



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved MADISON PUBLIC LIBRARY BOARD

Monday, April 5, 2010

4:30 PM

Madison Public Library
201 W. Mifflin St., Rm. 202

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:32 p.m.

Present: 8 -

Larry Palm; Barbara J. Karlen; Tracy K. Kuczenski; Allen A. Arntsen; Ann L. Falconer; David L. Wallner; Theodore C. Widder, III and Gregory Markle

Excused: 1 -

Maya Cole

Also Present: Mayor Cieslewicz, Harmon, Dimick, Sawyer, Hoffman

2. REPORT ON AND DISCUSSION OF CENTRAL LIBRARY STATUS

Mayor Cieslewicz brought everyone up to speed on how we got to where we are with the Central Library. The consulting firm of HDR was hired to determine the cost of the Fiore project in which the City would have purchased a condominium unit core and shell that we would have finished off. HDR came up with a figure of \$35.7 million. Fiore came up with \$38.5. The City adopted a budget of \$37 million splitting the difference. This project worked because of the room tax revenue and property tax revenue associated with the Phase 2 hotel that Fiore planned to build. The \$37 million was broken down as follows:

New market credits - \$6 million

Sale of current site - 4 million

Fundraising - 10 million

General Obligation Borrowing - 17 million

Total Budget - \$37 million

The total cost per sq. ft. - \$356

Taxpayer cost per sq. ft. - \$163

Once negotiations were underway, Fiore determined they were no longer interested in going ahead with Phase 2 (the purchase of the existing library and construction of a hotel) and the cost of the project increased by \$1 million leaving the city with a gap of \$5 million. It wasn't possible to get additional new market credits or increase the fundraising amounts. That would have left the taxpayers footing the bill. At this point building on the current site became a much more attractive option.

Listed below are the rough estimate figures for an additional half floor (126,000 total sq. ft.):

New market credits - \$4.5 million
Sale of current site - 0
Fundraising - 5.5 million
G.O. Borrowing - 17 million

Total Budget - \$27 million

Total cost per sq. ft. - \$213
Taxpayer cost per sq. ft. - \$134

A full third floor could be accomplished for an estimated \$30 million (139,000 sq. ft.):

New market credits - \$5 million
Sale of current site - 0
Fundraising - 8 million
G.O. Borrowing - 17 million

Total Budget - \$30 million

Total cost per sq. ft. - \$216
Taxpayer cost per sq. ft. - \$122

The figures above include \$800,000 to cover costs associated with moving, storing and renting other space. It might be possible to continue operations at the current site during construction, but would not be optimal.

The mayor stated the reasons why we should move quickly on the reconstruction of the current site. It would take two years to complete vs. 50 months on a new project at a different site. Construction costs are at an all-time low and are expected to increase as time goes on. If we delay deferred maintenance issues could add up to \$5 million just to keep the current building going. The new building would have 1/3 more space, would be completed two years earlier, and be the greenest of buildings because the infrastructure would be recycled, would require less fundraising and be more efficient to run in three floors vs. six floors. There should be no disappointment in the kind of building we can produce; it can be every bit as good in every way if not better than the Fiore project. To delay the project would be deadly.

8. PUBLIC COMMENT

Steve Books - Supports new renovation, maintain excellent functionality, wants to exceed LED standards and supports community gardens.

Troy Thiel - Chair of the City Downtown Coordinating Committee - supported the Flore plan; it's a vision for the community. Would like to see the process stopped and the City mediate with Fiore; he noted that half of the current library space is below grade.

Rosemary Lee - Opposes rehab. Where would staff and collection go? How

much would it cost to relocate/store? If staff were able to continue at the current location during construction, there could be health and safety issues for employees and patrons. Madison is a leader, not a follower. Request a new RFP for W. Washington site.

Jane Ann Morris - Doesn't have a position on the library location, but hopes that whatever is built will include a rooftop community garden.

3. CONSIDERATION OF A RESOLUTION APPROVING THE MODIFICATION OF THE CENTRAL LIBRARY PROJECT TO RECONSTRUCTION ON THE CURRENT SITE, AND HIRING OF AN ARCHITECTURAL FIRM TO DESIGN THE RECONSTITUTED CENTRAL LIBRARY

[17959](#)

Draft Resolution Supporting Rebuilding of the Existing Central Library

A motion was made by Palm, seconded by Wallner, to approve the resolution supporting the rebuilding of the existing Central Library.

There was discussion. Since there is an appropriation in the capital budget for both general borrowing and new market tax credits, Alders Clear and Palm drafted this resolution to request that we look at rehabbing the current site and look at an RFP or RFQ to get an architect to get that moving. The resolution doesn't preclude taking a look at other scenarios, but gets us moving forward on rebuilding and supports the ongoing process of Engineering Division Facilities Management to recommend an architect and design engineering firm for this project and present a contract to the Council for approval. That process has been ongoing and is getting close to resolution in terms of selection; it was for a different project, but the qualifications are roughly the same and the RFQ was amended. (The city attorney opined that amending the RFQ was appropriate.)

Arntsen moved, seconded by Markle, a substitute motion that the Library Board encourage the City to make every effort to resume successfully completed negotiations to accomplish the new central library proposal which was approved last fall. In the event these negotiations are unsuccessful, the Library Board supports the resolution to proceed with the renovation of the existing Central Library.

There is a lot of discouragement and unhappiness by people who care about the Central Library and the development of the entire block of downtown. Mr. Arntsen thinks the Fiore plan would have a better chance of success and that there isn't the necessary support for a renovation.

Mr. Widder stated the Library Board is to advance the interests of the library. In 2001 and 2005 they were not able to do that. Time is of the essence; if we delay too long we could end up with nothing. The renovation doesn't get the city the blockwide development, but from the library's standpoint, we get a better footprint for operations and better location. He thinks it would be unwise to send an ambiguous message to the Council.

There was further discussion. How much is the current site worth? Maybe it's \$5-6 million and the project could go forward if another buyer could be found.

It was suggested that the Surplus Committee reconvene giving them a June 30 deadline to see what they might be able to get for the current site.

The general consensus was that the size of the Fiore footplates was wrong (too many floors, all too small). The shape and structure can be changed in a bigger space. The condo structure was convoluted; there were issues with the parking garage. The renovation is the better location - closer to State Street, Overture and the capitol. A lot has been invested in this specific process and think it's time to move on. The renovation may not be perfect, but you seldom get everything you want. Don't want to wait and loose the chance to get the job done. Waiting would mean we would have to compete for the capital budget money in another budget year. What puts the library board in the lead is to have a board of public works project where we would be in control--we can decide the design, choose the architect and the building materials.

A vote was taken on Mr. Arntsen's motion. The motion failed on a vote of 1 to 7 (Arntsen being the only aye).

In a friendly amendment the original motion by Palm was amended to strike the clause "and present a contract to the Council for approval". The motion passed by voice vote/other.

4. PRESENTATION OF REVISED GRANDVIEW COMMONS SITE

Brian Munson from Vandewalle & Associates on behalf of the developer updated the Library Board on the developments at Grandview Commons. Veridian is requesting the library's approval to reconfigure the lot and modify the necessary agreements to accommodate a future grocery store and neighborhood center redesign. In agreeing with this, the library would receive benefits of shared parking and common area, but would be exempt from construction costs and common area maintenance fees (amounting to \$6000 yearly). Veridian will renew their commitment for a \$150,000 contribution for the capital fund raising campaign; and will undertake the necessary steps to facilitate the reconfiguration of the lot or easements. The original site was 1.06 acres prefaced on shared parking with a lower level exposed on two sides. The new proposal calls for a .68 acre site with a lower level exposure on three sides. The building could range from 12,000 sq. ft. to 24,000 sq. ft. if the lower level is finished. There is some flexibility so it could be somewhat larger. It is adjacent to the village green outdoor space for community events. The library could hold events on this space. There are 244 parking stalls for the grocery store and 105 additional surface stalls and numerous on-street parking stalls, all of which are available for the library. There would be two handicap accessible spaces by the library's primary entrance and four spaces dedicated at the front of the library. It might be possible to angle this parking; if so, the space would double. There will be a permanent dedicated stall along the private drive for loading. By the end of 2010 Veridian will know if the grocery store is going ahead. If not, they'll go back to the original plan.

The timeline for completion: draft agreement is to be reviewed by the city attorney for final Library Board approval in May. The platting/facilitation process will run April to August 2010. Formal adoption - August 2010; Grocery store to be built - 2010-11; Grandview library design/planning - 2012; library construction - 2013; tentative library opening - 2013/2014.

There was discussion. The library is giving back 1/2 acre, but getting \$150,000 and waiver of maintenance. The library had lost the \$150,000 earlier because it was unable to secure the required zoning approvals by Veridian's designated time. Can the library get a 6-month extension built in to the new agreement?

There was concern about parking spaces; in the event a door for the grocery ends up on the northwest side, the library would need more designated spots and possibly some limited term spaces to address issues with the bookdrop. There was also concern about what would happen with the snow in the winter; would it be piled up in the spaces closest to the library? Mr. Monson said it would be trucked out.

The Board would like to see the following items incorporated into the agreement:

- 1) Delay by six months to mid-2013 for the library to achieve the required zoning (approvals of the Planned Unit Development/Specific Implementation Plan for construction of the new branch.)
- 2) The agreement should be specific about dedicated parking and/or limited parking on the private street (Gemini Drive) or add language to say the parking will be determined with the library at the time (this could include limited time short term parking to address the bookdrop).
- 3) If the principle entrance of the grocery store is on the northwest corner some consideration be given to dedicated parking in the northern area parking field closest to the library.
- 4) The northwest corner of the parking field be kept clear of snow.

5. CONSIDERATION OF DRAFT AGREEMENT TO RECONFIGURE GRANDVIEW COMMONS SITE AND MAKE OTHER ADJUSTMENTS IN THE DEFINITIVE AGREEMENT WITH DONORS

[17924](#) First Amendment to Definitive Agreement

A motion was made by Arntsen, seconded by Palm, to preliminary adopt the First Amendment to Definitive Agreement with the addition of the four points noted above and be brought back in May for final approval. The motion passed by voice vote/other.

6. APPROVAL OF MINUTES

A motion was made by Arntsen, seconded by Palm, to Approve the Minutes of March 4, 2010. The motion passed by voice vote/other.

7. CORRESPONDENCE

Sandra Adell, Professor of African American Studies at UW spoke at the South Madison Branch Library about her book, Confessions of a Slot Machine Queen-A Memoir. She thanked the South Madison staff and together they generated \$330 for the South Madison campaign.

9. BOARD INFORMATION EXCHANGE

There was none.

10. ACCEPTANCE OF DIRECTOR'S REPORT

[17955](#) April 2010 Director's Report

A motion was made by Palm, seconded by Arntsen, to accept the Library Director's report. The motion passed by voice vote/other.

11. ACCEPTANCE OF FINANCIAL REPORT

[17925](#) Financial Statement - January 2010

A motion was made by Arntsen, seconded by Palm, to Accept the January 2009 Financial Statement. The motion passed by voice vote/other.

[17926](#) Financial Statement - February 2010

A motion was made by Arntsen, seconded by Palm, to Accept the February 2010 Financial Statement. The motion passed by voice vote/other.

12. MEETING ROOM DISPENSATION FOR FOUNDATION EVENT

The Madison Public Library Foundation has requested dispensation from the library's meeting policy to serve wine at its annual donor appreciation event.

Arntsen moved, seconded by Karlen to approve the request. Motion passed by voice vote/other.

13. FACILITIES REPORT

The South Madison Branch is proceeding. The floor is in--shooting for an opening in September or October.

14. FRIENDS UPDATE

The Central Friends have found two booksale coordinators.

Book Club Cafe is scheduled for May 26. The featured author is Michelle Wildgen.

It was noted that Jerry Egelsten, the backbone of the Lakeview Friends book sales has passed away.

15. FOUNDATION UPDATE

The South Madison Branch Campaign has a little less than \$200,000 to raise.

16. SOUTH CENTRAL LIBRARY SYSTEM UPDATE

There was no report.

17. DANE COUNTY LIBRARY SERVICE UPDATE

There was no report.

18. ADJOURNMENT

A motion was made by Markle, seconded by Palm, to Adjourn at 6:35 pm. The motion passed by voice vote/other.