

# LIBRARY

## Real Estate Committee Meeting Report Tuesday, October 11, 2022

### Trustees:

Aileen Arreaza – Chair  
Dr. Ricky Woods – Board Member  
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  
Shannon Crane – Project Manager, AFM  
Stacy Cormier – Project Manager, AFM

### Library Staff:

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

Hamilton Stephens Steele & Martin  
George Sistrunk – ex-officio

\*indicates absence with cause

## Meeting Report

**Meeting Report approvals:** 9/13 approved by Aileen Arreaza and Jon Buchan

**Story of Impact** given by Tony Tallent

The library supports many language programs, many modalities for learning from children to English as a second language. Our story of impact comes from a second language participant at Matthews. I had to alter the letter just a little bit for ease of reading. The customer said "I am so glad to know that our English conversation group is back in person. I did not participate in the last several meetings this summer because of final projects and exams in that same semester. I took three courses this semester, so I've been busy. This program helped me a lot, because language is my first step to engage in this country. I still remember it. Library staff members teaching me my first pronunciation from scratch. They were patient and friendly to me, especially someone who can hardly speak any full sentences in English. I also remember that you and other librarians stuck to this program for several years and sent emails to remind us every week. Thank you for your hard work. Thank you for your empathy. Thank you for your dedication. I hope I have a chance to participate in this program in the future."

I left something out of the middle of this, because I thought it would be a better way to end this story of impact in the middle of that message this customer said, "The good news is, I received a full scholarship that covers my tuition this semester and I'll be able to work for a professor at the Community College."

**Real Estate Leader's Report** given by David Dillard

**Facility Master Plan**

We had the opportunity to present the summary of the Facilities Master Plan (FMP) to the County Manager and her executive team last week and received a lot of positive feedback. We had some suggestions on changes that we should make before it gets presented to the full board of County Commissioners.

### **CIP update**

We completed the submission to County Finance. We will be working on editing this over the next few months.

### **New University City update**

We presented the request for funding and some associated documentation for that to the full board of County Commissioners on Thursday and it passed unanimously. It is going to be a 36,000-sf regional facility.

### **Electric Vehicle parking opportunities** (current requests for Allegra Westbrooks Regional, South County Regional, and Steele Creek Library)

It is important to note that North Carolina law will not allow for revenue sharing for electric charging stations. We are still gathering information from Duke and others regarding this potential relationship.

### **Independence Regional**

There's a group called Trees Charlotte, that is enlisting support to plant trees, and they approached us about our Independence Branch. They would like to plant 50 or so trees on this property (shown on screen). The trees would be three different sizes. We are excited for this partnership.

### **Status of second interim uptown location**

We have solved a hurdle which was related to security and so we have asked the church for their final comments on the lease document, and we are waiting on that. Then we will engage our internet services provider to pull in a circuit, and we will be hopefully open in two months from lease execution.

### **7<sup>th</sup> & Tryon development update** given by Becky Miller

The developers continue to work on identifying tenants for the towers. The closing date is estimated to be in the beginning of 2023. We are continuing to coordinate the site design with the tower design team.

### **New Main library update** given by Becky Miller

We have been on a bit of a meeting hiatus while we finish design development. Our one hundred percent DD set is coming. The specifications and drawings come this Friday and we will be sending them over to the Library Leadership Team so they can see the drawings online.

AFM has six or seven project managers that will pour over these drawings for about three weeks and provide comments to the design team.

We have been researching and looking for conservationists and mosaic specialists to guide us on how we care for our Romare Bearden piece.

Next week we are meeting with the artist on the first public art piece. We are suggesting it be located in the lobby.

**Pineville construction update** given by Shannon Crane

Base building and site work is complete as demonstrated by slide show.

Opening Day Collection is being shelved.

Majority of furniture has been delivered and assembled.

Supply chain issues appear to also be an issue for additional security cameras and some furniture pieces.

Public opening anticipated in mid-November.

**Operations update** given by Peter Jareo

Last week we met with FMO and some contractors to look at the scope of the Davidson roofing and exterior refresh projects that was funded through capital reserve. Depending on what the results of that scope meeting are we may not have to go out to bid on that one. Hopefully the roof work can take place in November.

We have started to upgrade CCTV systems at all library locations, except for the ones that are newly built or renovated within the last couple of years. The CCTV systems are being upgraded to include additional cameras, changing certain cameras to high-definition, new CVRs when necessary, and integrating with County standard system.