

CLEVELAND PUBLIC LIBRARY

Finance Committee

September 15, 2015

**RESOLUTION AUTHORIZING NEGOTIATIONS WITH UC3 CITY CENTER LLC
FOR THE CONSTRUCTION OF A NEW MARTIN LUTHER KING JR. BRANCH
AND SALE OF THE EXISTING BUILDING**

WHEREAS, In December of 2014, the City of Cleveland issued a Request for Proposals (“RFP”) for the sale of its Third District police station building located adjacent to the Cleveland Public Library’s Martin Luther King Jr. branch (“MLK”); and

WHEREAS, With the Library’s permission, the City’s RFP included a statement that the Cleveland Public Library would be willing to consider proposals for the reuse of the MLK branch as part of development of the City’s police station. As a result, in March of 2015, the Library received two proposals offering to purchase the MLK Jr. branch and to construct a new branch to be leased to the Library as a part of a larger development;

WHEREAS, On May 13, 2015, the Library held a community meeting at the MLK Jr. branch for patrons of the MLK Jr. branch and residents in the University Circle neighbor, to discuss the possibility of development in the area and the potential effect on the MLK Jr. branch and to solicit feedback from the community; and

WHEREAS, After the community meeting, on May 15, 2015, the Library sent out supplemental criteria to the two developers who had submitted proposals, clarifying that in order to consider replacing the MLK Jr. branch the Library would require that the following criteria be met:

- 1) that the Library would prefer a new stand- alone single story building; and
- 2) that it be situated in a prominent and safely accessible location; and
- 3) that it be at least 15,000 square feet in size; and
- 4) that it be architecturally iconic and reflect the standards of the Library’s Rice branch; and
- 5) that it contain a large meeting or event space that would accommodate up to 300 people (approximately 3,000 square feet);
- 6) that it contain a drive-up window; and
- 7) that service to patrons remain uninterrupted during any relocation, and
- 8) that there be at least 50 free parking spaces; and

WHEREAS, On May 29, 2015, developer University Circle City Center LLC (“UC3”) submitted a supplement to its original proposal, in which it offered to meet all of the Library’s above criteria and to construct a new library building for the Library for a cost to be negotiated by the parties at an agreed upon location within the vicinity of the existing MLK Jr. branch, and offered to convey an ownership interest in the building to the Library. UC3 later proposed locating the new Library branch at a location on Euclid Avenue in the same block as the existing MLK Jr. branch; and

WHEREAS, On September 9, 2015, the Library held another community meeting and presented UC3’s proposal to construct a new MLK Jr. branch on a site on Euclid Avenue. Community feedback was positive and as a result, this Board is encouraged and would like to move forward with negotiating agreements and planning the new branch; and

WHEREAS, The City of Cleveland has indicated its desire to select the UC3 development proposal from amongst the three proposals it received, and is holding a community meeting on September 16, 2015 presenting the overall development plan to the community, which will include residential and retail development over a three block area; now therefore be it

RESOLVED That the Cleveland Public Library Board of Trustees, hereby authorizes the Executive Director, CEO or his designee, and the Chief Legal Officer, to negotiate a development agreement and sales agreement with University Circle City Center LLC that is in the best interests of the Library and that will satisfy the criteria set forth in this Resolution; and further authorizes such other agreements and instruments as may be necessary and appropriate to effectuate the development proposal; and be it further

RESOLVED, That the development agreement and other agreements once negotiated shall be presented to the Board for approval prior to execution.