

CHARLOTTE MECKLENBURG  
LIBRARY

**Real Estate Committee**  
Virtual Meeting  
**Monday, June 8<sup>th</sup>, 10:30a.m.**

<u>Trustees:</u>	<u>County Staff:</u>
Joe Helweg	Mark Hahn – Director, AFM
<u>Library Staff:</u>	Charles Snow – Project Manager, AFM
Lee Keesler – Chief Executive Officer	Becky Miller – Project Manager, AFM
Caitlin Moen – Chief Customer Officer	
Angie Myers – Chief Capacity Officer	
Dan Eure – Branch Channel Leader	
David Dillard – Real Estate Leader	<u>Absent:</u>
Peter Jareo – Operations Leader	Jay Rhodes – Director, Design & Construction AFM
Elesha Roupp- - Admin. Support Coordinator	Bryan Turner – Sr. Project Manager, AFM

**Meeting Report**

The Meeting Report of the May 11<sup>th</sup>, 2020 meeting was approved.

**Story of Impact**

Mr. Dillard provided a story from the Cornelius Branch. The staff shared a story about one customer who was extremely grateful for the children’s book bundles created by staff and bundled by level. She said this was a big win for the Library and proceeded to share on social media letting others know it was there and how happy it made her. The community has really been liking it.

**7<sup>th</sup> and Tryon Update**

Updates provided by Mark Hahn:

Mr. Hahn presented 2 items at the County Commission meeting last Tuesday:

- **Spirit Square** – 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

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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. It also facilitates the sale of county land to the 7<sup>th</sup> & Tryon master developer.

- **7<sup>th</sup> & Tryon** – Mr. Hahn presented several options to the Board to address the affordable housing component of the deal. The Board approved the Memorandum of Understanding (MOU) with the master developer with the stipulations that \$6 million of the landowners’ group land sale proceeds will be retained for Inlivan’s use on their property, \$8.5 million of the group’s land sale proceeds will be combined with \$4.2 million of Bank of America’s land sale proceeds to be used for “shovel ready/last dollars in” offsite affordable housing projects. This will provide affordable housing units in Uptown as well as offsite and significantly increase the quantity of affordable housing being funded by the 7<sup>th</sup> & Tryon development. Commissioner Fuller made a motion that was approved for the 7<sup>th</sup> & Tryon master developer coordinate its development with the Inlivan plan to the extent possible.

**Support Services Center (SSC) Update** Updates provided by Charles Snow:

- A second round of engaging MWSBE subcontractors to bid has been successfully completed. The pre-qualification process is almost complete, and the bidding is scheduled to start June 18<sup>th</sup>.
- Schedule still on target – Process of approvals of subcontractors will all conclude when construction starts Sept. 11<sup>th</sup>. Asbestos removal in July 2021 and Staff would move in Oct. 21, 2021 to be fully operational.

Update from Mr. Hahn regarding the land ownership arrangement with Kimbrell’s: The Condo agreement is still being drafted by lawyers. Mr. Hahn is meeting next Wednesday to go over language with staff and the attorney.

**Main Library** Updates provided by Charles Snow:

Schedule:

- Budget reconciliations continue with Rodgers and the ClarkNexsen team, they found \$7 million of savings that we have accepted and \$7 million pending.

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- ClarkNexsen and Snohetta still working on design (plaza areas, shared loading with the tower etc.) looking at July to complete design work and then start design development in mid-July.
- Still on target with recently updated schedule to open in the Spring of 2024.

## **South County Branch** Updates provided by Becky Miller:

- Still looking good, rain has delayed some of the site work, but the inside construction is progressing rapidly.
- Request made for masks to be worn, working with Edifice on this. Edifice prepared a CDC report and sent it out to all subs.
- Working with ASC for public art to coordinate with Disabilities Rights and Resources – we had a successful meeting last week and the artwork was approved.
- Worked with 3<sup>rd</sup> party inspector to inspect the welds and verify that the welder has all the right certifications in place. We are requiring the sculpture to have a building permit because it will be habitable space (people will walk through this).
- The Lynsoe contract for the automated material handling system is complete and has been sent to Finance.

## **Pineville** Updates provided by David Dillard:

- Creech & Associates has been very responsive to the input from the library team. The floor plan for the new community library is virtually complete.
- Final comments on the development agreement were submitted to the attorney and will hopefully be reviewed this week.

## **Real Estate Leader's Report**

Updates provided by David Dillard:

- Shopton Road
  - Working with the county on the advertisement and verifying if and when the County Commission needs to approve.

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- University City
  - Developer had some difficulty with financing the original option. They approached us to change the site location. We are preparing to evaluate the proposal of a stand-alone building. The rental rate on this new option is significantly less, plus the landlord will donate the property to the library at the end of the 35 year lease term.
  
- Eastland Mall area
  - Reviewing the building again that was presented to us and the county by a developer.
  - The site is within one of the Library deserts.

Other Items:

- Action Item
  - Bring Board up to date on Pineville, University City, and Matthews at the next Board Meeting- Mr. Dillard to prepare.
  - Mr. Helweg would like to add the subject of Library Deserts on the upcoming Real Estate agenda

Meeting adjourned

<b>Real Estate Committee Meeting</b>	<b>Monday, July 13th, 2020, 10:30am to 11:30am</b>
<i>Board of Trustee Meeting</i>	<i>Monday June 22<sup>nd</sup> 12:00pm - 1:30pm</i>