

**Amery Public Library Board of Trustees
Special Meeting
April 6, 2020**

Wendy Dietrich called the meeting to order at 7:00 pm via Zoom . Also present were Jennifer Tyman, Sarah Flanum, Betty Tomasek, Kyrsten Huges, Jen Lee, Greta McCarty, Annie Braaten, Jen Lee and Director Amy Stormberg. Guests present John Thompson, Kathy Butch, Chris Zimmerman, Mike Karuschak, JoAnn Hallquist, Leslie Hessler, Doug Drake, Ashley Long and Erin Hunter. A **Quorum** was established. The **motion (jt) to approve the agenda and seconded (jl). Motion carried.** It was certified that the meeting is in compliance with the open meeting law.

1. Discussion/Action: Library Building Space Needs/ Recommendations:

John Thompson started the meeting with giving some background of the last city council meeting stating that he sent a document about what the library needs as of now; using about 12,000 square feet, a meeting room for programs that seat 150-250, and a small meeting room seating 50. He stated that Amery is the 10th highest in circulation in Wisconsin. Things to consider at this time; Where does the library fit into the Bremer Building? How do all of the suggested space fit into the building? What are options for the library moving forward?

Looking forward: Is there a chance to work with the condo association to restructure the condo so the Amery Public Library oversees their own systems? Is there a chance to sell back our portion to the condo association and them re-rent it from them? Is there a chance for new construction?

Main floor of Bremer would make the most sense for library and meeting rooms with storage on a different level, with main floor meeting place for city hall.

When will the city have a mockup of where all the entities will be in the Bremer building?

It has been suggested that we have some recommendations ready to talk about with the city at the meeting on April 8th at 5:00.

If the library wants to stay how is it going to be paid for?

Wendy called Jim Leadholm the president of Amery Hospital Foundation. He had said that the plan is to move forward and as quickly as possible with the HVAC system, as of now it has been slowed down. He also stated the HVAC over the behavioral health is in poor condition. The city has entered an intent to sell by July 31st. There are no current plans moving forward currently.

What is the condo fee used for? It is used to pay maintenance, snow removal, lawn care, & heating unit. Any large renovation that happens to the building is split between the library (29%) and the police (7%).

The HVAC for the library is separated from the other parts of the condo. Is there a way we could re-assess the contract and the library is then in charge of all of its own maintenance?

Doug stated that the library and police will need to split the \$2.1 million over the next ten years.

Wendy had an idea: 1.8 million is what the library portion of the 27% of the condo, what if we could get the city to take out a loan for the total value and the library pay half as well as the city paying the other half over 10 years.

Mike asked how is the library going to come up with new revenue to pay for that?

Ashley stated that our HVAC is separate from the police, we should ask the condo association on if we can split off with a possibility to stay where we are.

Mike stated the library needs to come up with options for the city. The current assessment is inaccurate, and he will be contacting the city. The library needs to get a space needs assessment.

John stated, again, that ideally, we need to find the largest space within the facility that would fit the space we need, which, would be the main level with meeting rooms on another floor.

It was asked how many staff work at the library on any given day, Amy said besides she and Erin there are always 2-3 more staff members. Why would we need more staff if the library is on two levels?

If we only have only one employee working each floor there wouldn't a backup staff member if a patron needs help and for security reasons it is problematic to have only one staff member per floor.

Sarah stated that, in her opinion, two floors would not be a deal breaker.

Mike said that all of this makes no sense talking about this until we have a plan.

Wendy said we should ask for a feasibility statement of Bremer.

It was stated that if we were to move into the Bremer building it would limit our future growth.

Doug suggested city council should come get a tour.

Ashley stated that we should talk to Amery Hospital and Clinic to see if it's beyond our means to fight to stay.

If we were to take out a loan with the city could those additional expenses be picked up as a cross county fund? John had said that debt retirement doesn't get factored into the county formula.

If we sold back to the condo association and rented it back would we get more money from the cross-county fund? John answered that yes that we could make that work.

How much is the current commercial amount for rentals? Someone stated they believe it is \$9 per square foot.

Wendy said when she talked with Jim, he stated that the hospital is a 501C.3 and they have to be careful on how much they charge the library for rent. The city and hospital are still in negotiations. They cannot charge more than market value.

Mike is wondering if the city would entertain the idea of selling back the library to condo association, then sell back the space to the library at fair market value?

Sarah asked if it would be possible to get an estimated square footage bubble map of the library to have for the meeting on Wednesday? John and Amy said that they would work on it.

After all the discussion there are three suggestions to bring to the Wednesday meeting:

- 1) A feasibility study of Bremer space to see if all the entities that will be moving there will fit.
- 2) Ask the city to meet with the condo association to re-organize for each entity to pay for their own expenses.
- 3) Check into leasing back after the city sells in July and library would then enter into a lease agreement for just the main floor and storage it currently uses.

A motion was made (kh) and seconded (bt) to bring the recommendations to the city. Motion carried.

Next Meeting

The Personnel committee will meet at 5:30 with the regular Board meeting following Monday April 20, 2019 at 6:00 PM.

Adjournment

A motion to adjourn was made (jt) and seconded (kh). Motion carried.