From: Gary Jackson <GJackson@ashevillenc.gov>
Sent: 8/26/2013 12:52:04 PM
To: 'gwen@gwenwisler.com'
Cc: Jaime Matthews, councilgroup, 'martinvramsey@gmail.com', 'electmikelanning@yahoo.com', 'john@miallformayor.com', 'jonwainscott@gmail.com'
Subject: FW: Candidate Request

Gwen:

Please see the response below to your request for information about the Asheville Art Museum budget allocation. In terms of general authority, the city manager may only enter into construction contracts for less than $100k and professional service contracts for less than $90k. Expenditures above these limits require Council approval. The budget is the general plan of action, but the actions themselves are taken by resolution or ordinance approvals at regular meetings by Council.

In this case, there is also a building lease with Pack Place to consider before we would get to a resolution related to a renovation agreement. The Pack Place Board is currently evaluating the feasibility of lease revisions granting a sublease or direct lease to Asheville Art Museum. I have communicated to Ed Hay, chair of the Pack Place Board, and to Pam Myers that city management preference would be to postpone negotiation of a performance agreement for the renovation until Pack Place Board's process is successfully completed. Further, with Pam Myers, I also stated a preference to structure a performance agreement, whereby city funds would only be expended after all private funds are expended and after the specified renovations are performed. We would hold the budget allocation in a capital project account pending satisfaction of all conditions to be ultimately approved by Council. Buncombe County is currently planning for this in similar fashion. Thus, the city scenario envisioned today would be for Council to (1) consider any Pack Place proposed lease revision, (2) consider the final AAM renovation plan and pro forma identifying all major sources of private/public funding and then, (3) direct staff to negotiate an agreement with AAM and/or their contractor for the role acceptable to Council.

In light of your interest, I will also send you, via separate transmittal, the related history of public policy which we compiled and distributed to Council last week. This offers the history of many years of sustained community support for the Pack Place/Art Museum renovation project. It is a summary of the numerous public actions taken by the city over several years which led up to the FY 2013-14 city budget adoption in June.

Gary

From: Eric Hardy
Sent: Monday, August 26, 2013 11:48 AM
To: Gary Jackson; Tony McDowell
Subject: RE: Candidate Request

Tony and I just talked through this request. See our responses below in Ms. Wisler's original message. The comments are in **RED**. We don't have any information to answer the last question of her first paragraph.

Eric T Hardy
828.259.5424

From: Gary Jackson
Sent: Monday, August 26, 2013 10:05 AM
To: Eric Hardy; Tony McDowell
Subject: FW: Candidate Request
Importance: High

Eric and Tony:

Did Jaime send you the candidate inquiry below? Status? Suggested response?

I was thinking that I should send her the specific answer (yes, specific Council action would need to precede any outlay) and attach the general policy on what spending authority is granted by Council to the CM. Please help asap.

Gary

On Aug 24, 2013, at 8:32 AM, "Gwen Wisler" <gwen@gwenwisler.com> wrote:

> Gary:
> Thanks for the heads up on the Charlotte Street RFQ -- should have had someone else from the Charlotte Street committee ask.
> Can you give me the status of the request below? I sent it more than a week ago.
> Thank you,
> Gwen
>
> -------- Original Message --------
> **Subject:**Candidate Request

Date: Thu, 15 Aug 2013 14:08:58 -0400
From: Gwen Wisler <gwen@gwenwisler.com>
To: jmatthews@ashevillenc.gov

Dear Jaime:
Where can I get a description of the $2 million capital budgeted for the Art Museum? Budget equals estimated expense to pay for purchase/installation of HVAC system for this City-owned building. Also, is that capital firmly committed or is it subject to a Council vote? Expenditure was approved through adoption of the FY 2014 budget. Council action will likely be required for procurement of the system. If there is a firm commitment, are there any contingencies associated with the outlay?

When will the actual revenues and expenses for the fiscal year ended June 30, 2013 be available? Unaudited reports/results are available at any time, though they are subject to change. Audited financial statements will be available **no later than** October 31, as required by the Local Government Commission. Why, when the 2014-15 budget is presented, does the City use for comparison purposes the budget for the fiscal year ended June 30, 2013 rather than the current projected results? Council receives quarterly updates during each fiscal year with estimates of revenues and expenditures by fund. However, when presenting the proposed budget the comparison is to the prior year's appropriation (original budget), and current year estimated information is available should Council wish to review that data. Practices in budget presentation vary by unit of government.

I appreciate your help.
Best,
Gwen

--
GwenWisler.com
Gwen@GwenWisler.com