

**Electronic Board Meeting  
Library Administration Board Room  
October 19, 2017**

**Attending** (in person) Richard H. Nixon, Nic Dunn (authorized to represent Aimee Winder-Newton), Nancy Thorne

- By phone Cindy Mecklenburg, Frenchell Hampton
- By email: Paul Benner, Chelsea DiFrancesco, Kristin Covili

**Others attending** (in person) Jim Cooper, Library Director, Carol Ormond, April Townsend, Leslie Webster, Jennifer Fay, Kent Dean, Liz Sollis, Liz Anguiano

Richard H. Nixon called the meeting to order at 12:00 p.m.

The sole issue before the Board at this meeting is whether to make a recommendation to the mayor and subsequently to the council for the acquisition of real estate.

Jim described the Otto Bock property 3820 West Great Lakes Drive, West Valley that the library wants to purchase for a new facilities building.

Nic Dunn asked about the process for approval.

Jim said the Board must give their recommendation to the Mayor's Office on any real estate acquisition. The mayor may approve or deny the recommendation. Appropriation of the money is requested through the council.

Richard H. Nixon said, "It appears we have a quorum. We have four present and three have voted by email."

The question before the Board is regarding the proposed acquisition of about 70,000 square feet of space already constructed for use by facilities and for library purposes that are deemed appropriate for that facility.

The proposed maximum that we offer is \$8 million as opposed to previous estimates of \$12 million for new construction of a smaller facility.

Richard Nixon called for questions, discussion or motions.

Jim Cooper provided background for the proposed acquisition of the Otto Bock property.

This purchase is part of the Library's desire to improve our existing facilities and build new facilities. As part of a larger building and improvement plan we have undergone an extensive study of the Kearns Library and will be building a new library there.

The current Facilities Department buildings are adjacent to Kearns Library. They contain less than 15,000 square feet of space on one acre of land. We are running out space there and need to lease other storage space to supplement our capacity.

We have looked at raw ground and existing buildings and none have panned out. We continued to look at other parts of the valley for raw ground and existing buildings. In September we toured the Otto Bock facility with County facilities management. Their lease expires June 30, 2018. The owner wants to sell the property.

We have negotiated an offer to purchase the property at a fair market value not to exceed \$8 million. An appraisal will be done. The closing would be January 15. We will need to go to the council to have funds to pull the trigger. If we close on or before January 15 we will acquire the lease and we would receive lease payments of \$50,000 a month through June 30. There is no penalty if we terminate the agreement for non-funding.

If the appraisal comes in higher than \$8 million we would still only pay the \$8 million.

The building is high-end quality construction with office spaces, dock areas, warehouse space, and easy access to the Bangerter Highway and 201.

There are 124 outside parking stalls.

All space has heating and cooling.

The original building was built in 1996 and added onto in 2008.

Is any retrofitting needed? We may want racking, storage, and caging of some areas. These would be constructed by our staff at minimal cost. No major remodeling is needed.

Richard Nixon asked for further questions. There were none.

Jim Cooper said this is an outstanding property and highly recommended it because of the efficiencies, the size and the cost.

70,000 square feet gives us the opportunity to aggregate a number of our operations.

We have discussed aggregating our book sale and this space could house that kind of operation.

It could house storage for individual branches and would allow us to reconfigure library spaces.

There is an acre or two of property to the north that we could consider purchasing if we wanted to add equipment storage space in the future, if appropriate.

*Nancy Thorne made a motion to make a recommendation approving the acquisition of the Otto Bock property at 3820 West Great Lakes Drive, West Valley.*

*Cindy Mecklenburg seconded the motion.*

Votes:

Nancy Thorne - aye

Cindy Mecklenburg - aye

Nic Dunn for Aimee Winder-Newton - aye

Richard H. Nixon - aye

Paul Benner - aye

Chelsea DiFrancesco - aye

Frenchell Hampton – aye

Kristin Covili– aye

Nays – none

Abstentions - none

There was no other business.

The meeting adjourned at 12:20 p.m.