

CLEVELAND PUBLIC LIBRARY

Special Board Meeting
August 23, 2012

**RESOLUTION AUTHORIZING LEASE OF PROPERTY FOR TEMPORARY
RELOCATION OF THE SOUTH BRANCH OF THE CLEVELAND PUBLIC LIBRARY**

WHEREAS, A recent facilities assessment performed by the Cleveland Public Library has revealed that the Library's South Branch is in serious disrepair and that the heating system no longer functions; and

WHEREAS, In order to repair or replace the heating system, the Library would be required to disturb structural components of the building that may contain asbestos containing materials, which, if disturbed, could cause an asbestos release in the facility; and

WHEREAS, The Library has determined that it will be necessary to temporarily close the South Branch prior to the onset of cold weather, and perform assessments and repairs while the building is closed in order to avoid any potential risk of asbestos exposure to the Library's patrons; and

WHEREAS, In recognition of the importance of services and programs provided by the South Branch to the patrons in its service area, the Library would like to continue providing materials, equipment, programs and services to patrons in the area while the South Branch is closed; and

WHEREAS, The Library has identified a suitable space at 2704 Clark Avenue, which is approximately 3,600 square feet in size and is located in a building occupied by a retail store, and would like to enter into a lease of this space to commence at the same time the South Branch closes; and

WHEREAS, The owner of this building, Gerald E. Zahler, has offered to lease the space to the Library at a rental rate of \$2,500 per month, gross, plus utilities and other related expenses, and for a first year's estimated rental of \$30,000, for a term of three (3) years, with the Library constructing certain renovations to prepare the space, and subject to such other terms and conditions as remain to be negotiated by the owner and the Library; and

WHEREAS, The Executive Director requests the authority to negotiate a lease with the building owner based upon the rental amount and term stated above, all other terms and conditions of which shall be subject to negotiation and the approval of the Library's Chief Legal Officer; now therefore be it

EXHIBIT 4

RESOLVED, That this Board authorizes the Executive Director or his designee, to negotiate a lease for space in a building located at 2704 Clark Avenue with the owner, Gerald E. Zahler, for the rental amount of \$2,500 per month, gross, plus utilities and other related expenses, for a first year's estimated rental of \$30,000, for a term of up to three years to be charged to the General Fund Account No. 17830053-53510, plus the costs necessary for the Library to construct certain renovations necessary to prepare the space, to be charged to Fund No. 40178305-55300-10783; said lease shall be subject to such other terms and conditions as remain to be negotiated by the owner and the Executive Director, which shall be subject to approval of the Chief Legal Officer.