

CHARLOTTE MECKLENBURG
LIBRARY

**Real Estate Committee
Meeting Report
Tuesday, May 10, 2022**

Trustees:

Brandon Neal – Chair
*Jon Buchan – Board Member
Board approved special member
Walker Morris – ex-officio

County Staff:

Mark Hahn – Director, AFM
*Bryan Turner – Sr. Project Manager, AFM
Becky Miller – Sr. Project Manager, AFM
Charles Snow – Project Manager, AFM
Shannon Crane – Project Manager, AFM

Library Staff:

"MT" Marcellus Turner – CEO/Chief Librarian
Caitlin Moen – Chief Library Services Officer
Angie Myers – Chief Financial and Administration Officer
David Dillard – Library Real Estate Director
Peter Jareo – Senior Manager -Facilities
Tony Tallent – Associate Director – Branches
Elesha Roupp – Library Administrative Coordinator
**indicates absence*

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Meeting Report

Meeting and Report approval 4/12/2022 approved by Brandon Neal and Walker Morris

Story of Impact given by Tony Tallent

Today's story of impact falls into the category of libraries as trusted organizations but also very convenient organizations to help, not only with delivering services that a library normally delivers but helping deliver a democracy and civic needs in our community. The library has had a collaboration for many years with AARP and their tax aid program. Mostly for senior adults this program had a strange collision during the pandemic and had to be canceled during March of 2020. In 2021 we had to move the program to our University City location due to spacing. Because of that we had an increase of 34% in usage, which means 152 more individuals / households received assistance with their taxes. Another number you may know about is our participation in early voting. Seven of our branches are early voting sites in Mecklenburg county. We had over 51% of the votes cast at our 7 locations. Not only are we trusted and admired by our community, but we also serve as a convenient location for these events.

Real Estate Leader's Report given by David Dillard

New University City update

The Hospital Authority has allowed us to extend our lease. Currently working on the amendment.

For the new building, we have included contingency allowance in the budget and so we're massaging the budget a little bit. We are hoping to hammer out the budget, numbers and have the document in place within a few weeks, so that we can do the required 30-day advertisement on a summary of the terms, and then be able to execute the documents. Once that is done the developer will start to engage with the architect to move forward with the design development plans and move towards getting permits and all that kind of stuff. The good news is that the test fits that were created by the architect with library staff and AFM input provide a design that works for us and is within our budget.

Interim uptown location update (HMA)

It looks as though our preferred location has some needs over the next few months internally and so they have asked us to not be operational until August or so. We are meeting with county officials next week to explore some joint opportunities for programmatic work with the homeless population.

Main library update given by Becky Miller

The main focus this month is on design development. The design team delivered the 50% design development package to us. We have 5 senior architects with AFM reviewing the drawings extensively and we met with the design team on Monday to go over our first round of comments. We have been meeting with the library regularly to flesh out a lot the details.

We have also met with the Historic Landmarks Commission and Disability Rights and Resources (and advocacy group which addresses accessibility issues). We've also been working with the 7th and Tryon development group on easements, the transformer vault, and the storm water system details.

The Arts and Science Council will have 2 pieces of public art. Now that we have the design development drawings we've been thinking more about the art, not just the public art, but the art collections that have been donated to the library and figuring out the places to spotlight those collections.

Pineville construction update given by Shannon Crane

Things are moving along nicely as seen through slides. There is a lot of activity going on. They've gotten through most of their painting but they're still doing second coats and touching up places. Site work is nearing completion and they're working on some of the interfaces between the library and the main town hall building and the adjacent police department. They have the book drop canopies in place. They are making progress with interior work, such as the ceilings, felt baffles, light fixtures, millwork in the staff break area, and interior restrooms.

The furniture proposal has been received and it is under review. Shelving Purchase Order has been approved, delivery date is pending.

Tryon development update given by Mark Hahn

You'll recall that the board of county commissioners had approved the key terms of the master development agreement and Tax Increment Grant agreement at their March 15 meeting and authorized the county manager to execute both of those agreements. The city council will vote on the TIG and a capital or CIP agreement on May 31. Based on that we actually expect the

execution of the master development agreement to now occur in June. The developer still needs to close on the purchase of the library, County, and the Bank of America properties by mid-September regardless of execution of the MDA. We are also working with the 7th & Tryon stakeholders attorney to finalize exhibits to the MDA but everything else is pretty much wrapped up on the MDA with ongoing refinements to some exhibits.

LAC/Kimbrell's update given by Mark Hahn

As stated in our last meeting we closed on the land sale for Kimbrell's and executed the condominium agreement.

LAC project update given by David Dillard (Charles was having audio issues)

We've actually moved in the first wave of folks, which is our logistics team and our technical services team. We wanted to them over here to make sure that we can start receiving shipments. It is going really well so far.

The move of everyone except for the Foundation team is out of Hal Marshall and they will move over the technology on Thursday and Friday and staff will move to LAC the following Monday and Tuesday.

We are still completing some items from our punch list and walk through with Rogers including some construction work in our living room area as well as duct work in vital records. The vehicular security gate is operational now.

Operations update given by Peter Jareo

Finishing up some support items at LAC. Also getting ready to upfit the space at ImaginOn for the Foundation team.

We were updating CCTV systems at several locations and that work has been completed at Cornelius, Plaza Midwood, Mountain Island, Mint Hill, and West Boulevard.