

**Cedar Rapids Public Library  
Board of Trustees  
Special Meeting – Public Hearing  
August 12, 2008**

**Board members present:** President Susan Corrigan, Vice President Doug Elliott (by phone), Phyllis Fleming, Joe Lock (by phone), Susan McDermott (by phone) and Dennis McMenimen.

**Staff and others present:** Interim Director Tam Glise; library staff members Rebecca Bartlett, Dee DeHaven, Carol Hoke, Patricia Holderness, Karen Johnson, Jeff Krohn, Chris North, Christina Riedel, Pat Schabo, Lola Shull (for the union) and Kit Wong; and representatives from the media.

**A. Call to order – Susan Corrigan**

Corrigan announced the hearing held under Section 364.7 of the Iowa Code, regarding lease of additional spaces at Westdale Mall for use as a bridge library facility.

**B. Public hearing on proposed Letters of Intent and License Agreements for additional space at Westdale Mall, 2600 Edgewood Rd. SW, to serve as bridge library facility.**

The library currently occupies three locations at Westdale Mall – the existing West Side Branch, operating under a rent-free lease through June 30, 2009, and two temporary or “bridge” spaces provided by the mall management without cost through October 31, 2008. Westdale is now asking the library to sign a license agreement(s) for no-rent through October 2008 for the two bridge spaces and one other as-yet-unoccupied space, with the formal lease(s) to begin November 1, 2008.

Westdale Mall is also offering two additional storefront properties for library use – the former Osco Drug store and a smaller adjoining space – with a formal lease(s) to begin on September 1, 2008.

The proposed rent for all five bridge locations, with a total square footage of 23,784, is \$7.00 per square foot or \$166,488 per year. The library would be responsible for utility expenses. All storefronts are owned by General Growth.

Total square footage currently in use by the library is 8,742. If all six properties (including the existing West Side Branch) are under lease, the library will be housed in 26,914 square feet.

Corrigan asked for comments from the public and none were received.

**C. Discussion and possible action on location of bridge library facility.**

Mall management proposes that the leases for the Osco location and the adjoining space begin on September 1, while leases for the three spaces operating rent-free through October will begin on November 1. The September 1 date allows for quick occupancy and would also reserve the properties from rental to any other party. Glise believes it could be arranged to have all five leases run through the same date.

*McMenimen moved to authorize the building committee to negotiate the terms of the lease or leases for the five additional spaces to the extent of finalizing one or more leases at a gross cost of \$7.00 per square foot. Fleming seconded and the motion passed unanimously.*

**D. Adjournment**