

CLEVELAND PUBLIC LIBRARY
CPL150 Ad Hoc Committee Meeting
July 16, 2015
Trustees Room Louis Stokes Wing
12:30 P.M.

Present: Ms. Butts, Mr. Seifullah, Ms. Rodriguez, Mr. Corrigan, Mr. Hairston
 (departed, 1:17 p.m.), Mr. Parker (departed, 1:30 p.m.), Ms. Washington
 (departed 1:59 p.m.)

Absent: None

Ms. Rodriguez called the CPL150 Ad Hoc Committee Meeting to order at 12:30 p.m.

CPL150 AD HOC COMMITTEE MEETING (Ms. Rodriguez, Chair)

Presentation: Cuyahoga Land Bank (Property Acquisition near the Glenville Branch)

Ms. Rodriguez introduced Gus Frangos, President and General Counsel, Cuyahoga Land Bank.

After Mr. Frangos thanked the Board of Trustees for the opportunity to give an overview of the Cuyahoga County Land Bank and discuss the possibility of future collaboration, he introduced Cheryl Stephens, Director of Acquisitions, Dispositions and Development, Charlie Kamen, Information Specialist and Councilman Kevin Conwell.

Mr. Frangos gave a powerpoint presentation of the Cuyahoga County Land Bank that included but was not limited to: public function, funding, establishing pipelines, property triage, community external collaborations with organizations such as social service, faith-based, other non-profits.

Mr. Frangos stated that City Councilman Kevin Conwell took Land Bank staff on a tour of his Ward to identify and discuss demolition of the worst blighted and tax delinquent properties. The City of Cleveland oversees nuisance abatement. The Land Bank steers such properties into tax foreclosures.

Mr. Frangos presented photographs of a condemned, abandoned and vacant building located on property near the Glenville Branch library. Because this property is an eye sore and a neighborhood safety concern for families and children, Mr. Frangos proposed that the Land Bank acquire this property through tax foreclosure and recommend that the Library put the newly leveled space to productive use and make it a parking lot.

Ms. Stephens explained that at the beginning of the year, this property was just under \$14,000 tax delinquent. As a part of the Land Bank's agreement with most communities in Cuyahoga County, agency agreements give the Land Bank authority to act on their behalf. As a result, Councilman Conwell asked that this property be pushed into the tax foreclosure process. The Board of Revision recently reviewed that this property will make a direct transfer to the Land Bank. From that point, the property owner will have 45 days to take the property and pay all back taxes including penalties and interest at the time of redemption. Because of the costs, it is anticipated that this property will transfer to the Cuyahoga County Land Bank's name within approximately 60 days.

Ms. Stephens asked that the Library allow the Land Bank to take the delinquent property through the demolition process. Once the Land Bank takes title it and drafts demolition specifications if the Library is willing to take this property the Land Bank will include the Library's specifications preference such as soil base fill, granite concrete or another material that can be compacted that will give a base value for either a parking lot or ancillary building.

Ms. Stephens explained that the Land Bank will do the bid process and contracting. Because all Land Bank demolitions are supervised by the Ohio EPA and US EPA, they must be notified 10 days prior to any demolition and issue a proceed notice to the contractor. Site inspections are regularly performed to ensure that the demolition is executed in accordance to appropriate City and State guidelines which protect surrounding properties as well.

Ms. Butts asked if building contents would be dumped into holes as has been past practices for many years.

Ms. Stephens stated that Land Bank site specifications are very specific. Contractors must completely clean out all residual matter from the prior construction unless within 10 feet there exists a structure. In that instance, a masonry wall is left 18 inches below grade so that that soil acts as a retaining wall preventing collapse of the adjacent structures.

Ms. Butts asked if it would be less expensive for the cost of the contractor to rehab the existing building.

Ms. Stephens stated that the cost of rehab would be approximately \$750,000 which is not cost effective for the Land Bank.

Ms. Stephens further explained that as a part of the evaluation when the opportunity presents to take title, she makes preliminary decisions based on market and cost on whether there would be interest in rehabilitating the structure. Given the condition of the structure, the Land Bank has no interest in rehabilitation.

Mr. Corrigan requested information on the adjacent properties.

Ms. Stephens gave details on adjacent properties and noted the following: one partially occupied apartment that goes in and out of tax delinquency with building code violations; another partially occupied apartment building in poor shape; and an occupied single family home in good shape.

Mr. Corrigan asked how many parking spaces exists at the Glenville Branch.

Ms. Stephens stated that technically there are 15 legal parking spaces and noted that there are 6 illegal spaces.

Councilman Conwell stated that library employees occupy the majority of the parking spaces.

Ms. Stephens stated that many library patrons will park on along 118th Street and 120th Street.

Ms. Rodriguez asked about traffic flow on the side streets.

Ms. Stephens stated that many people utilize the side streets to gain access to Eddy Road.

In response to Mr. Corrigan's inquiry, Joyce Dodrill, Chief Legal Officer, stated that Glenville Branch was a part of the Library's Safe, Warm & Dry initiative.

Mr. Corrigan asked what the Library's purchase price would be after the Land Bank had completed the demolition process.

Ms. Stephens stated that grant funding was available to pay for the demolition cost. The cost that the Library would incur would be for expenses for the site finish. Standard demolition would be a green grass finish. However, if the Library wants parking, the cost must be negotiated with the Land Bank.

Mr. Frangos stated that this may be a community development issue which is a part of the Land Bank's mission. Although the Library is an important institution in the city, the Land Bank does not pay for parking lots.

Mr. Hairston stated that the current condition of the subject property presents an opportunity for the community. Local residents continuously complain about the property and what goes on in the building. Mr. Hairston recalled similar property located across from Harry E. Davis Middle School that requested to be taken down and was not, resulting in the death of Yvonne Pointer's daughter, Gloria, in 1984.

Ms. Stephens stated to date, the Land Bank holds approximately 1,500 properties in title. The fear is that someone is assaulted in structures that could be taken down while the Land Bank is interim holder. The Land Bank strives to take these structures down within 90 days of taking title.

Ms. Stephens stated that if the Library indicates the willingness to partner with the Land Bank, the Land Bank will take title within 60 days and then get it down quickly.

Ms. Washington asked Councilman Conwell if whether during his conversations with local residents if they have expressed other interests in the future use of the space once the building has been taken down.

Councilman Conwell stated that the neighborhood views parking as a crisis. Because of limited parking, increasing programming and resources are restricted. During the Councilman's community meetings, the topic of library parking is a regular and predominant issue raised for discussion.

Councilman Conwell expressed that the abandoned building is an unsafe route for children, senior citizens as well as library employees traveling to the Glenville Branch and Glenville High School. Removing the abandoned structure is a plus for the neighborhood.

Mr. Seifullah asked about the structure on the opposite side.

Councilman Conwell explained that the structure is located in Councilman Jeff Johnson's ward.

Ms. Stephens stated that because the structure is partially occupied, the Land Bank is unable to do anything with it.

Ms. Butts asked Councilman Conwell if City Council has funds to help pay for the proposed parking lot.

Councilman Conwell stated that he would investigate the availability of funding possibly through City of Cleveland Community Development Block Grant funding. Discussions can be held with the City on a budget to resurface the lot. Budget hearings are held in February.

Mr. Seifullah asked if the City paid for resurfacing the lot, if the City would deed it to the Library.

Councilman Conwell stated that through legislation with the Mayor and City Council, the property can be given back to the Library. The Library would then be responsible for preventive maintenance.

Ms. Rodriguez asked Ms. Dodrill about the next steps if the Library was interested in pursuing this proposal to collaborate with the Land Bank.

Ms. Dodrill explained that the Board would have to adopt a resolution approving a contract with the Land Bank or the City to take the property from the Land Bank directly, delineating conditions of our taking it and obligations after taking it.

Ms. Rodriguez asked for clarification on the timeline.

Mr. Frangos stated that the decree of foreclosure may have occurred yesterday. The law allows the owner a 28 day period of redemption. Thereafter, if the Land Bank receives the property, the next 60 days would be for environmental site inspections, procurement, specifications, putting it out for bid. Mr. Frangos stated that the Land Bank would like to acquire the property and demolish it at the expense of the Land Bank. The Library would take the property.

Mr. Corrigan stated that the next Regular Board Meeting is scheduled in September and inquired if that was sufficient time to provide a resolution and ratifying a contract to proceed with the collaboration.

Mr. Frangos stated that Land Bank would appreciate a vote of confidence of the Board's intentions and recommended that the Board pass a resolution that the Land Bank take property and transfer it to the Library. He recommended that the property may go directly to the Library so that the Land Bank would not be involved with the potentially complicated CDBG Funding process.

Councilman Conwell recommended taking the property down immediately as funding discussions for the parking lot continue.

Mr. Corrigan motioned that Board pass a resolution indicating that Library is very interested and expect because of our parking need and the ability to resolve the details that the Board supports an ultimate agreement with the Land Bank to permit the Land Bank convey the property. Although, Ms. Butts seconded the motion, a roll call vote was not taken as this was a committee meeting.

Ms. Rodriguez stated that there is a strong consensus that the Board will support this proposal as this would provide more parking and improve neighborhood safety.

Ms. Dodrill requested that Ms. Stephens provide the Library an estimate of the approximate cost to the Library to turn the land into a parking lot.

Ms. Rodriguez requested that Ms. Stephens also provide the estimate to Councilman Conwell so that the City may consider taking the property and deeding it to the Library.

Ms. Stephens stated that the Land Bank forms relationships and agency agreements to help the community and asked Mr. Frangos to give the Board an overview of the Land Bank's ancillary services.

Mr. Frangos explained in detail the Land Bank's ancillary services and how they may assist other library branches.

Presentation: Old Brooklyn Community Development Corporation (Café Proposal at South Brooklyn Branch)

Jeffrey T. Verespej, Executive Director, Old Brooklyn Community Development Corporation introduced Rosemary Mudry, Director of Economic Development and Luigi Russo, District Manager, South Brooklyn Branch, who joined him for this presentation.

Mr. Verespej gave a PowerPoint presentation included a history of Old Brooklyn Community Development Corporation; the Main Street Revival including Henniger Landfill/Future Park, Metroparks Zoo, Broadview & Pearl intersection, MetroHealth Old Brooklyn Health Center and South Brooklyn branch library; and Café Proposal at South Brooklyn Branch.

Mr. Verespej reviewed a community survey that indicated an overwhelming desire for a coffee shop in the Old Brooklyn neighborhood.

Mr. Vesrepej reviewed the following Community Café Timeline:

October 2014	Presentation of concept to Cleveland Neighborhood Progress (CNP)
November 2014	Concept awarded \$30,000 for CNP Neighborhood Solutions Award
November 2014	Article published in Freshwater Cleveland announcing project
December 2014	Initial review with Cleveland Public Library (CPL) leadership to review grant and project options
January 2015	Four café layout options completed
February 2015	Preferred layout selected in conjunction with CPL leadership based off of costs, logistics, and library needs
April 2015	Meeting conducted with CPL facilities management team to review plans

In response to Ms. Rodriguez' inquiry regarding funding contributions, Mr. Verespej stated that Cleveland Neighborhood Project's contribution will be the \$30,000 grant award. The Library will be requested to commit funds for this project. The tenant will only lease the café space.

Ms. Rodriguez expressed concern about café hours vs regular library business hours.

Director Thomas stated that the Board will need to provide additional direction regarding hours of operation including the possibility of creating another entrance enabling the café owner to open the shop prior to library opening hours. The 6:00 P.M. library closing time should not be a concern.

Mr. Vesrepej stated that national research indicates that 70% of purchases at coffee shops are made before 10:00 A.M.

Ms. Butts expressed concerned about the limited parking space at South Brooklyn branch.

Mr. Vesrepej suggested that it may be possible work with the Councilman and CDC to encourage agreements with surrounding corporate partners to accommodate additional parking needs for staff which would open space for café customers.

Ms. Rodriguez asked if interest has been expressed to open a café in South Brooklyn.

Mr. Vesrepej stated that the initial grant proposal indicated that the Library will determine the type operator. However, some ideas may include perhaps a social services entity that employs adults who have been formerly incarcerated, seniors, youth, etc.

Ms. Rodriguez asked for an overview of lease details.

Joyce Dodrill, Chief Legal Officer, state that the Library could lease the café to an operator and recoup some of the cost through rent.

Mr. Verespej reviewed the following Projected Construction Budget:

Construction of “Vanilla Box”	\$ 94,000
Systems	\$ 37,000
Finishes and Equipment	\$ 64,000
Contingency & Overhead	<u>\$ 35,000</u>
Total	\$230,000

Discussion continued about café design and layout, parking lot accommodations and entrances.

In response to Ms. Washington’s inquiry about the process, Director Thomas stated that this presentation is to begin discussion and solicit recommendations from the Board on how best to proceed.

Ms. Washington stated that she appreciated this information and wanted to consider it in the larger context of discussions concerning all library branches.

Director Thomas stated that David Jurca will be moving into South Brooklyn and hosting community discussions to gather information about what the neighborhood would like for the branch. Branch libraries should be destinations. Historically, cafes have not been successful in libraries. However, we may want to consider this opportunity as a social enterprise as opposed to a money making venture.

Ms. Butts suggested that the Nashville Public Library be consulted as they had a homeless population involved in the success of their café.

After reviewing the Timeline, Mr. Verespej stated that the next steps would be the adoption and approval to develop construction drawings, solicit bids, and select an operator for community café in order to show substantial progress by the November 2015 grant deadline.

Mr. Corrigan stated that since his tenure on the Board of Trustees, the Library has had three failed attempts at food operations.

Director Thomas stated that Mr. Jurca’s community discussions will help identify what the neighborhood envisions for the branch.

Ms. Rodriguez thanked Mr. Verespej for his presentation and indicated that the Board will continue discussion about what best serves the Library.

Discussion: Cleveland Urban Design Collaborative Report, submitted June 23, 2015

After introducing David Jurca, Associate Director, Kent State University's Cleveland Urban Design Collaborative, Director Thomas requested that Mr. Jurca give an overview of the results of the CPL150 Community Vision Plan specifically for South Branch and Sterling Branch.

Mr. Jurca stated that through a community engagement process that involved public meetings, advisory committee meetings and hearing from stakeholders, the recommendations for South Branch are:

1. Reopen the historic Carnegie South building
2. Investigate potential Carnegie building expansion to align with original plans
3. Support efforts to brand surrounding neighborhood as Scranton Historic District
4. Improve library's connection to W. 25th St. through public art and signage

Ms. Rodriguez noted that the report noted "original plans" and requested clarification.

Mr. Jurca stated that a copy of a letter from 1911 describing the original plans for an auditorium with an entrance on Clark Avenue is in the report but the original drawings are not included in the report.

Ms. Rodriguez asked for additional clarification on what would be included in the building expansion.

Mr. Jurca stated that the exact design of program space would require additional input from stakeholders.

Timothy Diamond, Chief Knowledge Officer, stated that instead of an auditorium as in the original plans, an addition on the back of the building could be programmed to fit the Library's needs. For example, currently the building is not ADA compliant. The addition could house and accommodate the ADA entrance and house ADA restrooms so that they would not have to retrofit them into the existing building. The original facilities assessment indicated the need for reconfiguring stairs, building ramps, lifts and restrooms. Building them in to an addition at the rear of the building would be a cost savings.

Mr. Jurca stated that the addition at the rear of the building could serve the role of the ADA accessibility in the future through the ramping of the site. In the short term it would be to provide ADA access on the backside.

Discussion continued about designated and potential parking expansion.

Mr. Jurca stated that in discussions with the advisory committee, it was recommended that the two CDC directors work on a shared parking solution for that section of Clark Avenue, instead of the Library creating a parking lot for library use only.

Ms. Washington asked if there was a rough cost estimate if the Library chose to complete all of the short term fixes.

Mr. Diamond stated that the facilities assessment was done prior to the engagement process. The hard construction plus soft costs total \$3.1 million. Of that, \$350,000 of work had been done as part of the Deactivation Project. Some of the other costs could be lessened through an addition

on the back of the branch. For instance, there would be no need to reconfigure the front stairs if the ramp were added to the back of the building.

Mr. Jurca stated that based on suggestions from the community, there were preferences for some exterior space on the front of that extension on Clark Avenue.

Mr. Diamond stated that the renovation could be done in two stages. A temporary entrance could be on the back that could be made permanent at a later day. The community could be put on alert, that if they wanted the addition on the back then the Library would be coming back to identify where the funds would come from.

Ms. Butts asked if the upstairs which has not been in use emerged as discussion topic.

Mr. Jurca stated that there was some discussion. However, the potential is limited due to ADA issues.

Director Thomas stated the Board has agreed on the following priorities:

- Safe, Warm & Dry initiative for branches that need refreshing and renovation
- \$5,000,000 to spend on the Main Library Renovation to be completed before RNC
- \$10,000,000 for Opportunity Libraries (South, Sterling and Martin Luther King, Jr. branches)

The Board should discuss how to address funding for the remaining libraries.

Mr. Corrigan stated that in preparation for the September Board Meeting, the Board should support a return to the old South Branch with the options of investing in the addition or a temporary solution to accomplish the ADA aspects.

Ms. Rodriguez stated that as a result of the Kent State University's Cleveland Urban Design Collaborative report, that staff prepare a resolution for the September Board Meeting authorizing that the South Branch return to its current location on Scranton Avenue and prepare a resolution authorizing the Library to move forward to make the repairs necessary for the Library to reopen the branch.

Ms. Dodrill asked if the Committee wished to address the addition on the back of the building.

Mr. Jurca stated that the written recommendation was to commit to investigating the feasibility of that option.

Mr. Corrigan motioned that the CPL150 Ad Hoc Committee approve the recommendation to return to the original Carnegie building and that staff create resolutions for formal Board action for the September and forthcoming meetings that include what is necessary to return to the Carnegie building and to fully investigate and commit to a necessary addition whether temporary ADA or a more permanent basis. Mr. Seifullah seconded the motion which passed unanimously by roll call vote.

Director Thomas stated that there were several options for Sterling Branch.

Mr. Jurca stated that he tried to be thorough and transparent in outlining pros and cons of various options to stakeholders during meetings. All stakeholders felt that the process was fair and transparent.

The preferred option was an expansion of the building along the corner of E. 30th and Central Avenue. This library expansion option would align with the proposal shown in the Central Choice Plan, published by Cuyahoga Metropolitan Housing Authority, in partnership with a diverse team of civic leaders, consultants, and local organizations.

Mr. Jurca reviewed other options outlined in the report.

Discussion continued about the possibility of a new Marion Sterling school being built on the Jane Adams School site.

Director Thomas stated that the community will be different as CMHA is redeveloping the property with mixed units.

Ms. Rodriguez stated that she preferred to wait to see if a new school is being built and the possibility of a partnership with the school district.

Ms. Rodriguez thanked Mr. Jurca for his report.

Discussion: Potential Branch in the Cuyahoga Community College Student Center Project

Director Thomas stated that Tri-C expressed interested in presenting a proposal but wanted to check with their board. The Library has not heard back.

Ms. Rodriguez motioned moved to adjourn into Executive Session for the purpose of considering competitive proposals for the sale of real property. Mr. Seifullah seconded the motion, which passed unanimously by roll call vote.

The Board adjourned into Executive Session at 2:08 p.m.

The CPL150 Ad Hoc Committee Meeting resumed at 4:06 p.m.

Ms. Rodriguez adjourned the meeting of the CPL150 Ad Hoc Committee at 4:07 p.m.