

CLEVELAND PUBLIC LIBRARY
Minutes of the CPL150 Ad Hoc Committee
March 9, 2015
Trustees Room Louis Stokes Wing
12:30 P.M.

Present: Ms. Butts, Ms. Rodriguez, Mr. Seifullah, Mr. Werner,
Mr. Hairston

Absent: Mr. Corrigan, Mr. Parker

Mr. Werner called meeting of the CPL150 Ad Hoc Committee to order at 12:36 P.M.

Mr. Werner thanked the Trustees for their participation on the Ad Hoc Committee, and introduced Timothy Diamond, Chief Knowledge Officer.

Mr. Diamond reviewed the Library's Mission and Strategic Priorities.

Mr. Diamond stated that as the Library approaches its 150th anniversary in 2019, the focus will be on people, facilities and programs.

Mr. Diamond reviewed the proposed breakdown of Building Projects that include: Main Library, Safe/Warm/Dry Branches, Community Vision Plan Branches, Lake Shore Facility and Other Facilities.

Mr. Diamond provided a review of proposed revenue sources and stated that the Building & Repair Fund as of 3/05/15, totaled \$13,460,797. The General Fund as of 12/31/2014 totaled \$22,909,200. Public financing and philanthropy were also discussed as funding options.

The Executive Team is proposing that \$10,000,000 from the Building & Repair Fund and \$10,000,000 from the General Fund be allocated for some of these building projects. \$3,460,797 would remain in the Building & Repair Fund and \$12,909,200 would remain in the General Fund after expenditures.

Mr. Diamond reviewed the Proposed Allocations spreadsheet and stated that for the Main Library Next Phase, \$5,000,000 would be allocated from the Building & Repair Fund and Unencumbered Fund. All future phases of work at Main Library would have to be

funded by public financing or philanthropy. For Safe/Warm/Dry Branches, Priorities 1-4 as delineated in the Westlake Reed Leskosky document, \$2,253,000 and \$2,373,000 would be allocated from the Building & Repair Fund, Unencumbered Fund for Eastside and Westside Branches respectively. Programmatic expenses would be allocated with public financing and philanthropic funding.

There was brief discussion clarifying priorities 1-4 as well as programmatic ideas and funding.

Timothy Murdock, Assistant Director of Property Management, gave examples of repairs that are identified as priority 1-4 such as meeting ADA compliance requirements, replacing lighting and HVAC systems.

Mr. Diamond identified branches Group 1, 2 and 3 branches in the Community Vision Plan and spoke about some unique opportunities that may exist.

Joyce Dodrill, Chief Legal Officer, briefed the Board on the following proposals sent to the City that involved Library property: (1) development by University Circle City Center which proposed a large project of multifamily housing, retail and parking that included property on the east of Stokes Blvd; the Library would be situated in the retail space on Stokes Blvd. near where it is presently located; and (2) Chester Ventures proposing a hotel, luxury apartment building, ground floor retail and parking garage with the library being located on the ground floor of the apartment building. No specifics or purchase offer has been made.

Mr. Werner asked if the Library received informal appraisals for the Martin Luther King, Jr. Branch.

Ms. Dodrill stated that appraisals and opinions were solicited and have been received from brokers Ostendorf-Morris and CB Richard Ellis.

Ms. Rodriguez asked if patrons at South Branch could be surveyed face-to-face to inquire about what type of branch would accommodate their needs.

Mr. Diamond stated that this idea could be considered at the next meeting of the South Branch Advisory Committee.

Mr. Diamond stated that Director Thomas recommended that \$10,000,000 be set aside for the Community Vision Plan projects

in the instance that the Library should need to react quickly to opportunities.

Mr. Diamond stated Bostwick Design Partnership will present their proposal for the next phase of work at Main Library, in detail within the budget that the Board is comfortable, at the next CPL150 Ad Hoc Committee Meeting on March 17, 2015, 3:30 P.M. at Carnegie West Branch.

Mr. Werner stated that the CPL150 Ad Hoc Committee wishes to identify priority projects to be completed by the 2016 RNC Convention if the Board was comfortable with the \$5,000,000 amount. If approved, a resolution would be presented at the upcoming Board Meeting for consideration.

Ms. Rodriguez stated that there will be a savings on the upgrades to library buildings.

Ms. Butts thanked the Executive Leadership Team for their work.

Mr. Werner stated that he was comfortable with the framework and use of library resources. He also stated that it would be appropriate for the Board to issue a press release announcing that funds would be made available to designated library branches and Main Library.

Mr. Werner adjourned the CPL150 Ad Hoc Committee Meeting at 1:31 p.m.