

CLEVELAND PUBLIC LIBRARY  
Minutes of the Special Board Meeting  
July 16, 2015  
Trustees Room                      Louis Stokes Wing  
12:00 Noon

Present: Ms. Butts, Mr. Seifullah, Mr. Corrigan,  
Ms. Rodriguez, Ms. Washington, Mr. Parker  
(departed, 1:30 p.m.), Mr. Hairston (departed,  
1:59 p.m.)

Absent: None

Ms. Rodriguez called the Special Board Meeting to order  
at 12:12 p.m.

Motion to Temporarily Suspend the Regulations

Because there was no prior Finance Committee Meeting  
held, Mr. Hairston moved to temporarily suspend the  
Regulations of the Board of Trustees in Article IX and X  
requiring referral of resolutions to committees, to  
consider the following resolutions. Mr. Corrigan  
seconded the motion, which passed unanimously by roll  
call vote.

OATH OF OFFICE CEREMONY FOR NEW TRUSTEE

Mr. Corrigan administered the Oath of Office to Alesha  
Washington. Trustee Rick Werner resigned from the Board  
of Trustees of the Cleveland Public Library effective  
March 31, 2015. Ms. Washington was appointed by the  
Cleveland Board of Education on May 12, 2015 to the  
Library Board, effective immediately, for the unexpired  
term ending July 2, 2021.

Ms. Rodriguez welcomed Ms. Washington, on behalf of the  
Board of Trustees.

MOTION TO  
TEMPORARILY  
SUSPEND THE  
REGULATIONS  
Approved

OATH OF OFFICE  
Administered

RESOLUTION  
REGARDING  
AGREEMENT  
WITH  
CLEVELAND  
THERMAL  
CHILLED  
WATER  
DISTRIBUTION  
LLC  
Approved

Resolution Regarding Agreement with Cleveland Thermal  
Chilled Water Distribution LLC

Mr. Seifullah moved approval of the following resolution. Ms. Butts seconded the motion, which passed unanimously by roll call vote.

WHEREAS, On June 17, 2010, the Board of Library Trustees approved the District Cooling Agreement with Cleveland Energy Resources (later known as Cleveland District Cooling Company, and now known as Cleveland Thermal Chilled Water Distribution, LLC) for service to the Main Library for a period of five (5) years; and

WHEREAS, This Agreement expires on August 1, 2015; and

WHEREAS, The Library intends to continue its use of the chilled water services of Cleveland Thermal Chilled Water Distribution for an additional five-year term. During this five-year term the Library will study the economic feasibility of installing on-site chillers in lieu of receiving chilled water service from Cleveland Thermal Energy and Cleveland Thermal has agreed to contribute to the cost of said study; now therefore be it

RESOLVED, That the Board of Library Trustees authorizes the Executive Director to negotiate an agreement between Cleveland Public Library and Cleveland Thermal Chilled Water Distribution, LLC, subject to review and approval of the contract by the Library's Chief Legal Officer; and be it further

RESOLVED, That the Executive Director, CEO or his designee, is authorized to execute any agreements, amendments, or other documents necessary or appropriate to effectuate the Agreement in accordance with this resolution.

Joyce Dodrill, Chief Legal Officer, stated that negotiations have not been completed with Cleveland Thermal Energy. Originally, this was a ten year agreement. We proposed a five year agreement.

We have been considering the cost of installing on-site chillers instead of entering into a contract for a five year term. We asked for certain concessions in this contract to make it economically feasible to remain in this contract rather than installing an on-site chiller. They have offered to reduce our contract capacity by a significant amount to result in a savings of \$125,000 per year. Unfortunately, the calculations that they have provided do not support that savings.

Ms. Dodrill explained that she will continue to work with Cleveland Thermal to further reduce the contract capacity so that there is a true savings of \$125,000 per year. Tim Janos, Spectrum Energy, has assisted us in reviewing their calculations and work with them to get appropriate numbers.

In addition, Cleveland Thermal understands our concern that continuing to pay them may be more expensive than installing an on-site chiller, and are interested in exploring the concept of on-site chillers. They have agreed to pay for the cost of the engineering study that would allow us to get an independent assessment of what it would cost us to install the onsite chillers, maintain them for a period of years, and replace them if necessary, and compare them to the cost of Cleveland Thermal.

We want time to do that. We originally asked for a 90-day extension of the contract, which would allow us time to completely explore the cost of on-site chillers. Cleveland Thermal refused. That is why the negotiations have not been completed.

Originally they did send us something in writing offering to pay for the engineering study, but wanted to hold the contract with the engineer. CPL should hold the contract so that we can be assured of the results of the objective study.

We've asked them to fix some of the monthly rates through 2017. To this point they've only agreed to fix them through October of this year.

We also asked for Cleveland Thermal to reduce the early termination penalty if we determine that it so much more cost efficient for us to install our own chillers.

However, Cleveland Thermal has not agreed to reduce them at this point.

Ms. Dodrill asked the Board for direction before finalizing the negotiations and entering into the agreement by August 1, 2015.

Ms. Dodrill stated that if we are unable to come to agreement on those points, we have an option to discontinue our services with Cleveland Thermal and provide our own chillers, which would cost the Library half as much as the fees for chilled water. These would have to be installed in the next warm season.

Ms. Dodrill stated that it was not her purpose to do that. However, it is an alternative for the Library if negotiations are not concluded to our satisfaction.

Mr. Seifullah asked if it would be half the cost to rent the chillers, why not rent the chillers for a longer period.

Ms. Dodrill stated that renting would be a temporary solution only

Mr. Corrigan stated that because we should consider the location and current construction projects, we should be deliberate.

Mr. Corrigan stated that he had no problem with the resolution and expressed confidence in Ms. Dodrill, Mr. Janos and staff as they continue negotiations.

Ms. Rodriguez asked about options if we were unable to enter into a contract by August 1st.

Ms. Dodrill stated that we could stay with them at the tariff rate.

Mr. Corrigan explained in detail tariff rates.

Jason Jaffery, Executive Director, Friends of the Cleveland Public Library, announced this resignation from the Friends to pursue another career opportunity. Mr. Jaffery expressed his appreciation to the Library

Board and staff for their support during his time at Cleveland Public Library.

Ms. Rodriguez thanked Mr. Jaffery for his service at the Library.

Ms. Rodriguez adjourned the Special Board Meeting at 12:28 p.m.

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Maritza Rodriguez  
President

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Alan Seifullah  
Secretary