



City of Madison Proceedings - Final

City of Madison
Madison, WI 53703
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MADISON PUBLIC LIBRARY BOARD

Thursday, February 2, 2006

4:30 PM

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

I. CALL TO ORDER

The meeting was called to order at 4:30 p.m.

Present: Ald. Larry Palm, William C. Keys, Barbara J. Karlen, Ramon R. Hernandez, Ann L. Falconer, David L. Wallner, Theodore C. Widder, III and Gregory Markle

Excused: John A. Taft, Jr.

Also Present: Grogan, Lee, Roughen, Froistad, Benno, Sawyer, Dimick, Olson

II. APPROVAL OF MINUTES

The December 20, 2005 and January 6, 2006 Minutes were approved.

**A motion was made by Ald. Palm, seconded by Falconer, to Approve the Minutes.
The motion passed by acclamation.**

III. CORRESPONDENCE

The letter from Mark St. Francis re his plan for the Central Library was reviewed. A letter will be sent to him thanking him for his interest and explaining that a process was followed in selecting an architect.

IV. PUBLIC COMMENTS

There were none.

V. BOARD INFORMATION EXCHANGE

There were none.

VI. FINANCIAL REPORT

The library is getting ready to close out the 2005 books. The final year-end report will be available next month. Bills are still coming in and can be paid through the end of January. All revenues have been received. It's too early to predict the carryover amount but there will be money left.

VII. REPORT ON ENDOWMENT INVESTMENT OPTIONS

At last month's meeting, there was discussion about the philosophy of freezing the endowment and turning it into current income rather than having it grow in equity accounts. The rationale is that our growing endowment is in the Foundation. Mr. Widder requested a specific proposal from M&I Bank on debt instruments (bonds) and what kind of income stream we could get and what the cost of investment fees would be. He has not received a response to date. He also consulted with the City Comptroller who indicated he would prefer the library go with bonds rather than equities because it is a

more conservative approach. This item to be added to the March Board agenda pending receipt of the report.

VIII. MEMORANDUM OF UNDERSTANDING WITH DJK REAL ESTATE, LLC RE GRANDVIEW COMMONS

The City has been negotiating with Veridian Builders (DJK Real Estate, LLC) for some time to come up with a plan for a library at the Grandview Commons site.

A resolution has been introduced and referred from Board of Estimates to the Library Board to execute an MOU accepting the contribution of land at Grandview Commons with an estimated value of \$275,000 plus a cash donation of \$225,000 spread out over a period of years. The donors will reserve the right to make a further donation of \$1.5 million for the naming rights of the branch consistent with the library policy on naming rights. The agreement states that construction must commence seven years from the date the donated property is conveyed to the City, otherwise ownership shall revert to the donors.

This MOU will lead to a definitive agreement that will come back to the Library Board at a later date for approval. It will spell out specifics such as the exact location in the center.

Mr. Widder was thanked for his efforts in making this possible.

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SUBSTITUTE - Authorizing the Mayor and City Clerk to execute a Memorandum of Understanding with DJK Real Estate, LLC regarding development of and an endowment for a new east side library branch to be located in Grandview Commons.

A motion was made by Hernandez, seconded by Markle, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.

IX. PLANS FOR MIDVALE PLAZA DEVELOPMENT

The elevations of the new proposed Midvale Plaza development were distributed. The library is planned for the corner of Midvale and Tokay. This building will include retail space in addition to the library and will have condos above and condo parking below.

Phase 2 (where the current library is) will be retail with apartments above and parking underground for tenants. There are 98 surface public parking spaces available.

Ms. Dimick attended a neighborhood meeting in which the developers presented their plan to the community. There were concerns about the lack of a library entrance on Tokay for bikers/walkers, the density of the project, the number of units and the height of the project.

After a discussion about a second entrance (on Tokay) it was determined that Ms. Dimick would respond that the library will consider an entrance on Tokay Blvd. depending on what it looks like, what it costs, and what impact it will have on our program and security costs.

Ms. Dimick requested board members attend future neighborhood meetings. Dates to be announced.

X. RECEIPT OF RECOMMENDATION RE THE PETER'S PROPOSAL

Joe Gromacki, City Real Estate, authored the feasibility study on Kenton Peter's Central Library proposal. The study was discussed at the Library Board Planning meeting last week. Mr. Gromacki concluded the proposal was not feasible; there were a number of problems with it. Mr. Peters was present to respond with his view.

After discussion, the Planning Committee voted 7 -1 to recommend the Library Board reject the proposal based on the feasibility study.

Keys moved, seconded by Karlen, to accept the feasibility report and approve the recommendation of the Planning Committee. Motion passed by acclamation.

XI. REVIEW, DISCUSSION AND APPROVAL OF BRUDER REDESIGN

The design boards from the Bruder plan were available to see. They are being used to show prospective donors the concept of a new Central Library.

Palm moved, seconded by Keys, to move approval of the conceptual plans of the Bruder redesign. Vote: 7 ayes, 1 abstention (Markle). Motion passed.

XII. FACILITIES UPDATE

There was no report.

XIII. FRIENDS' UPDATE

The Central Friends book sale is scheduled for February 9-12. They have approved grants to MPL totaling \$22,700. They are taking steps to change their tax status to a 501(c)(3) from a 501(c)(4).

XIV. FOUNDATION UPDATE

Advertising has begun to fill the development director position for the Sequoia campaign. The Foundation will contract with someone to fill a full-time position for one year. 75% of the duties will be for the Sequoia campaign and the remaining 25% will be for general Foundation duties.

XV. SOUTH CENTRAL LIBRARY SYSTEM UPDATE

There was no report.

XVI. DANE COUNTY LIBRARY SERVICE UPDATE

There was no report.

XVII. COMMITTEE UPDATES

Personnel - Ms. Dimick read the City Attorney's reply to a series of questions that were posed at last month's meeting as well as a lengthy report from Prof. Dennis Dresang of the LaFollette Institute who was recommended by Louise Roberts, Library School Director. The 1990 MPL Compliance Resolution in which the library assigned administration of personnel areas to the City of Madison Human Resources was reviewed. The meeting was opened for staff and Board discussion. As a result of the discussion, Ms. Dimick will go back to the City Attorney to get additional legal advice on all the points raised in the Dresang memo.

Planning - See Item IX above.

XVIII. CLOSED SESSION

The Madison Public Library Board may go into closed session pursuant to Section 19.85(1)(c), Wis. Stats. which permits closed sessions when considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

A motion was made by Ald. Palm, seconded by Markle, to Convene into Closed Session. The motion passed by the following vote:

Absent: Taft, Jr.

Aye: Palm, Keys, Karlen, Hernandez, Falconer, Wallner, Widder, III and Markle

RECONVENE INTO OPEN SESSION

A motion was made by Keys, seconded by Hernandez, to Reconvene. The motion passed by acclamation.

XIX. ADJOURNMENT

Voted to adjourn at 5:45 p.m.

A motion was made by Karlen, seconded by Ald. Palm, to Adjourn. The motion passed by acclamation.