

**INDIANAPOLIS-MARION COUNTY PUBLIC LIBRARY
MINUTES OF THE SPECIAL MEETING/PUBLIC HEARING
JANUARY 26, 2006**

The Indianapolis-Marion County Public Library Board met at the Glendale Mall Community Room, 6101 North Keystone Avenue, Indianapolis, IN on Thursday, January 26, 2006 at 6:30 p.m., pursuant to notice given in accordance with the rules of the Board.

1. Call To Order

President Mahern presided as Chairman. Secretary Rothe was present.

2. Roll Call

Members present: Mr. Jordan, Mr. Lynch, Mr. Mahern, Mr. Pizarro and Ms. Rothe.

Members absent: Mr. Meyer and Ms. Taylor.

The Chairman announced that a quorum was present and that the meeting was duly constituted.

Robert Scott, the Board's attorney from Clark, Quinn, Moses, Scott & Grahn, LLP, acted as parliamentarian for the meeting.

3. Finance Committee

a. President Mahern will Open the Public Hearing

Mr. Mahern welcomed everyone. He advised that tonight's session was one more step in a process that began in 1995. With public participation, the Board adopted a comprehensive, long-range plan to improve and expand facilities and services offered by Central Library and the 22 branch libraries in 1996. In 1997, a bond issue was approved to begin the branch improvements and the renovation and expansion of the 1917 Central Library. Everyone has see the results so far in the new or expanded branches, such as, Franklin Road, Glendale, College, Irvington, East 38th Street, Haughville and Pike.

He went on to mention that in 2000, the Central Library Project design was completed and in 2001 a second \$20 million bond issue was approved to fund its construction, for a total public cost of \$54 million. An additional \$43 million was raised by the Library Foundation in private and philanthropic contributions. Construction began in the Fall of 2002 and proceeded on time and within budget until major flaws in the garage construction were detected. A specialty firm was brought in to investigate and supervise garage repairs, which were begun in 2004 and continue today. It should be noted that the Library Board has taken aggressive action to pursue compensation from the parties responsible for the repairs and delays. Steel erection commenced in July and was topped out in September. Construction funds will, however, be depleted next Fall. He concluded by noting that it was everyone's goal this evening to begin the task of finishing the job without further, more costly delays and securing the funding to do so.

Mr. Mahern then explained the format for the Public Hearing and that presentations/comments would be received from the Library's bond counsel, Chief Operating Officer, Central Project Manager,

Chief Financial Officer and the Chief Executive Officer.

At this time, Jeff Qualkinbush, the Library's bond counsel from Barnes & Thornburg, addressed the Board. Mr. Qualkinbush mentioned that prior to the Library being able to embark on a consideration regarding the issuance of any additional bonds in order to address the funding needs mentioned this evening, the Library must hold a Public Hearing during which presentations will be received from staff regarding the costs associated with the financing, as well as information on the tax rate impact. Public comment will be allowed regarding the Project and its financing. At the conclusion of receiving that public comment, the Public Hearing will be closed, at which time the Board may consider any recommendation from the Finance Committee regarding proceeding with the issuance of bonds to cover the additional costs associated with the Central Library Project.

1) **Receive Project and Financing Presentations**

Laura Bramble, Chief Operating Officer, spoke to the Board. She noted that in 1995, the Board began the creation of a long-range capital improvements plan along with a financial plan to fund it. The plan was approved in 1996. The plan allowed us to play catch-up after the growth of many local communities. New and replacement facilities included Franklin Road, College Avenue, Glendale, InfoZone, Irvington, Haughville, E. 38th St. and the expansion of the Pike Library.

Ms. Bramble advised that a new library in the northeast part of the county and a new Flanner House Library have been put on hold indefinitely.

She stated that it was important to note that this plan is the result of many community meetings and hearings where we listened to what the public had to say and hear what they wanted in library service.

Central Library was a part of this plan with a total budget of \$102.7 million – funded with bond money and an impressive \$43 million from generous donations received through the hard work of the Library's Foundation.

Ms. Bramble went on to state that we were fortunate to find the current location for the Interim Central Library but it is an older building – built in 1907 and only 88% of Central's collection would fit into the available space. There is very little public seating and there are fewer PC's than we had in the building on St. Clair Street. Also, there is no free parking and there is limited paid parking in the area.

The Library is looking forward to the services we will be able to provide in the transformed Central Library for the next 100 years.

Colleen Oberfell, Central Project Manager, addressed the Board. Ms. Oberfell set out various comparisons between the old and the proposed new building, as follows: Square footage would double; 83 parking spaces to 400 spaces; double the seating; triple the number of computers; bring the number of restrooms up to code for the size of the new building; addition of eight (8) study rooms; and addition of three (3) large meeting rooms and an auditorium. She then discussed the building site and the property owned by the Library, including the Ambassador Apartment Building. She announced that when construction is completed, it is planned that the Library will sell the Ambassador and it will be returned to its previous usage – retail and residential housing. Ms. Oberfell went on to discuss specific areas of the new and old building and the

construction that is occurring at this time. She reminded everyone that when the garage was completed there were visible problems with the concrete. Forensic engineers were brought in to investigate and it was determined that the problems were structural and they would have to be repaired. The necessary repairs have been ongoing for almost two years. Steel erection was delayed for sixteen (16) months while all the beams and columns underneath the new addition were fixed and determined to be safe. Ms. Oberghell stated that the Library continues to litigate against those involved in the design and construction of this Project. She concluded by noting that they would like to have the privilege of continuing this Library and open it for the public's use.

At this time, Becky Dixon, Chief Financial Officer, spoke to the Board. She noted that the Library had been on schedule and budget until the time the construction problems surfaced in the garage. At that point, the Library began the process of repairing columns. Based upon our projected estimates, the Library will be out of funds to complete this Project in September of 2006. Library staff has analyzed the costs associated with delaying this Project and further delays would result in a significant increase. In this situation, selling bonds to complete Central is the best and least expensive option for the taxpayers. Unlike other libraries in the State, I-MCPL has only one revenue source – property taxes. Therefore, the Library must sell bonds that will be repaid from tax dollars. In addition, any funds recovered through the legal process from those parties found responsible would be applied to the debt.

If you look at the Library's general obligation debt limitation – the total amount of debt allowed by state law – the Library is well below their maximum debt limitation. Issuing new debt to complete Central will not impact the limitations allowed by law.

Our estimate to complete this Project is an additional \$45 million. A home valued at \$100,000 would have an estimated tax increase of \$3.30 to \$4.30 over the certified tax rate from 2005. This cost is less than one (1) paperback book.

We looked at two (2) townships within Marion County – Center and Washington – to illustrate the total percentage of taxes paid for the support of all Library services. For Center Township, the Library is 3% of the total taxes paid on the average market value of a home in Center – \$56,800. For Washington Township – the Library is 4% of the total taxes paid on the average market value of a home in Washington – \$132,200.

Linda Mielke, Chief Executive Officer, thanked everyone for attending this Meeting/Public Hearing. She stated that we are determined to make a good library system great. One way to do that is to complete the Central Library Project. Use of libraries, including our own here in Indianapolis, is growing every day. Circulation in 2005 was over 12.2 million books and materials checked out. Central Library itself serves as the repository for over one (1) million items. Books and materials from Central are sent to the branches upon request and they are used by everyone throughout the county.

The Cret building has been restored to its original beauty as one portion of this Project. Also, construction on the new portion of the building continues with the atrium taking shape and the roof anticipated to be done this Summer.

Unfortunately, the Library will be running out of money for the Project and that is why

we are here tonight. She asked for everyone's support to complete the Central Library Project. Ms. Mielke concluded by advising that completion of the Project will help us transform this library system to the best it can be for the citizens of Indianapolis.

2) **Invite Public Comment from the Audience**

President Mahern invited public comment at this time. Twenty-nine (29) citizens from the community addressed the Board, including:

- 1) Karen Leonard spoke to the Board. She noted that she wholeheartedly supported the Library's need to complete this Project. Ms. Leonard mentioned that she and her family felt that learning, information and entertainment are all important things and they use the Library several times per week. They are willing to pay the money necessary.
- 2) Cynthia Monnier, stated that she uses the electronic resources of the Library all day long in her job. She is concerned that lawsuits could take years to settle and to delay the Project while waiting for resolution of these suits would affect staff and become a public relations issue. The most conservative, least expensive and prudent choice is to proceed with the construction now. Ms. Monnier stated that she wouldn't notice a few extra dollars on her property tax bill.
- 3) Margaret Langdue then addressed the Board. She stated that the children's programs at the Library are wonderful and that her niece's daughter, who had attended some of these programs, had planned to speak this evening but was unable to come. Instead, Ms. Landau read a letter to the Board from her niece's daughter about how much she enjoyed coming to programs – they read books, sang songs, and danced. She stated that she was in support of the Library.
- 4) Adele Hoskin mentioned that she had participated in several Library programs, such as the Summer Reading Program, as a child and that she had discovered the Library again in her retirement. She noted that Central is a "bargain" and she doesn't object to paying extra taxes.
- 5) Helen Lands stated that she strongly supports the expansion/completion of the Central Library Project. She advised that her seven (7) children all used Central and they have all gone to college. Going to Central was a ritual. Central is a symbol of knowledge and the world should know how much we value our community.
- 6) Tom Langdue, an educator from Wayne Township, spoke to the Board at this time. He stated that he supported the Project and that whatever we can do to help students should be done.
- 7) Pennie Edyvean noted that she supported the Project. She mentioned that her daughter, who is currently a student at IUPUI, "grew up" in the Library system and considered it her second home. Ms. Edyvean said that she is very proud of our Library system and felt such a community asset would be useful for keeping educated people in Indianapolis.
- 8) Jim Smaskey stated that we need an organized/expanded collection, such as that

offered at Central Library and is unhappy the Project has taken so long. He noted that he saw no reason why our local government should object to the Project.

- 9) Trisha Mills advised that she was an international artist and owner of Light Green Art Studios and had exhibited at the Library since 1989. She credited the Library for assisting with her career as well as the careers of her students. Ms. Mills concluded by stating that she approved of all measures necessary to complete the Central Library Project.
- 10) Kerry Manders, a citizen from the Crooked Creek area spoke. He stated that he was in support of the Project. Mr. Manders stated that a “first class city needs a first class library system” and that the Library should be looked upon as a socioeconomic equalizer. He did mention that the patrons in the Crooked Creek area are disappointed a branch has not yet been built in their area.
- 11) Leah Orr, a downtown resident addressed the Board. Ms. Orr read a letter in support of the Central Project from Bill Gray on behalf of the Riley Area Development Corporation.
- 12) Sharon O’Donoghue stated that she is a mother of a seven year-old and that she also operates the Central Indiana Women’s Business Center which assists persons starting their own businesses. Ms. O’Donoghue mentioned that she uses Central Library every day and that she wholeheartedly supports the Project. She noted that it is the patrons who suffer if the Project is not completed. Finally, she stated that the Board should “get on with the Project.”
- 13) David Lewis, Dean of the Library at IUPUI, noted that he supported the bond issue and the increased taxes. He urged the Board to go forward and complete the Project. Mr. Lewis stated that he knows how much a visionary building is worth to the community. It would be a resource created for the citizens of Indianapolis as well as important symbol that the City of Indianapolis values knowledge.
- 14) Jim Kienle advised that as an architect, preservationist and user of the Library, he supported the Project. He noted that the Central Library was a structure of national importance and the anchor of the American Legion Mall. Mr. Kienle went on to say that the new addition respects and provides a backdrop for the existing Cret building.
- 15) Brett Waller mentioned that he would gladly pay a small tax increase for the Project. There are sound economic reasons to do the bonds for the Project now. What if we threw a tarp over the building and the lawsuits took four (4) to five (5) years? What would be saying to the schoolchildren born during this time? What would it say about our values? The most important question should be, “Can we afford not to finish?”
- 16) Sally Otte addressed the Board. She told the Board that the Central Library had been her love and that her husband and children have always used the Library. Also, the citizens of Indianapolis deserve a new building like other cities. Ms. Otte noted that she wholeheartedly supported the Library and doesn’t mind paying the extra taxes.

- 17) Kathleen McDonald, Chairman of the Board for Indy Reads, spoke at this time. She advised that the completion of Central Library will allow Indy Reads to expand. Ms. McDonald stated that she supports the bond issuance and hopes that the Project is completed soon.
- 18) Tara Seeley noted that her family supports the bonds for the expansion of the Central Library and that the tax increase is worth it. She said that her family would benefit from having the new Central.
- 19) Quando Parra stated to the Board that he is in complete support of Central and that it is a magnificent place of outreach. He also noted that people should consider a library card a bargain. He concluded by stating that a great city needs a great library.
- 20) Allen Cloe from WFYI noted that their station has had a long history of collaboration with the Library. WFYI and the Library share an appreciation for literacy, which is fundamental to strong democracy. It is strongly felt that Central will communicate the value of literacy to the community and they support the Project.
- 21) Elizabeth Odle stated that she is an educator and the Central Library is a link to literacy. Central's new technology will help students and families who need access to these services. She encouraged the Board to complete the Central Library – it is necessary.
- 22) Pastor Venus Stafford told the Board that her congregation has always enjoyed the use of Central Library and that it would be a loss if the expansion is not completed. She also mentioned that Central had always been a great resource for her.
- 23) Sharon Boothby stated that she had been a library patron all her life. She announced that she hadn't planned to speak at tonight's meeting but had seen the story on television and decided she must speak to the Board. Ms. Boothby went on to say that Central Library is a crown jewel and a temple of literacy. She is totally dismayed that the City-County Council approved funds for the new stadium and wouldn't approve funds for the Library. She advised that she is currently unemployed and had to borrow money to pay her taxes this year but that she wouldn't hesitate to borrow more money to pay the proposed tax increase for Central Library.
- 24) James Naff noted that the proposed tax increase is small compared to what people get out of the Library. He suggested that we raise fees for services. Mr. Naff also requested an analysis of what the Project is costing. He suggested that the proposed bonds be used for specific purposes. He noted that Councillor Gibson seems to be changing his mind about his support for the Project.
- 25) Diane Jackson advised that she supported the bond issue. Central has played an important role in her children's lives. While being at the Library, the mind is fed and the spirit is lifted. Over the years she said that she has paid "massive" late

fees but that nothing replaces the feel of a book in your hand. Books are valued by all and there is a great diversity of patrons that use the Library.

- 26) Tim O’Connell addressed the Board. Mr. O’Connell inquired if the Board would consider reducing the size of the Central Library Project. He also stated that maybe the Library should have initially held a design contest for the Project.
- 27) Emily Watson stated that she supports the completion of the Central Library Project with additional bonds. She feels that the completed Central Library will serve as a counterpart with the new museums and other projects as components of a great city.
- 28) Mark Bowell, former IMCPL Board member, stated that several years ago he sat in support with other Board members on this Project. Today, he continues to support the Central Library Project. He wished the Board well.
- 29) Sahara Williams spoke to the Board. Ms. Williams noted that she supported the Library but did not support the proposed tax increase for bonds. She stated that the increase sounds like a small amount but it adds up. Homeowners shouldn’t have to bear this burden. There are other branches to use while this matter goes to litigation. She challenged the Board to cut the budget for the Central Library Project and told them “don’t use gold faucets – use silver”.

Ms. Rothe announced that the Library had received 52 letters from various institutions, organizations and individuals in support for the Central Library Project. At this time, Ms. Rothe and other Library Board members publicly announced who sent each letter to the Library and also read a portion of the letters for the record.

3) **Invite Public Comment from the Board**

President Mahern invited comment from the Board. There was no comment at this time.

b. **President Mahern will Consider a Motion to Close the Public Hearing**

At this time, Mr. Jordan made a motion to close the Public Hearing. The motion was seconded by Ms. Rothe.

Motion carried.

The Public Hearing was closed at this time.

4. **Resolution 12 – 2006 (Preliminary Determination, Reimbursement and Preliminary Bond)**

Ms. Jordan noted that he wished to acknowledge all those that personally addressed the Board. He confirmed that the Board understands the challenges facing the taxpayers of Marion County but that it is in everyone’s best interest to proceed with this funding for the Central Library Project.

Ms. Rothe mentioned that the Board has always been cognizant of the need to reduce costs whenever

possible on the Project and has looked into several options for the best way to accomplish this task. She stated that the Board is open for suggestions from the public regarding this matter.

After full discussion and careful consideration of Resolution 12 – 2006, the resolution was adopted upon the motion of Ms. Rothe and the “yes” votes of Mr. Jordan, Mr. Lynch, Mr. Mahern, Mr. Pizarro and Ms. Rothe.

Motion carried.

The resolution is appended to, and made a part of, these minutes.

5. **Other Business**

No other business came before the Board.

6. **Adjournment**

The Secretary announced that there was no further business to come before the Board.

The Chairman declared the Special Meeting/Public Hearing adjourned at 8:20 p.m.

An audio recording and video tape/DVD of the Special Meeting/Public Hearing is on file in the administration office.

Mary Lou Rothe, Secretary of the Board

CERTIFICATION

I, Mary Lou Rothe, Secretary of the Board, of the Indianapolis-Marion County Public Library, hereby certify that the foregoing minutes are true and correct.

Mary Lou Rothe, Secretary of the Board

