

LIBRARY

Real Estate Committee Meeting Report Tuesday, May 9, 2023

Trustees:

Aileen Arreaza – Chair

*Dr. Ricky Woods – Board Member

Jon Buchan – Board Member

Board approved special member

Walker Morris – ex-officio

Library Staff:

*"MT" Marcellus Turner – CEO/Chief Librarian

*Caitlin Moen – Chief Library Services Officer

*Angie Myers – Chief Financial & Administration Officer

*Michael Boger- Deputy Finance Director

David Dillard – Library Real Estate Director

Peter Jareo – Senior Manager - Facilities

*Tony Tallent – Associate Director – Branches

Elesha Roupp – Library Administrative Coordinator

**Indicates absence*

County Staff:

Mark Hahn – Director, AFM

Becky Miller – Sr. Project Manager, AFM

Shannon Crane – Project Manager, AFM

Stacy Cormier – Project Manager, AFM

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Agenda

Meeting Report approvals: 4/11/23 approved by Aileen Arreaza and Jon Bucan

Story of Impact given by Elesha Roupp

As you may know we are finishing up our big MeckTech project, which will supply 20,000 laptops to our community. I have a few short stories of impact that come from our Saturday distributions. The first one is from a volunteer and reads:

"It was an amazing time as always. You and your team are doing a fantastic job. Every event I work I get that same feeling for gratitude and grateful to have an opportunity to service and see the impact a laptop will bring to a family. One lady I spoke with on Saturday said she was SOOO happy that she did not have to find transportation to get to the library to use a computer anymore. She now has one of her own. It brought happy tears to my eyes.

-Gloria W. [TIAA volunteer]

The next 2 are from customers:

"I am using the computer to **look for jobs** and to **take classes** to improve my potential chances to get a good job...It means so much that the library did this to help our community. My mother is also using it to **get in touch with her doctors**, as before her only option was to use a cell phone. This is **helping my whole family!**" [MeckTech recipient]

"I'm working two jobs, and unable to complete quizzes for her school, as my previous computer had stopped working. I was unable to complete assignments and quizzes for the past 8 days. Getting a MeckTech laptop is allowing me to continue going to school, which will **change my future.**" [MeckTech recipient]

Topics

University City update given by Shannon Crane

We just reviewed the design development documents. Gensler is working hard on preparing the construction documents and they should be completed by the end of June.

We have a big final interior design, exterior design, color selection meeting coming up at the end of May.

Groundbreaking will be sometime in September.

7th & Tryon development update given by Mark Hahn

Looking at a phased sale with the hotel and multi-family parcels closing by the end of the calendar year. Then the office tower and parking parcels to follow in the next year. The attorneys and stakeholders are revising the Master Development Agreement and expect to execute it by mid-June.

We are still looking at options to replace the underground delivery and shared service spaces after reviewing and determining that the underground option was not economically viable. The team has been working on that diligently and has selected a preferred option for loading and unloading areas at both the library and theaters.

New Main library update given by Becky Miller

Demolition of the old building should start some time in July. We have more bid packages to review in August. I've been in touch with the design team this week to start arranging their reviews for disability rights and resources and the historic landmark commission. Those are tentatively scheduled for October. Site work will continue through fall and then we should be starting construction in early January. The design schedule has had to be more fluid so we can accommodate the redesign.

Real Estate Leader's Report given by David Dillard

Second interim uptown location

- We have executed the lease with First United Presbyterian Church.
- County IT was notified of the lease signing and has ordered the fiber optic circuit, which typically takes 8-10 weeks to be installed.
- AFM has been notified to get guard service and maintenance services scheduled.
- Our Operations team will remove some items that the church asked us to remove to make space for us.
- We can use the next few weeks to get organized and install our furniture, storage cabinets, shelving, and any soft seating we want without impacting the "Lease Commencement Date" which is defined as the date that we have customers in the space. We don't pay any rent at the church, but we do pay for some utilities, provide janitorial services and supplies, and provide some repair services like lighting maintenance.
- Chantey Neymoss has been providing computers to the population that we expect to use the church with a pop-up utilizing wi-fi hot spots at First Ward Park, but the city has reserved the building for other programs on June 1. We anticipate relocating this program in early June to the church until the fiber optic circuit is installed.

Former North Branch building

The deed has been transferred so CML is the owner of the real estate. CMS is still using the building for the Project LIFT offices. Library leadership will need to decide if the building can be used for Library programs and how that would be staffed. The real estate options include own it and use it for it for library programs, own it and lease it to CMS or another entity (I am not an advocate of this option since being a landlord is not a core function of the library, nor do I think that AFM would support this option) sell it, or transfer it to the county.

Status of adopting the County's Business Diversity & Inclusion program

Since AFM is obligated to utilize the county program for the projects that they perform for us, I plan to draft an Action Item to present at a future Real Estate Committee that will adopt the County's BDI program for all projects that AFM will perform for us. This seems a more logical option than approving it for each project individually.

CML has not been obligated to follow this program for our ongoing procurement activities. When the county was researching a change to their BDI program, all departments and affiliates like the Library and Medic, submitted their historical spending and contracts for evaluation. Angie Myer was informed that our spending did not impact the BDI needle enough to justify including CML in the requirement. Plus, there are practical difficulties in complying like none of the major book suppliers are MWSBE. The library does try to utilize diverse suppliers, when possible, but doesn't have the resources to participate in the formal County BDI program.

CIP update

The county manager's recommendation to the BOCC was favorable to the library (218% over the previous CIP total and 157% over what we anticipated receiving). There is a meeting today of the county manager's staff, department representatives and county commissioners to review the proposed projects and funding, especially related to impact on tax rate. The BOCC will vote on the final plan in June.

Operations update given by Peter Jareo

Painting started at the Sugar Creek Library location yesterday and that will progress for the next 2-3 weeks. Carpet installation will also occur at Sugar Creek which will close that location for a few days. ..

We have a pre-construction meeting for a painting project at West Boulevard occurring next week. It may require a small closure but just a few days.