

CHARLOTTE MECKLENBURG
LIBRARY

Real Estate Committee
Tuesday, September 12, 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

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

**indicates absence*

Meeting Report

Meeting Report approvals: 09/10/23 approved by Jon Buchan

Story of Impact given by Caitlin Moen

We recently hosted a CMS hiring event at our South County Regional Library. There were 121 people attending. CMS performed interviews and had 18 people that were identified and recommended for hire that day. There were also individuals that had interviews scheduled for the near future. The CMS Talent Acquisition Manager said that the candidates who were in attendance spoke very highly of the event and the support they received. We have scheduled an additional 9 hiring events at various Regional Libraries to help CMS get staffed to the necessary levels. It's been a very positive and growing partnership, but also utilizing our spaces to help people find and obtain the jobs that they are looking for. It is a story of success.

Real Estate Leader's Report given by David Dillard

Former North Branch discussion

We have for some time been mulling over what to do with the former North Branch property which the city reverted to our ownership back in March. After an extensive review of our needs for that property and Library Leadership has discerned that we really don't have a need to use that for any of our programming. Nor do we have the resources to do it internally, particularly the human resources, to support activity that could happen in that building if we retained ownership but allowed someone else to utilize it.

We've had many conversations with AFM as well as our Library's lawyers and have had some concerns about our continued ownership of the building. We are formally bringing an action item that would allow us to dispose of the property. The good news is we've had conversations with Mecklenburg County, and particularly folks in the Finance Group who have said if we were to transfer title to the County, they do have the resources that they could commit to utilizing that

building in a manner that is consistent with the type of community enhancing, programming and activities that are taking place up and down the corridor.

Action Item to dispose of the property was presented and approved (Jon Buchan and Walker Morris)

Former Huntersville Branch Reversion Right

Charlotte Mecklenburg Library owned a piece of property in the heart of Huntersville for a long time. Once we built the new North County Regional Library, we no longer needed that property, and we transferred the title to the town of Huntersville. The deed has some restrictive covenants specific to the use of the building. They are that the building would be used for public purposes, generally consistent with those services which the town does or would be authorized to provide for its residents or members of the community at large. It restricts the town from selling or leasing the property to a third party. There are also some parking restrictions. The town has requested that we eliminate those restrictive covenants and reversionary rights.

We will be working the library's attorneys to discuss this before bringing a formal action item.

Interim Location update

We had executed our lease with the First United Presbyterian church, unfortunately we have found that there are some structural issues with the space specific to ADA that are causing enough concerns that it would be inappropriate to spend more money and open to the public at that location and face the risk of having to close it because of an inability to comply with ADA.

Our plan is to proceed with the formal termination of the lease. There's no economic impact to that.

University City update given by Shannon Crane

The project schedule documents have been resubmitted to the City for zoning approval. There are a few questions still outstanding. We also had an issue with flow test at a fire hydrant, so we are waiting on the City Fire folks to retest the hydrant location which is holding up the permit.

We are looking at groundbreaking sometime in October. We are still targeting to open sometime in the winter of 2025.

We are in the process of reviewing a draft of the updated agreement from the developer, EB Arrow.

We have also completed the contract for the automated materials handling system.

We had a great meeting with a furniture vendor, and we are exploring all the options. We will soon start to look at finishes, colors, and fabrics etc. We are hoping to place an order before the end of the calendar year.

New Main library update given by Becky Miller

Completing Development pre-construction tasks with AHJs (Authority Having Jurisdiction):

Storm Water, CDOT, LUESA (Land Use and environmental Services Agency) and NCDEQ (NC Department of Environmental Quality), Historic Landmarks, DR&R (Disability Rights & Resources)

The 7th & Tryon project stakeholders and BP Metropolitan could not reach mutually agreeable terms for the land sale and future development and terminated further discussions regarding the Master Development Agreement. The Memorandum of Understanding, which included an exclusive right to deal only with Metropolitan, expired 6-15-23.

AFM assumed responsibility for applications from the Developer in the Office of Land Development for Re-zoning and Storm Water permits.

We also learned that BP Metropolitan made an application Brownfields Property Program with the NC Dept. of Environmental Quality, which the county intends to assume.

The last two months:

- AFM has hired S&ME, a third-party testing firm, to do confirmational testing for contaminants.
- Hired an environmental attorney, Amy Rickers of JAH Law
- Worked with NCDEQ to negotiate the transfer of the existing Brownfield Property application from the developer to the County. The County will act on behalf of the Library, but the Library will execute their portion of the Brownfield Agreement with the State once the Library's Board of Trustees authorizes the Library CEO to do so.
- Negotiated doing a phased EMP—Environmental Management Plan, to try and keep the project on schedule.

Next week we will be submitting the Brownfield Application and other required documents—plat, aerial photos, notification of transfer letter.

We also met with the Historic landmarks Commission to review the design of Spirit Square on August 14th. The Certificate of Appropriateness (C.O.A.) was APPROVED. This is a major milestone and is critical since the C.O.A. is required to obtain a building permit.

AFM and the Library met with **Disability Rights and Resources** for design review. Working on a few outstanding issues to receive approval. Peter and David Dillard were on the call.

1. Production of construction documents for Infrastructure Bid Package going out today 9-12-2023.

Infrastructure Bid Package consists of the following:

Deep Foundations systems, complete sitework, roofing, exterior metal panels, fire protection, mechanical, electrical, and plumbing.

2. AFM coordinated three reviews last week with the Engineers of Record and the Commissioning Agent for Mechanical, Electrical and Plumbing and Fire Protection.

Review comments were sent back to the design team for incorporation into the permit set.

3. Demolition work is ongoing at the site. Images from Rodgers Builders were shared.

RBI has installed the tiebacks for the existing foundation walls.

Continued interior demolition, sorting, carting off debris by debris-type.

Temp Utilities—construction of conduit structure

Saving special “Charlotte” pavers along N. Tryon Street to be used in new project.

Installing additional site fencing—for staff parking along 7th street; Not renting parking reduces costs for the project.

Operations update given by Peter Jareo

The exterior lighting project at Cornelius that was set to start at the end of August did begin the week of the 25th. There has been some difficulty getting some electrical components in for the subcontractor which has caused it to be delayed. It’s not causing any inconvenience to the location, which is good. Right now, they are preparing to install some new software lighting on the exterior. They are also looking at replacing some of the brickworks at the front entrance to fill in the spaces where the ground lights have failed.

The new workstation and installation of furniture in the Foundation office at ImaginOn has been completed. We had to purchase some technology for them to complement some AV carts that they got as a part of that upgrade.

The county has also been doing some pressure washing for us. Hickory Grove was completed last week. University City is next on the schedule. Several locations are in desperate need of getting some building stains removed from the exterior brick face will be next. Cornelius is also on tap for that treatment sometime in the next month.

We have submitted a capital reserve project request to look at the restrooms at Plaza Midwood along with their delivery workroom and their staff lounge, which is in a central space right near the front entrance of that building. The restrooms are extremely small, and the stalls barely meet ADA standards. We are looking at architectural and engineering resources for that project to try to come up with a more usable format for those spaces. These are some of the things that we hope to gain out of this are larger stalls for accessibility, space for a changing station in the men’s room, and a larger space for the staff lounge which is extremely small. This funding would come from the county. We are starting to put together the scope of this project.