

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee
 Main Library – Dowd Learning Studio (1st Floor)
 Monday, March 2, 2020 – 10:30 a.m.

<i>Trustees:</i>	<i>County Staff:</i>
Joe Helweg	Becky Miller – Project Manager, AFM
	Charles Snow – Project Manager, AFM
	Bryan Turner – Sr. Project Manager, AFM
	Jay Rhodes – Director, Design & Construction AFM
<i>Library Staff:</i>	
Dana Eure – Interim Chief Customer Officer	<i>Absent:</i>
David Dillard – Real Estate Leader	Lee Keesler – Chief Executive Officer
Peter Jareo – Operations Leader	Angie Myers – Chief Capacity Officer
LaCreasha McCloud – Program Coordinator	Mark Hahn – Director, AFM

Meeting Report

Joe Helweg welcomed everyone to the committee meeting. He reviewed the 2/3/2020 meeting minutes. No one recommended edits. Minutes approved.

Story of Impact

Mr. Dillard relayed two stories of impact. Imaginon has family makerspace hours. One of the parents discussed wanting to enroll her children into the monthly homeschool rallies conducted at the branch; noting it would be a great opportunity for learning and socialization. At Morrison, Andreas, a Myers Park HS junior spoke highly about his favorite place in the branch, the Teen area. He talked about how nice it was to have a partially enclosed space that is comfortable, free and safe for teens to hang out, play video games, study and snack. “Without it I would not have passed Chemistry last year and I would not be as nearly as close as I am with some of my best friends.”

Mr. Dillard believes design and implementation of these spaces are working well. Mr. Helweg wants to send stories of impact to Karen Beach at the Foundation for use in fundraising.

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7th and Tryon Update

Updates provided by David Dillard:

- Inlivan has made statements to the Charlotte Observer expressing concern about lack of affordable housing and their role in the project
 - Mr. Keesler is attending a meeting with Business Journal to correct inaccurate reporting (specifically refuting that the 7th & Tryon Development deal has “collapsed”)
 - County manager Dena Diorio provided a written statement to the paper which corrects several of the inaccuracies that have been reported

Support Services Center (SSC) Update

Updates provided by Charles Snow:

- In code review enforcement - expect approval next week
- Rodgers Builders - reviewing pre-qualifications of subcontractors
 - Media reach out in November to generate interest by MWSBE vendors was not as successful as hoped for
 - AFM is helping Rodgers next week to provide resources they may not have approached
 - There is an effect on schedule from having to obtain more MWSBE subs, will know more next week, hopefully only a couple of weeks
- Furniture package in final review stage
- Kimbrell's - still working on wall solution attorney to attorney
 - Need to hold people accountable to dates
 - Code enforcement agreed to let Rodgers proceed with construction to the point of obtain a certificate of occupancy before requiring the legal solution to the shared wall

Main Library

Updates provided by Charles Snow:

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- Schematic designs complete 3 weeks ago
- Cost reconciliation - Rodgers and design team
 - Meeting - March 12
- Difficulty pricing skin (building exterior materials). Will be looking at details and options

South County Branch

Updates provided by Becky Miller:

- Demolition completely done
- Received final comments on furniture
- Met with Caitlin regarding Automated Material Handling equipment
 - Working with attorney to get that contract finalized
 - AMH – lead time of 23 weeks
- Issue with public art piece (ASC)
 - Artist struggling to fit the sculpture into the available space
- Substantial completion planned for Feb-April 2021

South Boulevard Branch

Updates provided by Becky Miller:

• Grand opening was February 15th was well attended by a diverse customer base. Mr. Dillard reported that the library did not exercise its right of first refusal resulting from a new investor's offer to buy the property after confirming that Mecklenburg County did not have a source of capital to fund it.

Pineville

Updates provided by David Dillard:

- Meeting with town manager tomorrow afternoon regarding the library's participation in common services costs
 - Meeting Wednesday with their architect
 - Expectation has always been Pineville paying for upfit

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- Should not adversely affect our payments

Other Business

- Ballantyne – Mr. Helweg would like to attend a meeting with Mr. Keesler and Mr. Dillard to follow-up on an intentional ask for library space in a new development
- Arequipa Park is owned by the City of Charlotte, but leases the library’s land between the park and the building (which is favorable to the library for maintenance and liability reasons)
 - City wants to renew lease through 2023
 - Mr. Dillard to craft a board action but it must contain a termination option
- Shopton Road
 - 2 offers received - both lower than appraised value
 - Meck Co not inclined to sell under appraised value
 - Mark Kutney is looking at the 10 day upset bid process (to advise us how to manage the prospective buyers’ expectations)
- Republican National Convention (RNC)
 - The Daily Show decided to rent the Belk theater at Blumenthal Performing Arts Center instead of ImaginOn because of increased seating capacity.
 - The anticipated restricted zones will include both Main and IMG, so the current plan is to close both facilities and disperse staff to other locations. There is concern about Logistics operations. Mr. Dillard will ask Kim Arlia to prepare a plan to work from Morrison and North County because of the AMH systems there.

Meeting adjourned

Real Estate Committee Meeting	Monday, April 6, 2020, 10:30am to 11:30am
<i>Board of Trustee Meeting</i>	<i>Monday June 22, 2020, 12:00pm - 1:30pm</i>