

CLEVELAND PUBLIC LIBRARY
Joint Capital, Finance, Human Resources & Community Services Committee Meeting
November 19, 2019
Trustees Room Louis Stokes Wing
11:00 A.M.

Present: Ms. Butts, Mr. Seifullah, Ms. Rodriguez, Mr. Hairston, Ms. Washington,
 Mr. Parker, Mr. Corrigan (arrived, 11:10 a.m.)

Absent: None

Mr. Parker called the Joint Capital, Finance, Human Resources & Community Services Committee Meeting to order at 11:08 a.m.

CAPITAL COMMITTEE MEETING (Mr. Parker, Chair)

Present: Alan Seifullah, Chair, Thomas Corrigan, Vice Chair, Maritza Rodriguez,
 Alice Butts, Alesha Washington

Absent: None

Martin Luther King, Jr. Branch Renderings

Jeremiah Swetel, Chief Operations Officer, gave an overview of renderings of the new Martin Luther King, Jr. Branch provided by SO – IL / JKURTZ from schematic design package that was completed in June.

Mr. Swetel noted that the branch is located on the first floor and occupies two stories. Because of the use of a lot of glass, natural light is allowed into the space. The Library is the focal point of the entire structure.

In response to Ms. Butts' inquiry, Mr. Swetel confirmed that although there is no longer a green roof area as there will be a skylight.

Mr. Swetel identified an intermediate level of the apartment complex that will house resident services, fitness area, lounge as well as a leasing office.

In response to Ms. Butts' inquiry, Mr. Swetel stated that the signage as well as other details are in flux.

Mr. Corrigan expressed his concern for Anisfeld Wolf books and other valuable materials and possible damage as a result of showers in the fitness area.

Mr. Swetel stated that we will have a complete understanding of all of the drain penetration locations in their structure that come through the Library to the sanitary system.

Mr. Swetel showed an angle of the branch from the Euclid Avenue view from the plaza, identified entry points and other details. Although some details such as the amount and frequency of concrete or glass are likely to change, the concept will, however, remain the same, depending on feedback received by Euclid Corridor and the City Planning Commission.

Mr. Swetel explained that the plaza is not yet under development or design.

Further discussion continued about signage, wayfinding possibilities and entry point opportunities.

Ms. Washington expressed her approval of the modern design of the structure but emphasized that it is important that the structure remains welcoming to everyone from all walks of life. Ms. Washington recalled previous conversations that she had with other institutions in that area who have expressed similar concerns.

Mr. Swetel stated that there will be more opportunities for additional community engagement sessions and to re-engage the Steering Committee for this project.

As Mr. Swetel continued, he stated that a residential lobby located on the first floor will occupy the northwest and southwest corner of the lower level space.

Mr. Swetel showed some of the interior renderings and noted the following highlights that included but were not limited to: entry point from Euclid Avenue; circulation desk, tables, plants, central gathering space and seating areas; and stairs leading to the platform area where collections such as Anisfeld Wolf will be located.

Mr. Swetel stated that there will be a variety of ways to interact with the collections and staff throughout the branch. There will be a skylight on the second floor between the two buildings that provides an opening on the second floor with a view down to the central gathering place.

In response to Mr. Seifullah's inquiry, Mr. Swetel stated that close to 70% of our branches have multiple entrances.

In response to Mr. Corrigan's inquiry, Mr. Swetel explained that because of the residential units located above, we are required to have fire-rated enclosed fire escapes. We are given latitude with the design of fire escapes. We will have access into the south staircase to get fire access off the second floor.

Mr. Swetel stated that we are looking at opportunities to utilize LED lighting and shelving for images, artwork, embedded television screens and technology. In addition, he and Sadie Winlock, Chief Equity, Education & Engagement Officer, have been discussing ways of integrating technology to make the Social Justice Institute and identifying ways of leveraging points through the design to highlight special aspects of the Civil Rights Movement.

Mr. Swetel identified the children's area that is made distinct by platforms, tables and concrete structures. Mr. Swetel stated that on the second floor there will be many opportunities for

individual study rooms, technology classrooms and a variety of spaces that can be converted to accommodate needs.

Discussion continued as Mr. Swetel showed renderings with the retractable podium that recesses for guest speakers; a hologram image of Dr. Martin Luther King, Jr.; concrete columns for the Anisfeld Wolf collection; the second floor and noted the counter tops with electrical outlets for devices; and staff and computer areas.

In response to Mr. Corrigan's inquiry, Mr. Swetel stated that the branch would get most of the sunlight between 8:00 A.M. – 10:00 A.M. Although the branch will get plenty of light, there will be shade so that collections will not be damaged.

Director Thomas stated that he and Joyce Dodrill, Chief Legal Officer, have been meeting with representatives of The Soul of Philanthropy Cleveland who are looking to donate their exhibit to the new Martin Luther King, Jr. Branch Library. This exhibit is currently housed at Western Reserve Historical Society. An agreement should be finalized soon.

Mr. Swetel stated that these renderings are dated June 14, 2019 and the schematic design package was completed on June 15, 2019 and we have not yet fully reviewed and reconciled details in the schematic design package because we have not had a fully executed contract with the design team. For the past couple of months, we have been working on getting a contract signed. There were some insurance limitations with our architect that was selected during the design competition that prevented us from getting a contract signed. We began to look at different options for project insurance that the Developer would also partake in which was determined to be the best option to move us forward.

Mr. Swetel stated the Board will consider a Resolution regarding project insurance that will provide the Library an opportunity to have one single source of insurance. If there is an error made during the design and implemented during the construction, we will have the ability to file a claim on behalf of the Library in that situation.

Mr. Swetel stated that the premium is divided between the Developer and the Library. Of the \$225,000 that it costs for project insurance for the residential piece and the Library, we are paying \$64,000 of that amount. Ms. Dodrill negotiated that cost for the Library which is proportionate of our share of what we are putting forth in the project.

Mr. Swetel stated that we now have a signed contract with SO – IL / JKURTZ. The next design meeting will be held on Tuesday, November 26, 2019 where we will begin to figure out design completion and groundbreaking.

In response to Mr. Corrigan's inquiry, Mr. Swetel stated that although we have not been to the City, the renderings and narratives have been presented to University Circle, Inc. At that time, there were some comments about possible entry points. Overall, everyone was impressed by the design of the branch and the residential unit. The next step is to present the design to the Euclid Design Corridor Design Review. Once approved, then we will go to the Cleveland Planning Commission.

In response to Mr. Corrigan's inquiry, Mr. Swetel stated that the Developer is working on a number of things to get the project going. The Library has received a Letter of Credit from the Developer that states that they are able to fund this entire project.

Ms. Dodrill clarified that they will provide the Letter of Credit at the appropriate time. They have given us the assurance that most of the funding is from equity partners.

In response to Mr. Corrigan's inquiry about the number of floors in this project, Ms. Dodrill stated that they have waived on the number, there will be between 7-10 floors. Although the number has not been finalized, there will not be more than 10 floors.

Mr. Corrigan asked what other omissions, since the design competition, have been made in addition to the green roof.

Mr. Swetel stated that the largest difference is that the columns which were once cylindrical are now rectangular and the table is substantially different from the original layout. Initially, the table made up approximately 85% of the space on the first floor. Because of the Developer's requirement to have some street presence on the first floor, we needed to accommodate entry points. The reconfiguration made it difficult for the table to fit as initially planned. However, the table still exists in some form and has been modified as a result of the structural columns and the design of the residential units.

After some discussion about parking, Mr. Swetel explained that parking will be located on the north side of the new branch.

Mr. Corrigan asked how the Anisfeld Wolf collection would be highlighted.

Mr. Swetel explained that initially the Anisfeld Wolf collection would have been located on the "mountaintop". The mountain top was created from a table that has giant stairs that leads to the top of the mountain and the Anisfeld Wolf collection would be displayed on large glass cylinders. Now, because of the column grids, we still must determine what the collection will look like in this space.

Ms. Winlock stated that Karen Long, Cleveland Foundation, has expressed that the Cleveland Foundation requests that the Anisfeld Wolf collection be integrated throughout the Social Justice space rather than located in one spot.

In response to Mr. Corrigan's inquiry, Mr. Swetel stated that for future annual MLK Day celebrations, the entire center space of approximately 4,000 square feet would be made available to accommodate over 250-300 guests as indicated in the design brief for the design competition.

Director Thomas announced that the John Hay High School auditorium was selected as the venue for the Library's upcoming MLK Celebration because this is our 150th anniversary year and we will be able to accommodate the anticipated larger crowd.

After Mr. Seifullah inquired about the acoustics of the design, Mr. Swetel stated that we do have

large volumes of open space to deal with this design. A sound engineer who is a consultant on the design team is going to study and evaluate the level of decay and determine how to utilize a corrugated rubber treatment to help dampen the sound transfer.

Mr. Swetel continued his presentation by showing spaces with large volumes of air, fire rated enclosures and stairs as well as an elevator going to the second floor for public use.

In response to Mr. Corrigan's inquiry, Mr. Swetel stated that the architect's contract for MLK is approximately 16% of the anticipated total construction cost. The Master Plan projects all came in at approximately 8% or 9%. Because we had an international design competition for this project and the design team came from out of state, there are many consultants involved.

Mr. Corrigan stated that because we are paying almost double of what our standard is, we will hold them accountable for a quality project. If the Library is paying premium price, it is not unfair to expect a premium product in return.

Mr. Swetel stated that these consultants are looking forward to giving a presentation to the Board and are excited about starting the project.

DBOOM Solution for Chilled Water Supply

Jeremiah Swetel, Chief Operations Officer, introduced Seth Whitney, Vice President, Contract Utilities & Energy Systems, Cleveland Thermal, gave background information on the Library's chilled water supply. Cleveland Thermal (Corix) is one of the oldest utilities in Cleveland and chilled water is provided through a network of underground pipes. This finished product is supplied to the Library through heat exchangers and air handlers to the space. This is comparable to what an onsite system would be. However with an onsite system, the water is chemically treated and chilled by chillers on site, then through heat exchangers and air handlers to the space.

Mr. Swetel further explained that their water is piped to us and we use it to cool all of our spaces.

Mr. Corrigan stated that Corix is one of the largest Canadian owned utilities whose central office is located in Chicago.

In response to Mr. Corrigan's inquiry, Mr. Whitney stated that Corix is represented in over 1,200 cities in the United States and Canada.

Mr. Swetel stated that we must decide if the Library will either continue business with Cleveland Thermal Corix or consider alternatives which could be of value to the Library.

Joyce Dodrill, Chief Legal Officer, distributed a summary of what the Library is currently paying with Cleveland Thermal Energy/Corix and the proposed offer.

Mr. Swetel gave the following overview of the current contact:

- Existing contract expires in August of 202 – 5 year contract
- 2018 total cost: \$ 751,156.01
- 2019 estimated total cost: \$ 843,182.39
- Total cost over 5 years (approximately) \$5,981,452.81

Mr. Swetel stated that Cleveland Thermal Energy/Corix is proposing a new contract for 10 years with an estimated total cost of \$ 8,114,501 with a one-time donation to Cleveland Public Library Foundation of \$648,920.

Ms. Butts asked for clarification of costs for 5 years and 10 years.

Mr. Swetel explained that because of the 10 year length of the contract, the Library would be able to take advantage of additional savings that are able to be built into the contract.

Ms. Dodrill stated that, in addition, their rates are lower than the rates that we are paying now and they will also be freezing their rates for 5 years.

After discussion about the cost of utilities, Mr. Corrigan stated that we have passed a levy focusing on our branches and through our Capital Plan we focused on deferring on large projects for Main Library until Phase I and perhaps Phase II are underway. To put major money into chilled water into the Main Library when we have this alternative which appears stable and predictable is where there is value. Having predictability and stability in this area is critical in performing our fiduciary duties to make the Library as successful as possible.

In response to Ms. Washington’s inquiry, Ms. Dodrill explained that as a result of a series of discussions, this is Cleveland Thermal Energy’s best and final offer to the Library for a new contract for 10 years.

Mr. Swetel stated that chilled water is used for Main Library and not the branches.

Mr. Parker asked for an explanation on how the amount of the one-time donation was reached.

Mr. Whitney stated that after years of discussions, many factors were considered such the cost of the product for the Library while maintaining a profitable business; and determining what part is a reduction and what part is a savings. Because part of this is a contribution, the Library can use these funds in a variety of ways.

Mr. Corrigan stated that at one time, this donation offer was for \$1,000,000.

Ms. Dodrill added that the \$1,000,000 was based on a 15 year contract.

Mr. Corrigan stated that 15 years is too unpredictable.

In response to Mr. Hairston, Ms. Dodrill further explained that this is a donation to the Foundation. The rates are very competitive and are actually lower than what we paying in our current contract.

Mr. Swetel, stated that, in full disclosure, Cleveland Thermal Energy/Corix also paid a large part for the study conducted by Osborne Engineering performed so that we could consider the alternatives.

Mr. Corrigan stated that when we first began discussions with Cleveland Thermal Energy/Corix, they indicated that they would help the Library pay for the study so that the Library could have the facts to consider.

In response to Ms. Rodriguez' inquiry, Mr. Swetel confirmed that Cleveland Thermal is the only company of its kind in the area and if the Library should decide to build its own chilled water plant or consider another alternative, we would essentially become their competition in that respect.

Mr. Swetel stated that another option is through Siemens. The Library currently uses Siemens automated controls. Siemens would build and commission the energy solution and validate the performance. They would upfront all of the costs to build the chilled water unit and infrastructure in our space as well as operate and maintain that throughout the contract term agreed to by the Library. With this option, we would remove Cleveland Thermal and pay Siemens to build and operate the chilled water plant in our space for a lesser amount of money. This option basically pays someone else to be the chilled water provider on our site.

Ms. Rodriguez expressed her concerns about Siemens' experience in this area and their likelihood of success.

Mr. Swetel stated that Siemens is probably the world's largest HVAC company in automations and building solutions providers. They only have a couple of other example projects of doing this in surrounding states. This is a relatively new tax incentive that they are able to take part of. With new tax laws, they are able to depreciate the value of equipment at better rates. Therefore, in theory, they will be able to pass along some of the savings to the owner.

In summation, Mr. Swetel stated that they will take on the risk to purchase, install and operate the equipment on site. We would pay Siemens on a 5 or 10 year contract similar to Cleveland Thermal. If Siemens were able to come in and do this for us for 15 years, the savings could be between \$1.4 and \$1.5 million. Although these are preliminary numbers, there will be some saving available with this alternative.

In response to Ms. Washington's inquiry, Mr. Corrigan stated that if we owned, operated and maintained our own chiller, the Library would be paying \$2.5 million in a life cycle more. Even though the chiller would be on our site, Siemens would be responsible for those costs. Neither do we pay those costs with Cleveland Thermal as they are bringing completed product in to the Library.

Mr. Swetel introduced Steven Degenaro, Siemens representative, who was available to answer any questions that the Board may have had regarding this alternative and savings for the Library.

As another option, Mr. Swetel stated that the Library could enter into a discovery phase with a provider such as Siemens or Johnson Controls to determine how a performance contract may work for the Library to operate its own chilled water plant. There could be some upfront cost for this option or we could investigate creative ways for financing through some potential savings that Siemens or another performance provider may be able to lock in on another performance guarantee with the equipment when it is installed.

Mr. Swetel explained that performance contract, while we do not know legally if it is applicable for libraries, other institutions in the State of Ohio have used performance contracting. This is a two-step process where there is a request for qualifications and a pricing aspect followed by implementation of the project. Prior to that, a report would be generated to indicate areas of savings and project financing options.

Mr. Corrigan stated that this alternative would require a creative new way of finding a way to go into debt.

Ms. Washington stated that it is very important that we are receiving sound advice on options because of the specialty of the topic.

Director Thomas stated that we want the Board to be involved in providing direction and perhaps we need to engage an outside consultant who is completely neutral to help us work through our options to determine which would be the best for the Library.

Ms. Washington recommended that an Energy Task Force be formed comprised of individuals with civic and business expertise on a short term engagement to present recommendations to the Board for final consideration similar to the function of the Advocacy Task Force as we considered the levy. In addition to learning along the way, the recommendations will be well vetted by individuals who have expertise in this area.

In response, Ms. Dodrill stated that we have hired two outside consultants. Tim Janos, who was completely neutral and has been with us for every step of this process. Mr. Janos was also involved in the hiring of Osborne Engineering who ran a completely objective study on what it would cost for the Library to build our own chiller without any of these other options.

Mr. Corrigan stated that Mr. Janos has historically advised the Library on various other projects.

Ms. Washington stated that she would like to hear from Mr. Janos directly at some point.

Mr. Swetel stated that others who have been engaged since he has been at the Library are: PTA Engineering who did peer review on the Osborn study and validated that the options presented in the Osborn report are viable; Siemens and Johnson Controls have both looked at the Osborn report and evaluated the proposals from Cleveland Thermal. As experts in the field of chilled water and performance contracting, they both looked at the report for ways to add value to the Library. They both believe that the report was objective and that there are alternatives that could potentially save the Library money in the long term.

Mr. Swetel continued and stated that he and Eric Herman are engineers who are on staff. While the report is very objective and lays out a clear pathway for us to move off of Cleveland Thermal; however, it may not be our best option.

Mr. Corrigan stated that he appreciated Mr. Whitney and Mr. Degenaro for attending today's meeting.

In response to Mr. Corrigan's inquiry, Mr. Degenaro stated that Siemens is currently involved in hundreds of energy supply agreement projects and shared some examples. Mr. Degenaro confirmed that Siemens has a performance contract with the Federal Building in Cleveland.

Mr. Degenaro stated that Tim Janos is a well-known for his expertise in his field across the United States and noted that Siemens is not performing the audit at the Library because of the Ohio Revised Code.

Walz Branch

Jeremiah Swetel, Chief Operations Officer, introduced Jasmine Sims, Operations Project Coordinator, who provided an update on Walz Branch.

Ms. Sims stated that our 27 branch libraries provide a vital network of library services for our residents throughout Cleveland. As the Library continues to celebrate its 150th Anniversary, and as our library buildings age, we face the growing challenge of maintaining our facilities at a level that meets current and future needs. The need to address important repairs and updates, the need to transform, and the need to reimagine how our patrons interact with the collection and our branches. It is important to ensure that our buildings reflect the needs of tomorrow's library patrons.

Ms. Sims stated that as we strive for organizational excellence, we will continue to modernize, explore new technology, and the opportunity for dynamic collaborations with community partners. Once such partnership is the Walz Branch Development, together with the Detroit-Shoreway Community Development Corporation, we would like to explore the community benefit of a mixed use building.

Ms. Sims shared history of the Walz Branch that was built in 1967. The 9,600 square foot branch is a blend of new and old: serving life-long residents living side-by-side with new immigrants, and newly constructed condominiums built near historic homes. The two-story building built into a hill poses accessibility challenges. The building has major accessibility issues, and to provide a fully accessible library an elevator will need to be added and new bathrooms built. The total cost of deferred maintained is \$1,255,386.

Ms. Sims stated that through the FMP, we reimagined transforming the space into a mixed-use building that utilizes parcels owned by Detroit Shoreway and the Library. Detroit Shoreway intends to build senior housing adjacent and above the library. We believe this larger opportunity can be catalytic in nature for the neighborhood and will increase access, opportunity, and

services for current patrons while inviting in non-users. Ms. Sims showed the Board a concept drawing.

Mr. Swetel stated that the timing on this project is currently in the discovery phase and noted that there is a Resolution on the agenda requesting authority to Explore Options of a Mixed-Use Development for the Walz Branch.

Mr. Swetel explained in detail the massing opportunities that are available: (1) apartments are on top of the library; and (2) apartment and library are separate with the apartments behind the library. In either scenario, the library has the main street presence on Detroit Avenue.

Mr. Swetel further explained that this resolution requesting authorization to explore options on what transferring ownership of the property would mean for the Library. In some of the situations that will be discussed will be transferring the ownership of our Walz Branch location to Detroit Shoreway Corporation so that they can provide site control to their funders. Detroit Shoreway is applying for federal funding that will be a purchase options for the Library.

In response to Mr. Corrigan's inquiry, this would be similar to the MLK project.

Mr. Corrigan noted that this branch is the closest to the highest development area on the west side with a high senior and immigrant component.

Discussion continued about the arrangement, design and location as well as legality.

Ms. Washington noted that because of the senior living facility, this arrangement has much more of a social impact feel than the MLK project.

Mr. Swetel stated that with this arrangement, seniors would be able to take advantage of many opportunities at the branch.

Ms. Washington stated that even though we are dealing with Detroit Shoreway, every lesson learned from the MLK project should be applied in this instance.

Mr. Corrigan stated that as it relates to the Library's mission, this arrangement is more attractive than MLK.

In response to Mr. Seifullah's inquiry, Mr. Swetel stated that with the Board's permission we will explore options whether to own or lease, transfer of ownership, construction of property and other items.

Ms. Rodriguez acknowledged the professionally cleaned exterior of the Lorain Branch.

Mr. Swetel thanked Shenise Johnson Thomas, Chief of External Relations and Development, for her significant role in securing Lorain Branch as a part of Kärcher's cultural sponsorship project.

Lake Shore Update

Jeremiah Swetel, Chief Operations Officer, stated that the kick off meeting for the 185 Corridor Project consisting of representatives of the Hospice of the Western Reserve, Cleveland Clinic, University Hospital, Villa Angela-St. Joseph High School, Metro Parks, Cleveland Neighborhood Progress, Greater Collinwood Development Corporation and Councilman Polensek to discuss the next steps in the planning process to happen within the next five months.

Mr. Swetel gave an overview of the following next steps:

- Internal Stakeholder Meetings set up by Cleveland Neighborhood Progress
- Community Engagement
- Develop massings showing the library adjacent to Villa Angela-St. Joseph High School and the potential to have a mixed use development with senior living with the library behind it or on the same property with the library being the anchor helping to activate other spaces on the property

Mr. Swetel stated that this does not happen in a vacuum with what we are doing with the Lake Shore property. Part of the planning process is to come up with a plan for the property that we currently own. We are in the process of getting estimates and the property appraised to understand the costs associated with selling the property and what the value of the property is. Hopefully, this will be completed by the end of the year. After that, we can determine how we will sell the property.

Mr. Swetel stated that there is a trailer park adjacent to our property that has been recently put up for sale. Cleveland Neighborhood Progress through one of their subsidiaries has a bid in on it and have been actively working with Metro Parks to figure out how to section off a large part of the trailer park and give it to the Metro Parks and develop the front of where the trailer park is now and ideally turning the front of our Lake Shore property into market rate housing. The back half of our property would be turned into park reservation.

In conclusion, Mr. Swetel stated that plans are not set in stone and await future community engagement discussions.

In response to Ms. Washington, Mr. Swetel stated that Councilman Polensek helped fund \$10,000 of his own money for the planning process and requests that the Library do something of value to the property.

In response to Mr. Hairston's inquiry, Mr. Swetel stated that there is a plan that Hospice would go to the lake and the library would be on Lake Shore with potential lake views. Senior living could be either above and/or behind the library. We are really looking at the street presence at Lake Shore close to the bus line and near the school. This would add value to the Library. Although this is not confirmed, we need to explore what makes the most sense. The thought is that if there is 11 acres of green space adjacent to Villa Angela-St. Joseph High School, we need to think of ways to make it accessible to the public to get to the lake.

Mr. Swetel continued to explain that Hospice owns the property where we are looking to locate our branch. They had entered into a master plan with an architect in 2016 that included relocating their headquarters to the lake with a residential component with lakefront access. The plan failed because of funding issues. Now that someone else is interested in it, Hospice is willing to give us the property at no charge to build there so that it can help generate additional interest and leverage to get funding for a project.

Discussion continued on various topics such as political boundaries, updated parking lot lighting at Lake Shore Facility.

Mr. Swetel stated that we are in the process of registering Cleveland Public Library as a contractor with the City of Cleveland. This means that our own staff will be able to address the longstanding deferred maintenance issues at Main and Louis Stokes Wing. In 2020, we plan to renovate the restrooms in the lower level of Louis Stokes Wing with our own staff.

Director Thomas thanked the Board for taking the additional time for the Community Services Committee Meeting and emphasized the need for the Board's input and direction as we move forward.

Finance Committee (Mr. Seifullah, Chair)

Present: Alan Seifullah, Chair, Thomas Corrigan, Vice Chair, John Hairston,
Anthony Parker

Absent: None

Sixth Amendment to the Year 2019 Appropriation

Carrie Krenicky, Chief Financial Officer, stated that the Sixth Amendment to the Year 2019 Appropriation reflects an increase in Other Sources-Special Revenue by \$139,006.23 relating to an increase in the Founders fund - \$25,000 for the Verizon grant for STEM programming and an increase in the Rice Solar Panel System fund - \$114,006.23 received from Cleveland Thermal for the 25-year maintenance agreement.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote

Resolution Requesting Tax Advance

Carrie Krenicky, Chief Financial Officer, stated that this is the annual Resolution that the Board needs to approve so that the Library can receive advance payments of tax settlements.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote

Resolution to Accept Grant from Verizon through the Cleveland Public Library Foundation for STEM Programming

Mr. Seifullah stated that this is the grant that was mentioned as Carrie Krenicky, Chief Financial Officer, gave an overview of the Sixth Amendment to the Year 2019 Appropriation.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote

Resolution Authorizing Payment of Premium for Professional Liability Insurance for Design of the Martin Luther King Jr. Branch

Joyce Dodrill, Chief Legal Officer, stated that this Resolution requests authorization to pay approximately 28% share of the premium of a project policy for professional liability insurance in the amount of \$5,000,000 with a three-year extension. This will cover any design errors that are committed by either the Library's architects, JKURTZ Architects and SO-IL Office Ltd., or the Developer's architect, Bialosky Cleveland during the term of the project and three years after.

Ms. Dodrill stated that she believes that it is in the best interest of the Library to have one policy with higher limits than the architect had. The architect had only a \$2 million limits. Because this policy is specific to this project, there will not be an erosion of limits which would occur in the event of any claims on any of the other projects that the architect is working on. It will protect us and reduce the possibility of any litigation in design construction.

Ms. Dodrill stated that the cost would be about \$62,000 for the Library but we are requesting the Board to grant the authority of up to \$70,000 in case this amount should increase once the insurance is underwritten.

In response to Mr. Seifullah's inquiry, Ms. Dodrill confirmed that this amount is approximately 28% share of the premium.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote

Resolution Awarding Contract for Waste Management Services

Jeremiah Swetel, Chief Operations Officer, stated that the Library's contract with Republic Services to provide waste management services for the Main Library, the Lake Shore Facility, and the Woodland Garage for a three-year term expires on December 31, 2019.

Mr. Swetel stated that he sought new pricing and noted that there is a small increase.

The Library Administration has determined that it will receive the best service and value by selecting Republic Services, Inc. to provide waste management services at Main for an estimated annual contract base fee of \$11,199.07, and by selecting Kimble Recycling & Disposal, Inc. to

provide waste management services at both the Lake Shore and Woodland facilities for an estimated annual contract base fee of \$13,200.

Mr. Swetel stated that the Library Administration estimates that the total three-year cost of obtaining waste management services from Republic Services and Kimble will be approximately \$73,197.20, which represents an increase of \$1,527.98 over the Library's current three-year contract with Republic Services.

Ms. Butts stated that she found out from the City of Cleveland that 88-90% of everything goes into the landfill and recycling is minimal.

Mr. Swetel stated that prior to his career with libraries he built the Kimble recycle plant in Twinsburg and confirmed that 30% of all recycle streams end up in the landfill. Mr. Swetel gave a detailed overview of the recycle process and offered the Board of tour of the plant if they were interested.

In response to Ms. Rodriguez' inquiry, Mr. Swetel confirmed that Republic was the only waste management service that could fit down the ramp of the loading dock. Although the option of taking all of the trash to Woodland for pick-up was explored, there was no cost savings.

In response to Ms. Washington's inquiry, Mr. Swetel stated that, unfortunately there was not one minority trash removal company in the State of Ohio. However, there are minority owned construction container companies that provide containers on construction sites.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Parker seconded the motion, which passed unanimously by roll call vote

Resolution Authorizing Cleveland Public Library to Explore Options of a Mixed-Use Development for the Walz Branch

Jeremiah Swetel, Chief Operations Officer, stated that as discussed in the Capital Committee Meeting, this Resolution seeks authorization to explore options of a mixed-use development for the Walz Branch that will include transferring ownership and what the ownership structure may look like.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote

Resolution to Enter into an Agreement with Rentwear, Inc. for Uniform Rental Services

Jeremiah Swetel, Chief Operations Officer, stated that the Library's three-year agreement with Cintas Corporation for uniform rental services expires December 31, 2019.

Mr. Swetel stated that the Library sought proposals for Uniform Rental Services from five vendors and received two proposals for a three year contract for the period January 1, 2020 through December, 31, 2022:

Rentwear, Inc.	\$102,314.40
Unifirst Corporation	\$109,215.82

Mr. Swetel noted that the proposal from Rentwear, Inc. includes all up-front costs and offers the best price and has been evaluated as to technical compliance with the proposal specifications.

In response to Mr. Corrigan's inquiry, Carrie Krenicky, Chief Financial Officer, stated that a proposal was not sent to Cintas because of the many problems over the last six years. Every time they come in to bid, they underbid others by \$10,000 and then their prices increase. Each week we must audit the invoice as we are often charged for uniforms for employees who have left. We are given old uniforms. Because of the consistent low bid, others were hesitant to submit proposals. This is an effort to try to get into the marketplace again.

Mr. Swetel noted that neither company is a MBE or SBE. We are hoping to establish a process with our Supplier Diversity Committee to create an exhaustive list so that we are really being objective when we look at this.

Ms. Washington recommended that for future resolutions, staff may consider noting the minority firms with an asterisk so that they may be easily identifiable.

Director Thomas stated that as research is being done, we may see niches that have not been filled. These can become opportunities for minorities who could become possible suppliers in those areas.

Mr. Hairston suggested that the Library become more creative in discovering innovative ways to build capacity and shared an example for waste management collection by dividing the branches providing more opportunities for minority owned companies to bid.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote

Resolution Authorizing Contract with Medical Mutual of Ohio for Employee Healthcare Benefits

Carrie Krenicky, Chief Financial Officer, stated that our current contract with Medical Mutual expires on December 31, 2019. We currently have the following three plans available for Library employees: Standard Plan, Basic Plan and Essential Plan. When Medical Mutual came back with a renewal, the renewal was a 35% increase. With our 2019 agreement, we have a rate cap of 10%, which increased the rates by 12.8% with 2.8% being mandated fees.

Ms. Krenicky stated that our benefits consultant, Gallagher recommended that we make a plan design change. We stay with Medical Mutual but we offer two networks: SuperMed Plus and CLE-Care. SuperMed Plus will keep the hospitals that we currently have; Cleveland Clinic, MetroHealth and University. CLE-Care is more of an HMO plan specifically with MetroHealth. With these two networks, our rate increase would be approximately 11.4%. That would get us

on the road for next year so that we will not expect such a high increase. At the rate our plan is going now, we would be expecting that for next year, so we want to set ourselves up for that now.

In response to Ms. Washington's inquiry, Ms. Krenicky stated that Library employees would pay their premium that included the 11.4% increase. The deductible for Standard Plan for single coverage increases from \$300 to \$450; family coverage increases from \$600 to \$900. For the Essential Plan, the deductible increases from \$600 to \$1,200. For the Basic Plan, the deductible increases from \$3,000 to \$6,000.

The maximum out of pocket will change as well. Single coverage increases from \$1,800 to \$2,700 for SMP and CLE-Care; family coverage increases from \$3,600 to \$5,400.

Gallagher has helped the Library with benchmarking with SERB data.

Ms. Washington stated that health care costs are rising. This proposal will get the Library the best competitive rates for employees.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote.

Resolution to Accept Best Buy Teen Tech Center Grant for Rockport Teen Tech Center

Carrie Krenicky, Chief Financial Officer, stated that on November 15, 2019, The Clubhouse Network awarded the Library a \$12,500 grant to support the Best Buy Teen Tech Center at the Rockport branch and to extend the Library's membership in The Clubhouse Network through January 31, 2020.

Ms. Rodriguez asked if there were grant opportunities that may be of benefit to the Library especially for branches located on the east side.

Director Thomas stated that when Best Buy looks to open a teen tech center, they usually identify a location near a Best Buy. Rockport Branch was selected for that reason. Staff will need to have conversations with others such as Verizon to discuss possibilities for additional support.

Mr. Seifullah motioned that this item would go to the full Board for approval. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote.

Human Resources Committee (Mr. Hairston, Chair)

Present: John Hairston, Chair, Alice Butts, Vice Chair, Thomas Corrigan, Anthony Parker
Absent: None

Regular Employment Report

Mr. Hairston motioned that this item would go to the full Board for approval. Mr. Parker seconded the motion, which passed unanimously by roll call vote

In response to Mr. Hairston's inquiry, Director Thomas stated that an Executive Session to provide the Board with an update on labor negotiations is planned for the upcoming Regular Board Meeting.

Community Services Committee (Mr. Corrigan, Chair)

Present: Thomas Corrigan, Chair, Anthony Parker, Vice Chair, Alice Butts, Alan Seifullah
Absent: None

Amendment to Fines and Fees Schedule

John Skrtic, Director of Public Services, stated that as a part of the Clubhouse Network, we wanted to make sure that all of youth ages 10-17 are full-fledged members of the Best Buy Teen Tech Center at Rockport Branch. Membership to the Center is free and members do not pay to use the resources of the Center for the projects they are working on; however, members occasionally need to use the printer for homework or personal use and the Library would like to provide members with a limited number of free prints each day. Members of the Best Buy Teen Tech Center receive a \$0.50 credit for printing per day.

Mr. Corrigan motioned that this item would go to the full Board for approval. Mr. Parker seconded the motion, which passed unanimously by roll call vote

Mr. Parker adjourned the Joint Capital, Finance, Human Resources & Community Services Committee Meeting at 1:54 p.m.