administrative buildings to student services; replacing the vocational instruction building at another location; adding parking spaces and cafeteria space; improving campus security; and updating walkways to be ADA accessible. Pinnacle will be providing additional details to the Board of Education, and ABSS staff will be scheduling stakeholder meetings. The new proposed design is found at https://assistive.eboardsolutions.com/meetings/TempFolder/Meetings/SouthernHS-conceptual-Hires_190172dzzgbbaxojdrou1a2d11af3r.pdf.

To complete design services for the new high school project, the Moseley Architect Firm has been hired. Curriculum plans are underway, preliminary conceptual designs will be prepared for review at public stakeholder meetings that will soon be scheduled before the finalization of conceptual drawings. The ABSS board has approved Samet Corporation as the construction firm using the Construction Manager at Risk model, and contract negotiations are underway. The ABSS Board has approved negotiations for evaluation of land purchase at site #7 which is approximately 100 acres, 96% of which is suitable for development.

Oversight Committee Meeting:

The first Oversight Committee meeting will be held at the Graham Library Meeting Room on September 26 at 9am. TRC agreed to give updates for capital projects and bond projects. The Oversight Committee will help make recommendations, provide input for bond/capital projects, and help to communicate to their respective boards. At this time, no public comment period will be included on the agenda. The tentative dates for the Oversight Committee will be: Dec. 12, February 27, and June 4 at 9am.

General Discussion

ABSS is planning to gauge the interest of parents enrolling their children into specialty schools. This information was not included in the earlier program survey. Dr. Benson has also reached out to Mike Miller to get new school enrollment projections for future school planning.

Dr. Thorpe and his team are currently reviewing the Civil Rights Report and working through a plan and timeline for required projects.

Tom Hartman announced that Clark Nexsen, architects, and The Christman Company, construction firm, are currently working on the first project including the Center of Excellence and Parking Deck. ACC has been presented with options for increased space at the Center of Excellence which results in less funding for the parking project. Staff will present their recommendations to the Board of Trustees in October.

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In regards to the leased property for the west, east, and training center, the County's bond attorney asked that wording be included in the leases that establish that the property would be owned by the college, either via an actual deed or by usage rights. ACC attorneys will share draft leases with the bond attorney for recommendations or changes. Operating funding will need to be identified to cover the high average cost of leased properties. Due to the possibility of a smaller parking project, one recommendation to pay for the higher lease costs was to use the excess approximate \$300,000 parking deck operations funding. Due to changes in the timing of ACC projects, the spring bond issuance may only be needed for ABSS projects and ACC's bond projects may need funding in the Sep 2020 bond issuance. County staff will meet with Davenport to get updated information and staff action timelines for debt issuance to include these changes.

Sales Tax Savings:

ABSS and the County have worked out a process for the County to pay ABSS construction costs in order to obtain refunds of any sales tax paid. Susan Evans, County Finance Officer, will connect to Jeremy Teetor, ABSS Finance Officer, to work out billing details. Reimbursements of sales tax paid for ACC bond projects (approx. \$300,000-\$500,000 for any \$10-\$15 million project) could only be obtained if Alamance County met federal guidelines including ownership of the project. The cost of legal and fiscal counsel would diminish the impact of the sales tax reimbursement amount.

Sales Tax:

The Oversight Committee may discuss another Article 46 Sales Tax Referendum. If so, a resolution passed by the Board of Commissioners would need to be approved in October to be included in the spring primary. The Board of Commissioners would also need to clarify what the sales tax would be used for (educational purposes: operational costs for new bond projects, reduce property tax rate, increase capital funding to target 7 million, or other ACC or ABSS capital needs).

County Manager Hagood reminded the group that the Mr. Briggs, consultant, recommended a county third party be included as additional accountability for ACC and ABSS bond projects, but this recommendation may not be needed as there are currently several accountability measures being taken including: regular TRC meetings and communication, Oversight Committee meetings, CMRs hired with maximum costs for projects, and current building codes, DPI standards, State standards, etc. These will provide a thorough level of accountability and oversight for the Board of Commissioners.

NEXT MEETING: 9:00AM Tuesday October 29, 2019 at Impact Alamance Meeting Room

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