

CLEVELAND PUBLIC LIBRARY

Board Meeting

December 15, 2011

RESOLUTION FOR IMPROVEMENT TO JEFFERSON BRANCH PARKING LOT

WHEREAS, The Jefferson Branch is located at 850 Jefferson Avenue within the Tremont West Development Corporation neighborhood, and has provided library service to its neighborhood community since December 7, 1918; and

WHEREAS, At the request of the Tremont West Development Corporation, in April of 2010 the Cleveland Public Library entered into a Parking Lot License and Use Agreement with the Tremont West Development Corporation for 14 parking spaces at the Jefferson Branch for use by neighborhood restaurants after library hours in consideration for a monthly fee in the amount of \$250.00; and

WHEREAS, Tremont West Development Corporation has received donations from various community stakeholders and a grant from the Northeast Ohio Regional Sewer District for proposed improvements to the Jefferson Branch Parking lot. These proposed improvements include the installation of a storm water reclamation demonstration project comprised of a bio-retention basin, 700 square feet of bio-swales, approximately 200 plantings, and the removal of asphalt and a concrete island allowing for the addition of 10 parking spaces, two of which will be designated handicapped spaces. The estimated cost of the project is \$35,000; and

WHEREAS, The Board of Trustees recognizes that storm water discharges are generated by precipitation and runoff from land, pavements, building rooftops and other surfaces. Storm water runoff accumulates pollutants such as oil and grease, chemicals, nutrients, metals, and bacteria as it travels across land. Heavy precipitation can also cause sewer overflows that, in turn, may lead to contamination of water sources with untreated human and industrial waste, toxic materials and other debris; and

WHEREAS, The Board of Trustees had determined that the proposed improvements will reduce the amount of storm water runoff that is generated from the Jefferson Branch parking lot and desires to move ahead with the proposed improvements; and

WHEREAS, Tremont West Development Corporation has requested that the Cleveland Public Library contribute the sum of \$5,000 to the project in order to provide sufficient funds to complete the estimated cost of the project; and

- WHEREAS, Tremont West Development Corporation has agreed to increase the monthly fee it pays for the use of parking spaces in the Jefferson Branch lot after library hours to \$400.00 which will allow the Library to recover some of the funds it is contributing to the project; and
- WHEREAS, As a part of this project, the Library will install waterproofing on the parking lot side of the building to prevent seepage into the basement, the cost of which will be borne by the Library and is estimated not to exceed \$25,000; and
- WHEREAS, The Board of Trustees finds that it is in the best interests of the Cleveland Public Library and the community it serves to improve its properties so as to become more environmentally responsible, and that the storm water reclamation demonstration project proposed by Tremont West Development Corporation will further that interest; now therefore be it
- RESOLVED, That the Director shall proceed to negotiate and execute the necessary agreements between the Cleveland Public Library, Tremont West Development Corporation, the Northeast Ohio Regional Sewer District and such other entities as may be necessary to transfer the grant and donation funds awarded to Tremont West Development Corporation to the Cleveland Public Library in order that the Library may proceed with the construction of the improvements to the Jefferson Branch parking lot, which documents shall be subject to approval by the Chief Legal Officer; now therefore be it further
- RESOLVED, That the Director shall proceed to negotiate and execute an amendment to the Parking Lot License and Use Agreement with Tremont West Development Corporation to increase the number of spaces to from 14 to 24, and to increase the monthly fee to be paid by Tremont West Development Corporation to \$400.00 per month commencing upon a date to be negotiated, and to amend such other terms as the Director determines may be appropriate, which amendment shall be subject to approval by the Chief Legal Officer; now therefore be it further
- RESOLVED, That the Director is authorized to move forward in taking the steps necessary to prepare this project for competitive bidding and construction so that the project can be completed by May 2012.