

**MINUTES OF THE SPECIAL MEETING OF THE FACILITIES
COMMITTEE OF THE BOARD OF LIBRARY TRUSTEES
OF THE VILLAGE OF CAROL STREAM**

DATE: June 29, 2011

Time: 6:30 p.m.

PLACE: Horizon Room

1. Call to Order

Trustee Hudspeath called the Special Meeting of the Facilities Committee to order at 6:30 p.m.

2. Roll Call

The roll was taken by recognition.

Present: Trustees Hudspeath, Bailey, Jeffrey (6:34), and Douglas

Absent: None

Also Present: Trustees Arends, Wade, and DeRango, Library Director Ann Kennedy, Assistant Library Director Pam Leffler

3. Approval of Minutes of April 13, 2011

Trustees Wade and Arends asked that the minutes be amended to reflect a discussion of the possibility of selling the Kuhn Road property. The Minutes were approved by consensus as amended.

4. Discussion, Re: Report on Kammes House

Director Kennedy summarized for the Committee the hazardous material inspection. Kennedy stated that the asbestos needs to be removed before anything can be done with the house. President Douglas stated that the asbestos itself is not dangerous unless it is disturbed. Then it becomes friable and is a health hazard. Kennedy stated that Midwest Environmental Consultants have disturbed the dry wall while taking samples and the asbestos is now an issue. Trustee Hudspeath stated that she thought the walls on the second floor of the house were plaster and the asbestos was not an issue there. Kennedy said that she could only go by what was in the report which stated that the drywall and tape with asbestos were "throughout" the house. Trustee Bailey stated that he would like to fix up the house and find alternative uses for it. President Douglas recommended that Director Kennedy get price estimates for the removal of the asbestos with a cost comparison for retaining the building versus eventual demolition.

Director Kennedy stated that the Carol Stream Fire Protection District is still interested in using the house and property for training exercises once the Board makes a decision on the house.

Director Kennedy has contacted Krueger Appraisal Services to appraise the value of the house. The contact has stated that preliminary valuation would be a negative value. Trustee Arends stated that he would like an opinion if the property is more valuable without the structure and how a tear down of the house would affect the property appraisal. Trustee Bailey stated that the house could have value as a community center if the condition is improved. Director Kennedy stated that the Village of Carol Stream has tried to make the Historical Farm House a community center and it has not been successful. She felt that people do not want to pay to rent a facility with very small rooms and few amenities.

5. Discussion, Re: Use of Kuhn Road Property

Director Kennedy reviewed the Appraisal of the property conducted by Krueger Appraisal Services. She stated that the property has lost 35% of its value since the last appraisal in October 2001. Kennedy also summarized her discussion with Arnie Biondo, Executive Director of the Carol Stream Park District. The proposal from the Park District is to keep the Kuhn Road property as green space with minimal development. President Douglas stated that if the Park District were to use the property for municipal purposes than property taxes would cease. If we try to sell the land than we would still be paying taxes while the property is on the market. President Douglas asked Director Kennedy to contact the Bloomingdale Township assessor and have the property reassessed.

Trustee Wade proposed that the Board authorize Director Kennedy to approach a real estate agent and have the property put on the Market. Trustee Wade read an editorial from the Carol Stream Press of May 15, 2011 where the editor wrote a column asking the Carol Stream Library to sell the land to recoup some of the money that was used to purchase the property. The editor felt it was time the Library reversed its bad decision to buy the land. President Douglas stated that he doesn't agree with the editorial. Douglas stated that the Library is not keeping the property as a burden to tax payers. Douglas feels that \$580,000 is a ridiculous price to ask for the property. Trustee Arends said that the key word is "recoupment." Trustee Arends felt that the property is an asset and only getting \$580,000 is fiscally irresponsible. Trustee Arends was not convinced that the Library should sell the land. Trustee Wade stated that the Library should at least make the effort to put the land on the market. Trustee Jeffrey asked what the Library paid for the land. President Douglas stated that the Library paid \$740,000 for the land because there was a \$200,000 reduction for getting rid of contaminated soil. There was also a \$50,000 reduction to reimburse the Village of Carol Stream for Kuhn Road improvement expenses. Trustee Arends stated again that he feels the land is an asset for the Library and that the Library is responsible for making good public use of it. Trustee Arends also stated that the Library could make the property budget neutral by entering into the agreement with the Park District and reducing the tax burden. President Douglas explained that the contaminants in the soil are gasoline and diesel which have a half life. They will be breaking down over time.

Trustee Bailey stated that he resents every part of the Press editorial. He said that the Library Board is charged with making the decisions and the editor doesn't sit at the meetings and hear the discussions. President Douglas stated that the editorial is an

opinion. Trustee Wade stated that if the Library sold the property for 90% of the value that was used to purchase the land, he would not consider that to be irresponsible or a fire sale as was mentioned by other Trustees. Trustee Wade stated that the sentiment in the community is to not build a library. Trustee Bailey disagreed with Trustee Wade. Bailey said that the Library referenda were up against the school referenda and the voters didn't feel they could take on more of a tax burden. Trustee Wade read to the Board the percentage votes for and against the three Library referenda. Trustee Wade stated that he was elected to listen to the voters about not building a new library. President Douglas stated that the sentiment of the voters changed between the 1st and 3rd referenda and the sentiments might change in another decade. Douglas considers the property to be an asset right now and the Library should make it revenue neutral. Douglas further stated that the land is the last seven acres in town and the Library should hold on to it. Trustee Wade mentioned empty parcels of land in town including one west of Brunswick on North Avenue and land on the corner of Lies and Gary. President Douglas stated that the land on North Avenue was rejected because kids could not ride their bikes to it.

Trustee Wade disagreed with the suggestion that the land could not be sold. He suggested that the land be listed and allow the Board to see what happens; if someone is interested the price could be negotiated. Trustee Wade felt that the Park District could still use the land. Trustee Hudspeath stated that the Park District wouldn't enter into an agreement if the land is going to be sold. Director Kennedy was asked to talk to Arnie Biondo and find out what would be the minimum amount of time for which the Park District would sign an agreement, what amount of investment they foresee putting into the property, and what time frame they would need for the development. Trustee Arends said that he sees the use of the Kuhn Road property in one of three ways which are not prioritized for him: leasing the land, signing an intergovernmental agreement, or selling the land. Trustee Arends said that he does not think of selling the land as an option at this time. Trustee Arends also said that he did not interpret the referenda results as not wanting the property for public use. Trustee Bailey stated that the Library has done well with its investments and does not see a reason for abandoning this investment.

Trustee Hudspeath summarized the discussion that there are two solid ideas for use of the land, partner with the Park District or sell it. Trustee Bailey said that the Library should investigate possible other uses, that not all the possibilities have been looked at. President Douglas suggested that the College of DuPage may be interested in a partnership. Trustee Hudspeath stated that she would like to see COD use the land as a lab. Director Kennedy reminded the Board that at one point COD wanted to lease some of the property for a parking lot. President Douglas asked Kennedy to also contact COD to see if they are interested in the property. Trustee Bailey asked that the Facilities Committee seriously explore different uses of the property. It was agreed that this would be a good idea and would show the community that the Library is entertaining different ideas.

Trustee Wade asked that his motion to place the property up for sale be placed on the July 20th Board meeting agenda with the suggested price of \$750,000.

6. Report on Roof Project

Directory Kennedy informed the Committee that she had received a report from Camosy Construction on the result of the bidding for the re-roof project. The original lowest bidder was investigated and shown to not be qualified; he had left several items out of the bid. Adding those items in to the proposal resulted in a substantial increase in the price. Camosy then investigated the second lowest bidder and is recommending them for the work. Director Kennedy will bring to the Board meeting a motion that the Board accept a Guaranteed Maximum Price for the project of \$228,332 which is within the Library's budget for the project.

7. Report on Parking Lot repair

Assistant Director Pam Leffler informed the Committee that the parking lot work has gone out to bid. Bids are due at 4:00 on July 8. The Village Board waived fees associated with permits for the project.

8. Adjournment

There being no further business to come before the Facilities Committee, the Meeting was adjourned at 7:40 p.m.

Approved (date)

Ann Kennedy, Library Director
for the Facilities Committee