CITY OF HOUSTON

Building Services Department

Bill White

Mayor

Issa Z. Dadoush, P.E.
Director
Building Services Department
P.O. Box 61189
Houston, Texas 77208-1189

T. 713.247.2157
F. 713.437.6957
www.houstontx.gov

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Mr. Duncan Klussmann, Superintendent
Members of the Board of Trustees
Spring Branch Independent School District
955 Campbell Road
Houston, TX 77024

Dr. Klussmann and Board Members:

Thank you for your April 20, 2005, letter indicating the willingness of the Spring Branch Independent School District Board of Trustees to begin discussions regarding the sale or exchange of property owned by the District adjacent to the City of Houston's Kendall branch library for expansion of the library. The City of Houston greatly appreciates your correspondence and the spirit of your offer.

As you are aware, the City of Houston has identified a need for land larger than the present site occupied by Kendall in order to construct the facility and provide the parking necessary for providing library services for Kendall's growing community. The City and SBISD began discussion of a possible transaction in 2003 and for the past two years have in good faith discussed directly and with the service area the land and financial needs of our respective entities, and ultimately the best interest of our shared communities.

Approximately one year ago, discussions between the City and SBISD focused on the transaction of a 1-acre parcel, including requisite appraisals for such a transaction. Over the course of the last year, we understand SBISD sought and received valuable input from an Advisory Committee on the District's ability and willingness to negotiate with the City, while the City continued to explore multiple options to determine the best overall community value for facility location. This spring, the City identified an additional site for consideration that provides the acreage necessary for library reconstruction and sufficient parking to meet current and projected needs, as well as added amenities in terms of green space and community access.

While the programming of a new facility is dynamic, the project schedule of this new public facility is largely dictated by the amount and timing of allocated funding. The City of Houston's Capital Improvement Plan (CIP) and Library Department Master Plan set forth our guidelines. Specifically, the City's CIP allocates $250,000 for land acquisition in FY 2005, a period concluding June 30, 2005, with subsequent funding for design in FY 2006 and construction in FY 2007.

Council Members: Toni Lawrence Carol Mims Galloway Mark Goldberg Ada Edwards Addie Wiseman M.J. Khan Pam Holm Adrian Garcia Carol Alvarado Mark Ellis Gordon Quan Shelley Sekula-Gibbs, M.D. Ronald C. Green Michael Berry Controller: Annise D. Parker

We greatly appreciate word via your April 20 letter of your willingness to negotiate the sale or exchange of .53 acres (22990 sq feet) at a fair market value determined by your recent appraisal to be $345,000 based on a value of $15.00 per square foot. The City has anticipated a SBISD decision over the course of the last few months. However, the City of Houston is neither in a position to accept the stated offer of .53 acres for $345,000, nor able to enter into negotiations at this time with conclusion of FY 2005 approaching in less than 60 days.

The Kendall branch was at one time the busiest library in the City's system. Our projections indicate that the new, state-of-the-art facility will multiply patronage many times over the day it opens in FY 2007. The City may not deliver to this growing community a less than outstanding facility, which we believe a new branch library fit into the smallest possible acreage for expansion would be. Rather, the City must consider current land needs, funding abilities, and patronage statistics and make a wise decision on how best to invest resources that will bring the desired long-term benefits for the community. It is our charge to plan and construct a facility that will meet the needs of its service community for the next 30 years and beyond.

Again, on behalf of the City of Houston, we thank you for your stated offer and for your time and constructive participation of the last two years. We recognize the needs and interests represented by your decision, as we as trustees of public funding also share such needs and interests. We look forward with great anticipation to the construction of a new and greatly improved Kendall branch library that will continue to service our shared, growing community.

Sincerely,

Issa Z. Dadoush, P.E.
Director, Building Services Department

Toni Lambert
Director, Houston Public Library

xc: Council Member Pam Holm; Carter Roper (BSD); John Middleton (HPL); file