

**DECATUR PUBLIC LIBRARY BOARD OF TRUSTEES**  
**Special Called Board Meeting**  
**October 30, 2009**  
**3:00 pm**

I. CALL TO ORDER:

Teena Zindel-McWilliams, president, called the meeting to order at 3:10 pm. Members present: Carol Craig, Mary Gendry, Eugene King, and Nicholette Rademacher.ng. Staff present: Lee Ann Fisher, Sheila Robinson, and Noah Tipton, head of building division. Others present: Mark Gibson, attorney. Absent: Jim Alpi, Darryl Barbee, Edward Costa, William Faber.

II. AGENDA:

Agenda was approved as presented.

III. NEW BUSINESS:

DISCUSSION OF LEASE – Mark Gibson

A. Closed Session:

Motion for closed session:

Ms. Craig moved that the Board enter into closed session for the purpose of discussing pending or probable litigation, as specified in Section 2 (c) (11) of the Open Meeting Act.

Mrs. Rademacher seconded the motion. Voice vote: yes. The board went into closed session at 3:15 pm. Motion by Mrs. Rademacher, seconded by Mr. King, to return to open session at 3:35 pm.

Mrs. Zindel-McWilliams moved that Mark Gibson, attorney representing the board, meet and discuss with Glenda Williamson of Glenda Williamson Realty her lease at the Village Annex, per closed session discussion. Mr. King seconded the motion. Voice vote: yes.

IV. ADJOURNMENT: Meeting was adjourned at 3:40 pm.

Respectfully submitted,

***Sheila Robinson***

Sheila Robinson

Administrative Secretary

**DECATUR PUBLIC LIBRARY BOARD OF TRUSTEES**  
**Finance & Properties Committee Meeting**  
**October 27, 2009**

**I. CALL TO ORDER:**

Carol Craig, Chair, called the meeting to order at 11:15 a.m. Members present: Jim Alpi and Nicolette Rademacher. Staff present: Lee Ann Fisher and Karen Bjorkman. Mark Gibson arrived at 11:30 a.m.

**II: AGENDA:**

Agenda approved as presented.

**III: OLD BUSINESS:**

Mr. Alpi explained about the bid from KAM on the asbestos. The old boiler has been sealed and does not need anything at this time. It would cost several thousand dollars to repair the newest boiler and there is no guarantee that it would work. All the pieces of the system are not in place. Electric heaters could be used downstairs to prevent damage, heat the bathroom and the hall upstairs.

Question raised was "Is this a short-term fix or a long-term fix?"

Mr. Alpi replied that long-term "What is the library going to do with the space?" Needs to be decided.

Ms. Craig explained to Mr. Gibson that there are several things to consider including the extension on the lease with the tenant. The lease terminates January of 2010. Assuming the building goes vacant what is the library going to do with it? 1. Not sure of use of space. 2. What is the cost to rent equipment for 5 months?

What is happening in the city records retention area since no one has been able to get into this area.

Finance Committee recommended that a Special Meeting of the Library Board be called to deal with the issue of the tenant.

Recommendation that the lease not be extended or renewed and to give the tenant a possible emergency holdover date.

Mr. Gibson discussed waiving the rent which was done with the other tenants.

Recommendation that Board review the initial proposal and the temporary heating issue at a special called board meeting on Friday, October 30, 2009, at 3:00 p.m.

Mr. Alpi suggested that the city be asked to assume responsibility for the building for the short term for projects they might have.

#### **IV. ADJOURNMENT**

Meeting adjourned at 12:30 p.m.

Respectfully submitted,

*Karen Bjorkman*

Karen Bjorkman

Assistant City Librarian