

Special Board Meeting Minutes
July 16, 2009
4:30 p.m.

Present: Asplund, Buck, Conolly, Hunigan, Kroll, McDonald, Peterson, Phillips, Reichel.
[9]

Also Present: Dane Bragg (City Manager), Mark Misselhorn (APACE architect), Pam Van Kirk (Library Director), Nancy Terpening (Library Staff), and members of the GPL Foundation Board and local press.

President Reichel called to order the special meeting of the Galesburg Public Library Board of Trustees at 4:30 p.m. on Thursday, July 16, 2009. He explained that the purpose of the meeting was to hear presentations from APACE architect Mark Misselhorn regarding the site analysis and City Manager Dane Bragg regarding financing mechanisms for building a new library.

Mr. Bragg gave a power point presentation on *Galesburg Public Library Financing Mechanisms*. He said that at this point he was just talking in terms of concepts. It is early in the process and the city council will be involved in any decisions. A copy of his presentation is attached.

Hunigan asked if a library has been built with Build America Bonds. Mr. Bragg said that he didn't look up specific projects but that he can't imagine that one has not been included in a municipal project.

Mr. Bragg said that HUD CDGB dollars can be used in conjunction with Community Development Entity (CDE) tax credits.

Kroll said that the library doesn't have the ability to raise money and it would need some other income source. He said that the library would need the City's help to come up with this source. Mr. Bragg said that we would have to see what funding sources the city council would approve. Mr. Bragg and Mrs. Van Kirk have been working together to get the city council and the library board together. Mr. Bragg said that the library may need to utilize some form of debt even on a short term basis.

The board thanked Mr. Bragg for his presentation.

Mark Misselhorn presented the board with a graphic depiction of a site concept for the Econofoods property so that the board could determine whether to pursue the site process.

The graphic depiction shows a stacked two story building of 74,000 square feet with a nice south entrance. No setbacks are required but a 15 foot set back allows for green space. There would be street presence. The north face would be very transparent. Patrons would be able to enter one way from Main Street and Pine Street. There was concern expressed about dumping all of the library traffic onto Mulberry Street. This would need to be considered.

Mr. Misselhorn said that this site was very feasible to fit the library building plan with adequate parking and allows for flexibility plus future expansion.

Mr. Misselhorn said that purchase of additional adjoining property and an extension of Day Street would only enhance the site.

Conolly asked Mr. Bragg how he saw the library fitting into the downtown development plan. Mr. Bragg said that he would prefer to see the library in a central area but wouldn't rule out the Econo site.

Asplund left.

Foundation member Barry Barash said that there could be a push back against a locality outside the downtown area. He felt that the property Academy to Cedar could be used as a government campus for a new courthouse and a library. Kroll said that a campus would require street closure and that could present a problem for the fire department.

Mr. Misselhorn reiterated that this was not "the" design but just an analysis that shows that this site can meet the building program.

The board looked at a graphic analysis of the O.T. Johnson site. There was not as much detail in this analysis.

Mr. Misselhorn said that it is a much smaller site with four owners. An alley with right away splits the property. This alley contains utilities. The library would need three floors to meet the building program. It shows an entry off Main Street with covered parking in the back. Storm water detention requirements would be waived for downtown.

Mr. Misselhorn said that this was a tight urban site with only half the parking spaces required by the building program. He told the board that it was preferable for a library to be on a corner for natural light.

Hunigan said that he hated to see the library squeezed between two buildings. Kroll said that it might be possible to acquire the properties to the east of the site. Mr. Barash recommended using eminent domain. Mr. Kroll was against the use of eminent domain.

Dane Bragg left.

Peterson left.

Mr. Misselhorn said that the site needs to be functional. He didn't think that the current site was large enough and that it wouldn't function well for us. He would be more comfortable with other sites and likes the idea of the library being in the heart of the downtown area. He said that a library on the O.T. Johnson site was possible but it is a pretty small site that would not allow for much room for growth.

Mr. Misselhorn said that his gut feeling was that between the sites examined the Econofoods site would be the least expensive and most practical.

The board thanked Mr. Misselhorn.

The board decided to not dismiss the O.T. Johnson site until they know if surrounding property can be obtained.

Adjourned: 6:20 p.m.

Secretary

President