

MARICOPA COUNTY LIBRARY DISTRICT BOARD OF DIRECTORS MINUTE BOOK

**FORMAL SESSION
April 5, 2006**

The Board of Directors of Maricopa County Library District, Arizona convened in Formal Session at 9:00 a.m., April 5, 2006, in the Board of Supervisors' Auditorium, 205 W. Jefferson, Phoenix, Arizona, with the following members present: Don Stapley, Chairman, District 2; Fulton Brock, Vice Chairman, District 1; Andrew Kunasek, District 3; Max W. Wilson, District 4, and Mary Rose Wilcox, District 5. Also present: Fran McCarroll, Clerk of the Board; Shirley Million, Administrative Coordinator; David Smith, County Manager; Bruce White, Deputy County Attorney. Votes of the Members will be recorded as follows: aye-nay-absent-abstain.

MINUTES

Motion was made by Director Wilson, seconded by Director Brock, and unanimously carried (5-0) to approve the minutes of the meetings held January 18, 2006 and March 1, 2006.

PERSONNEL AGENDA

Motion was made by Director Wilson, seconded by Director Brock, and unanimously carried (5-0) to approve the Library District Personnel Agenda (Exhibit D). Exhibit D will be found at the end of this set of minutes.

DONATION

Item Summary. Motion was made by Director Wilson, seconded by Director Brock, and unanimously carried (5-0) to accept the donation of 49 large print books valued at \$1,303; and 52 adult books, 384 juvenile books and 272 DVDs valued at \$7,166, to the Southeast Regional Library from the Friends of the Southeast Regional Library. The total value of these donations is \$8,469. (C6506021000) (ADM2800-006)

ARIZONA BOOK FESTIVAL

Item Summary. Motion was made by Director Wilson, seconded by Director Brock, and unanimously carried (5-0) to approve the continued co-sponsorship of the Arizona Book Festival with the Arizona Humanities Council and the Arizona State Library, Archives and Public Records in the amount of \$20,000. Funds to support this effort are budgeted. Without the Library District's support, the Book Festival would no longer be held. (C6506022100)

LEASE FOR OFFICE SPACE

Item Summary. Approve and execute a new full service lease for 16,000 rentable square feet of office space at 2700 N. Central Avenue, Phoenix, AZ for the Library District administration staff. Also approve the expenditure of estimated relocation costs of \$385,000 for move related costs, voice-data costs, and signage associated with the relocation of the Library District to the leased office space.

Additional Information. Lease No. L7385, with The 2700 Group Limited Liability Company (lessor), is for 63 months commencing on or about August 1, 2006, and terminating on or about July 31, 2011, and includes three months free rent. Library District parking of up to 68 covered unreserved parking spaces is provided at a cost of \$25 per parking space per month. The landlord will provide visitor parking spaces in the visitor parking area adjacent to the 2700 N. Central building and validate up to \$150 of visitor parking per month at no additional cost to the Library District. The Library District has the option to extend the term of the lease for five additional years. The Library District has a one-time right to terminate the lease after the 39th month provided written notice is given six months in advance and provided the Library

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District pays a termination fee equivalent to all unamortized tenant improvements and upfront costs calculated at 7% and four months of base rent. The county is provided a tenant improvement allowance of not less than \$16 per square foot. Not-to-exceed rental rates, plus applicable rental tax, are as follows:

Year	Rate Per Square Foot	Monthly Rate	Annual Rate
Year 1 (months 1 through 3)	\$18.00	\$0.00	
Year 1 (months 4 through 15)	\$18.00	\$24,000.00	\$288,000
Year 2 (months 16 through 27)	\$18.50	\$24,666.67	\$296,000
Year 3 (months 28 through 39)	\$19.00	\$25,333.33	\$304,000
Year 4 (months 40 through 51)	\$19.50	\$26,000.00	\$312,000
Year 5 (months 52 through 63)	\$20.00	\$26,666.67	\$320,000

In addition, the Library District shall pay for any after-hour HVAC usage and all non-standard building operation and maintenance expenses associated with a District-required IT server room. (C6506024100)

Jeanette Fish, citizen, spoke in opposition to leasing library space for the District Office feeling it is one of a continuing series of actions leading to complete closure of this library branch. She asked what the reasoning is for closing this and other library branches in the County and specifically addressed the Litchfield Park, Goodyear, Surprise, Gilbert and Chandler branches. She asked for an explanation in selection of closures according to population when some libraries remain open in areas that have now outgrown the 50,000 population cut-off. She stated that she has been a dedicated patron of the 32nd Street library since she moved to Phoenix. She added, "That library is an excellent resource in the community and we should be proud of providing that service, not trying to cut it off." Ms. Fish presented petitions containing approximately 800 signatures of residents protesting a closure that were collected in two days." She said that this branch is a valued resource to the community and Phoenix residents do not want to lose the services provided by the County Library District. She asked that the Board keep the library open for continued use.

Harry Courtright explained that "the Maricopa County Library District is a separate district and has its separate tax base." The plan of service adopted by the Library District Board of Directors provides that the District will provide communities of 50,000 or less and the unincorporated portions of Maricopa County with library services at no cost for an indefinite time period. The District also provides services to any community reaching the 50,000 level of population that wishes to contract for continuing service with the County. He added, "In those cases, the District continues serving the community but after a five-year phase-in period all the costs of the library are assumed by the community. He said that Gilbert is now in the five-year transition period, at the end of which all the library costs will be paid by the City of Gilbert.

He added that the library branch on 32nd Street does not fit the District's plan of service adopted by the Board, i.e., it is in Phoenix, which has more than 50,000 population. Phoenix is not interested in an agreement with the County or taking the library over, and the District is paying all of the costs. He said, "The decision has been made to correct that situation." He added that it had been attempted twice in the past to transfer ownership to Phoenix who has continually said they are not interested in the building or in providing any monetary support because there are adequate city libraries to serve that community. The Board has devised a plan to curtail services that would lead to an eventual sale or lease of the building to another entity.

Chairman Stapley explained that this is not being done "on a whim" but is according to statute and from the mandate of state law given to the Library District when it was created to serve the unserved and underserved portions of Maricopa County. He explained that these actions are the Board's efforts to comply with that mandate.

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Motion was made by Director Wilson, seconded by Director Brock, and unanimously carried (5-0) to approve and execute the new full service lease and relocation costs as given above.

MEETING ADJOURNED

There being no further business to come before the Board, the meeting was adjourned.

Don Stapley, Chairman of the Board

ATTEST:

Fran McCarroll, Clerk of the Board