

CHARLOTTE MECKLENBURG  
**LIBRARY**

**Real Estate Committee  
Meeting Report  
Tuesday, March 8**

Trustees:

Brandon Neal – Chair  
Jon Buchan – Board Member

Library Staff:

\*“MT” Marcellus Turner – CEO/Chief Librarian  
Caitlin Moen – Chief Library Services Officer  
Angie Myers – Chief Financial and Administration Officer  
David Dillard – Library Real Estate Director  
Peter Jareo – Senior Manager -Facilities  
\*Tony Tallent – Associate Director – Branches  
Elesha Roupp – Library Administrative Coordinator

*\*indicates absence*

County Staff:

Mark Hahn – Director, AFM  
Bryan Turner – Sr. Project Manager, AFM  
Becky Miller – Sr. Project Manager, AFM  
Charles Snow – Project Manager, AFM

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio  
Board approved special member  
Walker Morris – ex-officio

**Meeting Report**

Meeting and Report approval 2/8/2022 approved by Jon Buchan and Brandon Neal

**Story of Impact** given by Caitlin Moen

This story of impact comes from Yolanda with our Virtual Services team. We have a service called Library by Mail that is for folks who are homebound and are unable to get to the library. It is a rather limited service primarily targeting homebound customers with mobility issues. We received a call from a customer with a request for additional books she wanted to read and once the hold for those books was placed the customer went on to tell one of our staff that she was 80 years old. She was unable to get out and about anymore and she said that Netflix and the library are her favorite services.

Sydney from our Independence Branch also shared a story about a woman who is in business school and needed help with an assignment that needed three peer reviewed resources. She had no idea what that was so Sydney showed her how to access our databases and she walked her through the process to find the right resources she needed. The woman said she was so grateful and excited that Sydney was able to help her in 45 minutes with something her professor had not been able to explain to her all semester.

**Real Estate Leader’s Report** given by David Dillard

**Action Item:**

Authorize CEO Marcellus Turner to direct the staff to complete negotiations and have the CEO execute legal documentation to lease approximately 50,000 sf of a building at 101 Eastway Drive for use as the Library Administration Center (referred to legally as NorthPark Condo Land Unit 1).

## **Background**

The Public Library of Charlotte and Mecklenburg County will demolish the Main Library at 310 N Tryon Street and build a new, but smaller customer focused Main Library on a portion of that site. As a result, the administrative functions that have been performed at Main need a new location. Mecklenburg County purchased 19 acres at the intersection of Eastway Drive and N Tryon Street (the former NorthPark Mall site) to build the Northeast Community Resource Center. Fortunately for the Library, there was an approximately 50,000 sf portion of an existing building that could house the Library's administrative functions. The Library and AFM have worked together on the design and construction of the renovations necessary to occupy the space as intended.

## **Rationale**

The entire site was intended to remain owned by Mecklenburg County. The renovation of the Library Administration Center is nearly complete, and it is appropriate to formally address documentation of the Library's use and occupancy of its +/-50,000 sf space. The proposed terms are: \$1/yr. for rent, an initial term of one (1) year with automatic one (1) year renewals each year thereafter, Library to pay for telecommunications services and utilities directly to service providers, County to be responsible for water/sewer/storm water fees, County to perform all facilities maintenance pursuant to the Interlocal Agreement, parking rights provided for Library staff and visitors, Library shall comply with applicable requirements of the NorthPark Land Condominium and Reciprocal Easement agreements.

Brandon Neal makes the motion and Jon and Walker second. Motion approved.

## **New University City update**

Making substantial progress. We have a weekly meeting with the developer and our team. We are working through the development agreement and the purchase and sale agreement. The developer authorized their selected architect, which is Gensler, to perform a test fit of the interior of the library. We have provided the program and had a kickoff meeting to review the initial test fit. We have given feedback and anticipate that they are going to revise that test fit from that point. The developer will ask his general contractor to price it which is a key factor is us moving forward with the documentation.

## **Interim uptown location update (FUPC & HMA)**

We are still working with the church and continue to work through changes in the lease requested by their legal counsel.

Mecklenburg County's Community Support Services (CSS) group has expressed interest in housing an interim library services location at the Hal Marshall Annex at 618 North College Street. They have a portion of the building that served as a Homeless Resource Center before COVID. The space was primarily staffed by volunteers that provided meals four times a week. CSS is requesting permission to reopen that service. CSS and the HRC staff have asked the library to participate with books, computers, and other programming. We are exploring if this option is better than the church as a second uptown interim location.

## **Electric Vehicle parking opportunity at Allegra Westbrooks Regional**

A little over two years ago we were approached by a group within the county government to see if we would be willing to participate in a federal funded program to install electric vehicle charging stations at one of our branches, particularly at our Allegra Westbrooks Regional

location. They also asked us to evaluate a few other locations. We then submitted applications to this entity that was funding, we were not selected but we did have conversations internally and with branch staff about the benefits of having electric vehicle charging stations. We have now been approached by a different group called Clean Air. This company is primarily focused on clean air in neighborhoods that have typically not had much voice in the community. They are partnering with historic West End Neighborhood Association which surrounds the Allegra Westbrooks neighborhood. They have approached us about our willingness to have charging stations installed. The group is to provide a written proposal to address installation, maintenance, customer service, and electricity costs.

### **7th & Tryon development update** given by Mark Hahn

We have finally negotiated a successful number for the demolition costs for Main and Spirit Square that is within our budget. Rogers Builders was instrumental in creating the original budget and assessing scope and the revised proposal. This will be included in the key terms of the Master Developer Agreement to take to the Board of County Commissioners. The Board received my informational report on March 1 and responded favorably. This was presented as an update and also the Tax Increment Grant or TIG which is between the City and the County now in terms of parties to that agreement. The next step is for us to go back to the Board on March 15, where they will consider approval of the TIG and authorization to execute the Master Developer Agreement.

### **Main library update** given by Becky Miller

We are in the midst of design development (that is the second phase for the project). We have been doing room by room verification with the library in long workshops. The input from the library goes another layer into their management structure so that the people who are carrying out the programs in those different spaces, have an opportunity to talk with the design team directly. We want to make sure we are really meeting the experience that they are wanting to have in each of those spaces so that 's been really interesting to get to know more staff and also hear more about programs directly. We are also starting to flesh out not just the architectural part of the building, but the systems part so mechanical, electrical, plumbing, fire protection and security can be sorted.

We have also had discussions regarding the theater and what it means to have the theater integral to this library and the use of shared spaces. We had our first meeting about developing the operations agreement which was really helpful.

### **LAC/Kimbrell's update** given by Mark Hahn

We talked last time regarding the land sale in front of Kimbrell's that the County is going to buy in front of their store. We had to get approval from the City's land development division for the plants and one thing we weren't aware of was in that process, they demand a bond to insure the city street in front of all of those buildings (LAC, CRC, and Kimbrell's Furniture) and since the County is the developer this created an issue since the county doesn't provide bonds.

Eventually we were able to convince our contractor to provide that bond to the benefit of the city and we actually just received the original yesterday.

### **LAC project update** given by Charles Snow

LAC is progressing nicely. We are about 95% complete with the construction process. We have been focusing on punch list items. We are working on installing the rest of the furniture and soft seating. Patterson Pope is finishing shelving. We are working on security and cameras and hoping to have that complete soon. We do have the TCO so we can go ahead and move materials in once the shelving is complete but that will be internally coordinated in terms of timing.

We are also working through an issue with one of the mechanical units that was not adequately designed for the space. This is being discussed with the engineers. This may take several weeks to be resolved.

**Pineville construction update** given by Becky Miller

Pineville is moving along, nothing to update at this time.

**Operations update** given by Peter Jareo

Just finished the capital reserve request process. Many of the projects that were submitted were approved. Now we are in the process of working with AFM to get project managers assigned.

I also just finished surveying all of our parking lots with some folks from AFM and we have a couple of locations that are in dire need of repair, so we are going to look at repaving at Sugar Creek and Cornelius over the next couple of months as the temperatures rise.