

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee
 Virtual Meeting (via Zoom)
Friday, July 17th, 10:00a.m.

<u>Trustees:</u>	<u>County Staff:</u>
Joe Helweg – Outgoing Chair	Charles Snow – Project Manager, AFM
Brandon Neal – Incoming Chair	Becky Miller – Project Manager, AFM
Ed Williams – Trustee at Large	
	<u>Hamilton Stephens Steele & Martin</u>
<u>Library Staff:</u>	George Sistrunk – ex-officio
Caitlin Moen – Chief Customer Officer	
Angie Myers – Chief Capacity Officer	<u>Absent:</u>
Dan Eure – Branch Channel Leader	Lee Keesler – Chief Executive Officer
David Dillard – Real Estate Leader	Mark Hahn – Director, AFM
Peter Jareo – Operations Leader	Jay Rhodes – Director, Design & Construction AFM
Elesha Roupp – Admin. Support Coordinator	Bryan Turner – Sr. Project Manager, AFM

Meeting Report

Story of Impact

Mr. Dillard provided customer feedback from some of our branches

- **Allegra Westbrooks** Beatties Ford Road location: Customers don't hesitate to tell us how much they miss us and look forward to being able to come into the library again, the way they used to.
- **Davidson:** Many customers continue to express joy and excitement that we are back.
- **Hickory Grove:** Our customers are grateful we are open. We even had a family bring us cut flowers from their yard because they missed us.
- **ImaginOn:** A few customers have been spending the day outside using our WIFI and have been very appreciative that it is up. Overall, things went very well, and the staff is delighted to be back and ready for customers to return fully.

CHARLOTTE MECKLENBURG

LIBRARY

The impact of these stories is important for a variety of reasons; it tells us that staff is excited to be back in branches and are excited to do what they have decided for their professional lives, helping people in the Library. It's exciting because we have a customer base that appreciates us.

Mr. Dillard suggests formalizing this and communicating it to County Commissioners in an appropriate format and setting.

Real Estate Leader's Report

Updates provided by David Dillard:

- **South Blvd.**
 - MPV, the real estate company that redeveloped the building that houses the South Boulevard branch, has received several offers to buy it. MPV closed the sale on June 30 to an investor who is an avid library user with his family. We have met with him and our position with the branch does not change at all. Our 22-year lease with a 10-year option is still in full force and effect.
- **Pineville**
 - We continue to have design meetings with Creech & Associates, the architectural firm that is designing the new Town Hall and Library in Pineville. They have accelerated the design process from our initial expectations. Pineville needs to have construction documents soon in order to develop cost estimates for lender approval in September.
 - **Action Item:** We need to take an action item to the Library Board to authorize Lee to complete the negotiations and execute a development agreement of which the lease will be an exhibit. The Development Agreement is a 3-party agreement between the town of Pineville, CML, and Mecklenburg County.
- **University City**
 - E.B. Arrow has proposed a 40,000-sf building for the new University City Regional library at their Waters Edge development off JW Clay Boulevard.

CHARLOTTE MECKLENBURG

LIBRARY

We are exploring the use of a development agreement like Pineville to provide a level of comfort with the County's willingness to fund the project.

- **Action Item:**

We need to take an action item to the Library Board to authorize Lee to complete the negotiations and execute a development agreement and/or lease.

- **Eastland Mall area**

- The property on Albemarle Road that the county has considered acquiring for a library has some redevelopment issues that would take time to resolve. The County has decided that it could not perform its due diligence and obtain necessary approvals in the time frame that works for the developer, so it is no longer being considered.
- There is a property on Central Avenue with an approximately 35,000 sf building behind the Albemarle Road property that the city owns and is not using. We are going to tour it in 2 weeks.
- The county has been searching in that submarket for a site to build a community resource center. While the county would like to acquire enough land to do a library on the same site, the Eastland Mall submarket does not have any adequately sized sites available that would accommodate both uses.

- **Shopton Road**

- Still have 2 buyers interested- going through process with county. Mr. Dillard took the proposed sale of the parcel to the Joint Use Task Force, where it was determined that no other governmental entity or department had any interest. County real estate is to provide the statutory requirements for the upset bid process and final county approval steps.

7th and Tryon Update

Updates provided by David Dillard:

CHARLOTTE MECKLENBURG

LIBRARY

- The City Council voted unanimously to approve the MOU from landowner's group with the Master Developer which allows us to move into Master Development Agreement phase.
 - Once the Master Development Agreement is created, it will require approval from all the landowner entities (Library Board of Trustees, County Commission, City Council, Bank of America). This agreement will outline transfer of property, timeline of development, and responsibilities of all parties.
- **Spirit Square** – The County Commission recently approved the budget for the Spirit Square component of the project. The Board selected the option to demolish all of Spirit Square except for the McGlohon and Duke Energy Theaters, which are to be renovated. This option allows for those theaters to share a lobby with the new Main Library and requires the new electrical service and mechanical systems for the renovated theaters to be housed in the lower level of the new Main library. The Board's decision also enables the County to authorize the completion of the architectural drawings for the renovation of both theaters and the connection with Main Library and the new shared lobby. It also facilitates the sale of county land to the 7th & Tryon master developer.

Support Services Center (SSC)

Updates provided by David Dillard

- Update from Mr. Dillard regarding the land ownership arrangement with Kimbrell's: The Condo agreement is still being drafted by lawyers.
- Rodgers Builders in process of getting bids from sub-contractors
- The bid opening is scheduled for July 28th. It will take about two months for Rodgers to evaluate bids and execute contracts. The Library will execute the final guaranteed max price contract with Rodgers in the Construction Manager at Risk (CM@R) format. Looking at start of construction late September/October construction roughly 10 months and then 6-8 weeks to move into SSC from Main.

Main Library

Updates provided by Charles Snow:

CHARLOTTE MECKLENBURG

LIBRARY

- Budget reconciliations continue with Rodgers and the ClarkNexsen team, we started at \$10 million over, now only \$4 million. Still working through list to reduce the pricing.
- ClarkNexsen and Snohetta still working on design (plaza areas, shared loading with the tower etc.). They are working with SOM, the tower architect, on the mid-block plaza and 6th St. entrance area. We hope that will be concluded in a few weeks.
- Preparing for Design Phase next where we will bring in IT, discuss furniture etc.
- Still on target with recently updated schedule to open in the May of 2024.

South County Regional Branch Renovation Update by Becky Miller:

- Things moving along, as of this week Edifice got mechanical up and running
- Johnson Bannerman (commissioning agent) oversaw all processes to ensure that our equipment is clean, so the equipment doesn't get damaged upon startup
- All furniture has been ordered along with shelving
- The Lyngsoe contract has been finalized and sent by Finance back to Lyngsoe
- Lyngsoe in process of doing field verification for data and power to ensure proper installation planning
- Spectrum was onsite early in project for fiber optic installation (a huge win)
- All cable has been run on inside
- Substantial completion still tracking for mid-October and soft opening in early 2021

Meeting adjourned

Real Estate Committee Meeting	September 15th, 2020 11:00pm – 12:00pm
<i>Board of Trustee Meeting</i>	<i>Monday September 21st 12:00pm - 1:30pm</i>