

LIBRARY

Real Estate Committee Meeting Report Tuesday, July 11, 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 with cause*

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

Meeting Report

Meeting Report approvals: 7/11/2023 approved by Aileen Arreaza and Jon Buchan

Story of Impact given by Elesha Roupp

Customer Kevin Graham called the Robinson-Spangler Carolina Room asking for help with genealogical research. He hoped we could link his ancestor, Wesley Shipp, to a plantation owned by Bartlett Shipp. He also was interested in linking two other ancestors, George, and Violet Graham, to Elmwood Plantation.

While researching the Shipp line Sydney Carroll and Shelia Bumgarner combined research in Federal Censuses and Slave Schedules surrounding the civil war to make a strong case that Wesley Shipp was enslaved by Bartlett Ship.

Sydney then turned to the Graham ancestors and used a combination of federal Census data and the wills of the white owners of Elmwood Plantation to show that George and Violet Graham would have been owned by Robert Clay Graham of Elmwood plantation.

The 1880 Federal Census also revealed that George Graham's father was born in Africa. Such a finding is extremely rare - only a small percentage of Black genealogists can find the records to trace their lineage directly back to Africa.

Kevin was elated with our research and got emotional when processing that he finally had the answers he had been searching for over the past 40 years. In Sydney's conversation with him, Kevin exclaimed, "I reached the pinnacle! I'm on the mountain top! I found my way home. I am an American, but now I know the road of how I got here." He continued, **"Slaves were living, breathing, loving humans. But back then, slaves were seen as an afterthought. You made them living, breathing, loving humans again. Thank you."**

Real Estate Leader's Report given by David Dillard

Former North Branch use discussion

History of the former North Branch library at 2324 LaSalle Street

The Library acquired the property at 2324 LaSalle Street (on the first block of LaSalle near the intersection of Beatties Ford Road heading west) from CD Spangler Construction in the mid-1950s and built a 5,002 gross square foot building with 3,667 usable/heated square feet in 1957.

Charlotte and Mecklenburg County voters approved a \$1.6 million bond package in December of 1952 for a new main library and nine new branch buildings, one of which was the North Branch library on LaSalle Street.

Once the Beatties Ford Road branch opened in 1998 (now known as Allegra Westbrooks Regional), the Library deeded the property to the city to use for "community support" services with a reversion clause (if the city stopped using the property for such activities it would deed the property back to the library.)

The city has used the property for Neighborhood and Business Services (NBS) Northwest Area team for field operations, including code enforcement, neighborhood services and business outreach. When NBS consolidated its field operations staff into four geographic based teams in 2011, NBS collaborated with CMS to use the facility for Project L.I.F.T. Project L.I.F.T. is designed to address the achievement gaps in CMS. CMS agreed to continue to support neighborhood meetings at the facility.

Ownership & leasing Considerations:

- Leasing property is outside the core mission of CML.
- Our InterLocal Agreement with the County to provide facilities maintenance services is designed for properties being used for library services and support, not properties leased to third parties.
- Under the **Public Purpose provision** of the NC General Statutes, public funds must be used for the public good. That would prohibit CML leasing the property to a for-profit entity. We need to investigate the impact of leasing or licensing it to a non-profit entity.
- CML must be careful not to enter into agreements that **jeopardize our non-profit status**. While leasing a café inside a library building would not endanger it, leasing an entire property might trigger a change to the non-profit status (if not for the system, then at least for that property-which would have a significant impact on our finance team). I have asked our attorney to determine if a revenue neutral lease would affect CML's non-profit status.

Uses considered:

- General satellite location for Allegra Westbrooks Regional
- Homework help center
- Technology Center (provision of laptops and desktops, internet, Wi-Fi, and tech support).
- Job Help and other Leading On Opportunity services.
- Meeting space for neighborhood groups and non-profit organizations
- Allowing Project LIFT to continue to use the building.

University City update given by David Dillard

Schedule:

- Documents have been submitted for permit review with LUESA, anticipate review in late July- early August.
- Submitted for City land use permitting in mid-April. First round of comments have been addressed and the package has been resubmitted. Anticipate approval in late July.
- Groundbreaking in September, date to be determined.
- Target opening in Winter 2025.

Guaranteed Maximum Price (GMP) contract pricing of the Construction Documents package is expected to be received in Mid-August. Design Development package was within budget.

The Commissioning Agent (CxA) is on board and their Construction Administration (CA) services contract has been negotiated and it has been executed.

Furniture Fixtures and Equipment (FFE)

- Automated Materials Handling equipment (AMH): Since approval by the BOT in May, we are proceeding with Master Agreement negotiation with Lyngsoe. Anticipate release the PO for this facility in Fall 2023.
- Furniture: Tour the PMC showroom July 7. Targeting final selections in Fall 2023.
- Shelving: Reviewing quote and plan layout. PO anticipated by Fall 2023.

New Main library update given by Becky Miller

This month we have shifted from a developer and design focus to the construction effort. We successfully turned over the site to Rodgers Builders last Friday 6/30/23.

Construction fencing has gone up and all utilities are being marked. The temporary transformer and electrical panel for Spirit Square are nearly complete. They will run the temporary HVAC system heating and cooling Spirit Square while it undergoes renovation.

Demolition on the interior has started. The basement has been completely emptied of all materials.

Most of the demolition materials will be sorted and recycled (steel, concrete, masonry). Recycled concrete from the structure will be used for structural fill during the site work-foundations phase.

On 7/3/23, the design team successfully uploaded all the site work drawings to LUESA for an early permit review.

We will meet with the Historic Landmark Commission staff in early August to preview our presentation to the Commission.

On August 14th, 2023, the design team will present the renovation design at the formal meeting of the Historic Landmarks Commission. Their approval is required to obtain the building permit in 2024.

The Library, AFM and design team met to plan the production of new renderings for the Demo Event scheduled for mid-August. The new renderings will depict the latest developments in the design and demonstrate that the original concepts have been adhered to.

Operations update given by Peter Jareo

The painting project at West Boulevard has been completed
A roofing project is almost completed at Davidson.

We are currently in the process of replacing some office furniture for The Foundation over at ImaginOn.

We will be addressing some paint and exterior lighting issues at Cornelius soon.