

TENTATIVE AGENDA
FOR REGULAR MEETING OF THE
EAST BATON ROUGE PARISH LIBRARY BOARD OF CONTROL
MAIN LIBRARY
FIRST FLOOR CONFERENCE ROOM
7711 GOODWOOD BOULEVARD
BATON ROUGE, LA 70806
MARCH 15, 2018
4:00 P.M.

PLEDGE OF ALLEGIANCE

I. ROLL CALL

II. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 15, 2018

III. REPORTS BY THE DIRECTOR

- A. FINANCIAL REPORT
- B. SYSTEM REPORTS

IV. OTHER REPORTS

- A. MAINTENANCE AND ADDITIONAL CAPITAL PROJECTS
- B. MISCELLANEOUS REPORTS

V. NEW BUSINESS

- A. PRESENTATION REGARDING POTENTIAL SOUTH BRANCH SITE – MR. SPENCER WATTS AND REPRESENTATIVES OF ENGQUIST-ROUZAN

VI. OLD BUSINESS

- A. UPDATE ON RIVER CENTER BRANCH LIBRARY CONSTRUCTION – MR. SPENCER WATTS
- B. UPDATE ON RENOVATION OF GREENWELL SPRINGS ROAD REGIONAL AND JONES CREEK REGIONAL BRANCH LIBRARIES – MR. SPENCER WATTS AND MS. PATRICIA HUSBAND
- C. REVIEW OF SEARCH FOR A SITE FOR A SOUTH BRANCH LIBRARY – MR. SPENCER WATTS AND MS. KATHRYN JUNEAU - SPERRY VAN NESS

VII. COMMENTS BY THE LIBRARY BOARD OF CONTROL

ALL MEETINGS ARE OPEN TO THE PUBLIC

IN ACCORDANCE WITH THE BOARD'S PUBLIC COMMENT POLICY, ALL ITEMS ON WHICH ACTION IS TO BE TAKEN ARE OPEN FOR PUBLIC COMMENT, AND COMMENTS AND QUESTIONS MAY BE RECEIVED ON OTHER TOPICS REPORTED AT SUCH TIME AS THE OPPORTUNITY IS ANNOUNCED BY THE PRESIDENT OF THE BOARD OR THE PERSON CONDUCTING THE MEETING.

Minutes of the Meeting of the

East Baton Rouge Parish Library Board of Control

March 15, 2018

The regular meeting of the East Baton Rouge Parish Library Board of Control was held in the first floor Conference Room of the Main Library at Goodwood at 7711 Goodwood Boulevard on Thursday, March 15, 2018. Mr. Jason Jacob, President of the Board called the meeting to order at 4:01 p.m. Members of the Board present were Mrs. Martha Guarisco, Ms. Terrie Johnson, Mr. Logan Leger, Mr. Donald Luther, Jr., Ms. Candace Temple, and Ms. Kathy Wascom. Also in attendance were Mr. Spencer Watts, Library Director; Ms. Patricia Husband, Assistant Library Director of Branch Services; Ms. Mary Stein, Assistant Library Director of Administration; Ms. Rhonda Pinsonat, Library Business Manager; Mr. Ronnie Pierce, Assistant Library Business Manager. and Ms. Liz Zozulin, Executive Assistant to the Library Director. Also present were Mr. Brian Thornhill, Library LAN Administrator; Mr. Stew Craig, Library Network Technician I; Ms. Kayla Perkins, Library Public Relations Coordinator; the Honorable Barbara Freiberg, Councilwoman for Metropolitan Council District 12; Captain Blair Nicholson of the East Baton Rouge Parish Sheriff's Office; and Mr. Frank Hillyard, videographer for Metro 21. Also in attendance were Mr. John Engquist, Mr. Charles Landry, Mr. Bill Scheffy, and Mr. Tim Basilica, developers of Engquist Rouzan; Mr. Steven Oubre, Mr. Greg Damico, Mr. Wayne Domingue, and Mr. Jeremy Durham, architects from Architects Southwest; and seven members of the public.

Mr. Jacob asked Mr. Luther to lead the Pledge of Allegiance to the Flag.

Mr. Jacob asked Ms. Zozulin to take the roll which she did.

Mr. Jacob asked for the approval of the minutes of the regular Library Board meeting of February 15, 2018. Mr. Luther made a motion to approve the minutes, seconded by Ms. Temple, and approved unanimously.

III. Reports by the Director

A. Financial Reports

Mr. Jacob asked Mr. Watts to present the reports. Mr. Watts asked Ms. Pinsonat to give the financial report.

For 2017, operating expenditures rose to 88.82% of the operating budget. Although only a few changes will be made from this point, it will still be another month or two before an audited statement is prepared by the Finance Department. For 2018, like last month, expenditures are slow to be recorded due to ongoing work to close 2017. As of February 28th, expenditures are \$2,494,659.18, or 5.73% of the operating budget. Through February, we should have spent no more than 17% of the operating budget.

Cash collections from Property Taxes for 2018 are ahead of those collected in 2017, as we are approximately \$4.1 million, and 10.4% ahead of the same date last year. As the year progresses, we still expect collections to average a more normal rate of 3% - 4% ahead of 2017.

Ms. Pinsonat asked if there were any questions. Mr. Leger asked what is the reason for the discrepancy between the expected cash collections rate of 4% versus the 10% rate that was recorded. Ms. Pinsonat replied that the rate is still skewed from the delayed collection of taxes after the Flood of 2016.

Mr. Leger then asked if the issues experienced with the new financial accounting system have been resolved. Mr. Watts replied that with any new system, there will be unforeseen problems. However, regardless of the new system, at the beginning of each year the City-Parish continues to post expenses from the prior year. Mr. Leger asked if the close-out of 2017 expenses is still ongoing to which Ms. Pinsonat replied affirmatively. Mr. Leger asked when the Finance Department will close-out 2017 expenses. Ms. Pinsonat answered that they are working diligently to complete the posting of 2017 charges. Mr. Watts added that possibly, using the new accounting system is slowing the process a bit. Usually by April an audited financial statement of the prior year is available.

Mr. Leger then noted that the Library is showing collections of about 10% ahead of last year. He asked what that represents in terms of a dollar amount. Mr. Watts replied that it would be approximately \$3 million. We are probably not that far under expenditures. Ms. Pinsonat mentioned that the Library has several projects that are being carried forward because they were not completed in 2017. Even though we have a surplus, we have earmarked that money for the projects not completed in 2017. Mr. Leger stated that the surplus will be used to fund ongoing projects. He and Mr. Jacob thanked Ms. Pinsonat.

Mr. Watts asked the Board if they would consider deferring the report of Item B System Reports to be made after the New Business item on the agenda. Ms. Temple made a motion to defer Item B. Ms. Wascom seconded the motion which passed unanimously.

Mr. Jacob read Item A under Other Reports.

IV. Other Reports

A. Maintenance Report and Additional Capital Projects

Mr. Watts stated that Ms. Husband will report on maintenance and capital projects. Ms. Husband said that she received the bids for the end panel package for the adult and children's areas at the Bluebonnet Regional Branch Library. As soon as she reviews the bids a vendor will be chosen.

Ms. Husband then reported on the RFID project. To date we have installed the automated materials handling systems at the Main Library. There are three stations which are located in the shipping room and at the exterior book drop and the interior book drop in the Circulation Department. One has also been installed at the Zachary Branch Library, and one has been partially installed at the

Greenwell Springs Road Regional Branch. Exterior intelligent returns have been installed at the Main Library, Bluebonnet Regional Branch, and Greenwell Springs Road Regional. We are now working on the Central Branch Library. She said we hope to complete the other installations within the next couple of weeks.

Ms. Husband added that we are coordinating with the electrical contractor and the vendor, mk Solutions, to ensure that the power and data are sufficient to run the system. We tested a set of gates which worked properly, and are now installed at the Carver Branch.

Our Facilities staff and IT staff have been working very hard with the mk Solutions personnel to ensure a smooth transition. Our staff has also made sure that the equipment was delivered to the correct locations in a timely manner. As with any new system, there have been a few glitches, but our Technical Services Librarian, Mr. Bryce Tomlin has worked with mk Solutions to resolve these problems.

Ms. Husband asked if there were any questions. Ms. Temple asked when the RFID systems would be operational. Ms. Husband replied that as soon as all of the connections are made at a branch, they begin using them. They are operational at the Main Library, and the Bluebonnet Regional Branch. The systems at Zachary and Greenwell Springs are not fully operational yet.

Mr. Jacob thanked Ms. Husband and asked Mr. Watts to give the Miscellaneous Reports under Item B.

Mrs. Guarisco arrived at 4:10 p.m.

B. Miscellaneous Reports

Mr. Watts said he will also briefly discuss the RFID project. Several software and some operational adjustments had to be made in order for the RFID system to communicate with the Library's ILS which is Infor's VSmart system. One challenge has been that the VSmart system is not widely used in the U.S. Systems such as Sirsi/Dynix are more common and compatible with mk Solutions product.

We were having problems with the sweepers on the sorting equipment in the shipping room. They operated slowly causing some jams. The Library staff and mk Solutions resolved the problem. Another concern is the placement of multiple items in the intelligent returns. Only one item should be put in the return at a time. If several are placed together, the system cannot read them causing the conveyor to stop. If someone is returning multiple items all together after hours, and the conveyor stops, the return is effectively closed until a staff member arrives to clear the conveyor. Mr. Watts said that the Library staff has devised a temporary solution. If several items come through together, the system does not read them, but they are sorted into an exception bin without being checked in. He said we will continue to work on better solutions for these types of concerns.

Mr. Watts then reported on the completion of the RFID tagging project on March 9th. Backstage Library Works tagged 1,656,567 items, and 161,225 items were unlocked during the process.

Mr. Thomas Miller, the Backstage Library Works Coordinator, was upset because they were two weeks behind their projected completion date. We reminded him that due to the large number of items they had to tag, the number of days we were closed due to inclement weather, and the high staff turnover he experienced in December, he did an excellent job. We are pleased with the tagging project results.

Mr. Watts then reported on the status of using credit/debit cards for library transactions. After a great deal of work Mr. Bryce Tomlin finally received reliable data in order to determine the banking/interchange fees for using credit/debit cards. The vast majority of the Library's transactions would involve a fee of about 30 cents each if we use the City-Parish's Govolution system. Our concern has been the 1.5% convenience fee with a \$1.00 minimum fee for anything below \$32.00. We have estimated that if 60% of our relevant transactions from last year were using credit/debit cards, the total annual fees would be a little over \$10,000 out of over \$180,000 collected. If we feel there should be some off setting, and we charged 20 cents as a convenience fee per transaction, our costs would be down to \$4,000 per year. We probably already have that type of cost for handling cash and checks. It may even be higher when accepting cash because we need to have cash registers and staff to count and deposit this money. We would like to charge a small transaction fee. Our problem is that people can go to McDonald's for a milkshake and use a credit card, so they expect the same convenience at the Library. Millennials generally do not carry cash, so if we hope to get fees paid and off their accounts, we need to accept credit/debit cards. When we begin to allow patrons to use self-check stations, patrons will want to use their cards for payments. We don't want the inability to pay with a card to suppress the use of the self-check stations. He said there will be further discussions at next month's Board meeting.

Mr. Watts then said that the Library provided an excellent security workshop for all staff on February 26th and 27th. Each 4-hour session covered managing security issues, and violent behaviors in the workplace. It concentrated on the assessment of a situation and proactive steps to take to de-escalate a potential problem. The presentation covered communication skills that can be used to move from confrontation to resolution. Techniques were also provided for situations with potential and actual violent behavior. Staff feedback was positive indicating that the workshop was beneficial.

Mr. Watts then announced that the East Baton Rouge Public School System will again provide the summer meals program at the libraries which fall within the boundaries of the school system's district. It was a great program last year, and caused us no problems. We did notice that some children exhibiting behavior problems, once they were fed, settled down. Hungry children tend to be more disruptive. We are glad the meals will be offered again this summer.

Mr. Watts said we have finally reached a resolution with BREC regarding the collection of the fee that BREC owes us for their portion of the shared work as stated in the CEA for Independence Park, and the Main Library.

Mr. Watts asked if the Board had any questions about the miscellaneous reports. Mr. Leger asked about the credit card processing fee. He wondered if the Library staff has checked with our peer libraries regarding what they charge. Mr. Watts replied that we have done some research. Most have a small fee, while others are not accepting credit/debit cards. Part of the issues for these

libraries are the security concerns and the encryption of the transactions. However, not accepting cards has a negative impact on collection of fees and fines, and the utilization of self-checking stations. Mr. Leger commented that the small transaction fee tracks with what private industry is doing.

Mr. Leger also commented on the summer meals program. He said that it is a really exciting program that we are participating in. He noted he learned recently that the one of the biggest challenges that public education has in the summer, is feeding children who receive a lot of their nutrition from schools during the year. This summer feeding program is wonderful and encapsulates that the Library is more than just books. Libraries are one of the cornerstones of our democracy. Mr. Watts replied that the Library staff has been very pleased with the outcome of this program.

Mr. Jacob thanked Mr. Watts. He asked if there were any other comments from the Board. There being none, he asked for any public comments on Items III A and Items IV A and B. There were none, so Mr. Jacob read Item A under New Business.

V. New Business

A. Presentation regarding Potential South Branch Site – Mr. Spencer Watts and Representatives of Engquist-Rouzan

Mr. Watts reported that Mr. Charles Landry will make a presentation about a potential site for a south branch library in the Engquist-Rouzan Traditional Neighborhood Development (TND). He noted that this latest possibility was a complete surprise to both the Library staff and the Engquist-Rouzan developers. We did not think we would ever find a site for the south branch library, so this offer was a pleasant surprise. Almost as soon as the new owners of Rouzan were announced, there was a ground swell of public response asking us and the new owners to reconsider Rouzan for the south branch library site. A broad array of citizens asked the new owners who had not originally planned for a library in Rouzan to approach the Library Administration. The Engquist-Rouzan owners listened to the public and considered the idea even before they began all the preliminary activities involved in acquiring new property. They were presented with something that was new and complicated. Once they talked to the Library staff and the public, they quickly took action. Mr. Watts said we are pleased and impressed by the energy, time, enthusiasm, and commitment they have invested in this idea. It has been very encouraging for the Library staff as we have had this interaction. In our talks with them it became apparent that there were intersecting interests such as being a destination within a destination. The owners of Engquist-Rouzan are committed to a high quality project. Most importantly, there is a convergence of vision about what kind of library we should have, not necessarily a centerpiece or object, but as something that would function and serve the number of neighborhoods in the immediate vicinity. It will be a readily accessible facility for the neighborhoods. Mr. Watts then asked Mr. Landry to present the owners view of what a branch library in Engquist-Rouzan could be.

Mr. Luther said he would like to recognize Metropolitan Councilwoman Barbara Freiberg, of District 12 which includes the Rouzan TND, who is present at this meeting. Since she has been

elected to the Council, she has expressed an interest in building the south branch library in Rouzan. She would like to see us move forward with this project. Mr. Luther said he also wanted to thank Mr. Landry, Mr. Basilica of Level Homes, and the entire team for coming to this Board meeting.

Ms. Johnson arrived at 4:20 p.m.

Mr. Landry thanked the Library Board for the opportunity to talk about the Engquist Rouzan project, and the potential of having a library in this development. He said their goal is to unlock the vast potential of this magnificent piece of property for our residents, our neighborhood and our community while making a reasonable return on their investment. The fact that they have purchased this property a mere 55 days ago has been down played. They have accomplished much since the purchase on January 19th. This fact is important because it will illustrate what the opportunity to build a library in Engquist-Rouzan could mean to the Library system and to the owners of the TND.

Mr. Landry said they have received many calls. They have received calls from developers, but the majority of those they have taken, have been about building a library in the development. They presented their ideas at Councilwoman Freiberg's district meeting on March 6th attended by approximately 250 people. They were slightly apprehensive since they did not know how it would be received, but as they began their presentation there was resounding applause. He noted that Ms. Wascom was present.

Mr. Landry said that today the developers are continuing to ask and listen. They have learned much and have implemented several ideas. He said he would like to give some context regarding the development team. He introduced Mr. Todd Waguespack from Level Construction, and Mr. John Engquist, the principal investor, and director of the project. He said this project became a reality when Mr. Waguespack tried to purchase 100 lots to build houses in Rouzan. The business relationship with Mr. Tommy Spinosa, the owner of Rouzan had been going well until his ability to get financing ended as First NBC Bank had financial issues and was taken over by the FDIC. Mr. Spinosa could not finish the lots because of this unfortunate situation. Neither party could move forward until a different solution became apparent. Mr. Landry and his partners first considered buying the residential component of the TND. However, Mr. Engquist felt they should also purchase the commercial portion of the property. As a result of this solution, they became owners of Rouzan.

Mr. Landry then showed a schematic of the zoning plan for Engquist-Rouzan and explained what the structure will be. He noted that they met with representatives of the City-Parish Planning Commission, and Councilwoman Freiberg. He pointed out where the 65 houses are that have already been built. There is one lot that Mr. Spinosa is retaining for his residence, plus the "grocery store" tract. One hundred three acres has been purchased by Mr. Engquist and his partners. He added that 68.6 of those acres have been purchased by Engquist-Rouzan Development Corporation, LLC. Mr. Engquist is the sole manager of that entity. It is important to note that Mr. Engquist is the owner of the property, and Mr. Landry is the developer which means on a day-to-day basis Mr. Landry is the one running the development of the property. Mr. Waguespack is in charge of special projects, and Mr. Ryan Engquist, (John Engquist's son) is in charge of construction. Mr. Engquist also purchased 34.02 acres in the commercial development.

However, Mr. Landry noted that Mr. Spinosa owns the grocery store tract because he had already negotiated a lease with the grocery store before the Engquist purchase. Engquist Commercial is the sole owner of the commercial portion except for the portion that is retained by 2590, Mr. Spinosa's entity. Mr. Landry is the developer, Mr. Waguespack is the running the development, and Mr. Ryan Engquist is in charge of construction. In summary Mr. Landry said they can develop up to 750 residential units and 100,000 square feet of commercial space.

He then discussed a partial list of their consultants. Mr. Steve Oubre, architect with Architects Southwest along with three other architects from the firm were present and had created the renderings that were displayed at the meeting. Mr. Oubre is renowned nationally with projects such as River Ranch and Americana. Mr. Landry said Engquist-Rouzan has taken a fresh look at this development. It is a traditional neighborhood development with very stringent restrictions regarding how all improvements, and designs for the development must be built, maintained and operated. Mr. John Engquist is in control of all of these aspects. People are typically familiar with a homeowner association that is governed by a board. The residents elect the board members. Rouzan-Engquist is not governed by a homeowner's association. Mr. Engquist is the sole authority. They want the person who has the vision to be the one who maintains the vision. Mr. Oubre has experience with homeowners who try to manage whether there will be waivers or exceptions in their subdivision which becomes very political. The vision gets lost in these power struggles.

Mr. Landry said they have considerable experience managing a TND, as they own and run Americana in the northern part of East Baton Rouge Parish. It is four times larger than Rouzan. They are just beginning to develop the commercial portion of that development. Mr. Oubre has done the planning. The partners also own a large TND (5401 North) in Raleigh, North Carolina.

Mr. Landry said their expertise is on the residential side of a TND. They brought into Americana, Commercial Properties Realty Trust (CPRT) which is the for-profit arm of Baton Rouge Area Foundation (BRAAF). They have done great projects such as the IBM project downtown, and The Water Campus. They have projects all over Baton Rouge. They had the commercial side of the 5401 North project and asked Mr. Engquist to be part of it on the residential side. Mr. Landry added that they have already sold almost 300 lots in that development.

He said he would next discuss the residential aspects of Engquist-Rouzan. Mr. Oubre reviewed the master plan, and noted that it was a good one. The reason for the slow development of Rouzan was the lack of financing to implement the plan. Phase 5 is the next filing with 74 finished lots which are ready for construction. Mr. Waguespack just purchased 46 of these lots. In the next 60-90 days, 59 will be finished. Another 76 will be completed in 90-120 days. These 76 lots are very important because that is where Engquist-Rouzan will connect to the Woodchase and Pollard subdivisions by way of Pointer Court. This will give connectivity to all of the neighborhoods.

From the new portion of Rouzan, there is a tree line and people think that is the end of the property. However, there are actually another 32 acres of land in the southern portion of Rouzan on which an additional 200 lots can be created.

Mr. Landry said that all of this growth relates to the Library in terms of life style, and how people are going to travel and enjoy the outdoors in this area. Rouzan will feature a robust amenity package. Plans include playgrounds for children, and a huge community farm designed by Farmer D and located around the double silos which remain from the original Ford farm. Farmer D is a nationally known developer and designer of community farms and gardens. Mr. Landry then showed the design ideas for the major children's playground. He noted that they have constructed a roundabout with landscape plans, a clubhouse, a swimming pool, and an exercise center. Ms. Jenni Peters, founder of Varsity Sports, is one of the residents in Rouzan and she and several other residents have proposed a fitness circuit. Ms. Peters collaborated with Mr. Oubre to design a 12-station course. They have also included pocket parks throughout the development. Rouzan-Engquist will contain \$3 million of amenities that will be completed through the second quarter of 2019. Obtaining permits to construct these features is underway.

Mr. Landry added that they also have plans for the commercial portion of the development. This commercial area would be a neighbor to the proposed library site. A purchase agreement has been submitted for the construction of an office building. Four developers want to construct multi-family units, and a hospital is interested in building a boutique facility. Restaurants and a child care center have expressed interest in the commercial portion of Engquist-Rouzan. These same people were interested in Rouzan six months ago, but they didn't think the capital was available to construct their projects. Currently a signed lease is under review by the City-Parish Planning Commission and DPW for a grocery store. It will be the first location in the State of Louisiana for this grocery chain.

Of interest to the Library is the fact that \$3 million of infrastructure will be built well in advance of the library branch construction should the Library Board wish to build here. All intersections will be improved and all of the work that was discussed for years such as a turning lane on Congress Boulevard will be completed. Mr. Landry added that turning lanes will be made at the intersections of Moss Side Lane and Glasgow Avenue off Perkins Road. Engquist-Rouzan is committed to landscaping in all of these areas. Mr. Landry explained that instead of a drainage ditch through the Rouzan property, they will construct an enhanced water feature with a boardwalk surrounded with restaurants to add to the lifestyle amenities. The focus is neighborhood and activities that draw residents from the neighborhoods. They aren't promoting car traffic from other areas of the parish. They are encouraging people who want to walk or bike here.

Treescaping is also important. Mr. Landry said as they considered purchasing Rouzan, they were struck at how unsafe the sidewalks are on Perkins Road. They plan to remove the sidewalks and plant trees on both sides of a 6-foot sidewalk. This will illustrate that Rouzan-Engquist is serious about landscaping and a pedestrian way of life. This feature will be important to the Library because the sidewalk will wrap all the way down Glasgow Avenue to the proposed library branch site.

Mr. Landry said once the media announced the sale of Rouzan to Mr. Engquist, he and Mr. Engquist immediately received phone calls and emails about a library in Rouzan. Mr. Bill Scheffy and Mr. Adam Knapp, President and CEO of the Baton Rouge Area Chamber asked Mr. Landry to contact Mr. Watts which he did. After an initial phone conversation, Mr. Watts gave Mr. Landry a copy of the Library's programming requirements for a branch facility. Mr. Engquist and Mr.

Landry discussed the possibility of a branch library, followed by a call to Mr. Oubre. Mr. Oubre, who designed a library in Lafayette, was asked to suggest the best site in Rouzan for a library and to design a tentative floor plan for illustration purposes. Rouzan-Engquist has made a commitment to the idea of a branch library in their development. They can and will move quickly, but it is a partnership with the Library that must produce a value added result for both parties.

Mr. Landry said they met with the Library Administrative staff several times, and these staff members liked the site that was chosen. Mr. Watts said something that was profound; that was, that this proposed branch would be a neighborhood library, and should be accessible by bike and by pedestrians. Mr. Landry noted that from his experience, most of the libraries are huge with lots of parking. Neighborhood is the key word here. The original location in Rouzan was within the commercial property which wasn't in a neighborhood location. That was not the place for a library that would be visited on bikes and by walkers.

Mr. Landry then asked Mr. Oubre to provide some conceptual elevations that showed the Library staff what would be acceptable in Engquist-Rouzan. Mr. Oubre had just designed an 18,000 square foot library in Lafayette which is now under construction. The Library staff felt that Mr. Oubre understood what was needed because his design was similar to their ideas for the neighborhood branch. Mr. Landry then showed several concept slides of a branch in the residential portion of Rouzan. He emphasized that these drawings are conceptual. The Library will need to hire their own architect for the design work. Nothing in these drawings is necessarily what the final results will be.

Mr. Landry noted that the location in the TND actually places the branch in the middle of the service area. It is perfectly situated from other libraries in the system. The library should be a place where people want to meet to talk and to use technology. The concept drawings are reflective of the Southdowns area. Mr. Oubre's design captured the gables of the cottages in this area. It's contemporary, but blends with the neighborhood.

Mr. Landry emphasized that they also worked very hard with Councilwoman Freiberg. He pointed out the dedicated bike lanes on Hyacinth Avenue, some of which are already completed. He also pointed out sharrow lanes which are shared lanes marked to indicate use by bikes and cars. This type of route could be integrated all the way to Concord Avenue. Sharrow lanes could also be extended throughout the neighborhood. He then acknowledged Mr. Basilica for showing them a solution created in Holland for using open ditches as bike paths. They place a prefabricated triangular component in a drainage ditch to create a bike path above the ditch. Water can still flow under the bike path.

Mr. Landry then asked Mr. Oubre to discuss his conceptual designs for a branch library in Rouzan. Mr. Oubre said his firm has done 68 of these types of projects from Texas to Florida along the gulf coast. In the 1980's suburban sprawl was popular. However, in the late 80's people realized there was a better way to develop community. The idea that evolved was called the new urbanism. It was actually what people did around 1940, prior to World War II. Southdowns was the result of a post-World War II settlement. It matured very well.

He said everyone is aware of the complicated process that has occurred with the Rouzan property. He noted they were concerned when they purchased this development that they inherited some of its problems. However, what Mr. Oubre has learned through their many projects is that what makes for success is a town founder, and in the case of Rouzan, it is John Engquist who believes in this project.

Rouzan has always been defined as a real estate piece that is independent and has no relationship with its surroundings. This is not the case. In five years Engquist-Rouzan will be integrated into the neighborhood. It will be seamless with Southdowns. That is critical to understand because the Library is the most civic component in this development. It will be connected to a multitude of existing residences. Every design element in all of these projects are predicated on biking and walking. Walkability and bike-ability are core components as well as automobile traffic. These three are equal and not separate. In order for people to walk in south Louisiana they need to be comfortable and landscaping is the result of creating that comfort zone. When street trees are planted they slow traffic, and give pedestrians a better sense of walkability. Engquist-Rouzan is connected to all the neighborhoods; it is not a gated community. Connecting to the neighborhoods is important.

Mr. Oubre said when they began talking about a library in Rouzan, and looked at the original location for the branch it was located at the front of the development. This made sense because it is a civic building. People have a tremendous respect for libraries. A library positioned in the center of a community speaks volumes about the importance of the library. Mr. Spinosa, by placing the library in the front of the development and donating the land to the Library was making a major statement. However, there were issues. They reviewed the site plans. It was a suburban library. However, parking for the facility was removed from the building. The Main Library is a phenomenal suburban library, surrounded by parking. It's not community-centric.

Mr. Oubre said that they stopped looking at Rouzan as a 100-acre site in the middle of Southdowns as they considered where to place a branch library. They agreed to place the library in the middle of Southdowns where it belongs to the neighborhood. They then considered three different lots one of which was on Perkins Road. However, this location was not acceptable because it would have been a suburban-type location. Another site they considered was not possible because it wasn't an efficient layout. They looked at another option, but it would still have been a Rouzan library and not part of the neighborhood. It was in an area designated as mixed use retail and multi-family residences.

They finally chose a lot of approximately 1.6 acres on Glasgow Avenue and Tupelo Street. This site could accommodate a 15,000 square foot library with parking. Mr. Greg Damico, architect with Architects Southwest, worked on the design of the library in Lafayette, so he understands the programming needs for a library. Mr. Oubre pointed out the streets around the site that provide connectivity. The site is connected to the Town Center. This produces a little town with a multitude of general housing, and is very complementary to Southdowns. The edge lots are referred to as the manor or estate house lots.

Mr. Oubre noted that the market studies for Rouzan choose two population centers with roughly 60% of the potential buyers in Rouzan being millennials and baby boomers. The millennials have

young children, so the library located there makes total sense to them. On the other end of the spectrum are the baby boomers who are on their way to retirement. They love civic spaces such as libraries. A pent up market for the Library exists in Rouzan. This same demographic exists in Southdowns. Putting this library in the core of this demographic area makes complete sense.

Mr. Oubre then talked about the design of the proposed branch library. They want a design that is responsive to the environment because Rouzan is an environmentally sustainable project. It features 120% post-development runoff collection. When the construction is complete, it will collect more rain water than the site currently collects. The way this is accomplished is very creative, and becomes a community asset.

Mr. Oubre noted that people have complained that Rouzan will generate more traffic. However, statistics on cities slightly larger than Baton Rouge show that approximately 48% of the population work out of their homes because of the ability to use technology in their occupations. Perhaps they do not work at home full-time, but for at least part of the time. This implies that one is not leaving home. In Rouzan residents will also be able to get to the library, a coffee shop, a grocery store, or a clinic without leaving the development. The baby boomer population will occupy approximately one third of the houses in Rouzan. The amount of traffic will actually be reduced. If Rouzan were a suburban development, most residents would leave and return every day.

All of these facts need to be put into perspective regarding the design of a library. Environment affects the design of a building. In the design of the outdoor courtyards and meeting spaces taking advantage of summer breezes from the south/southeast is important. The design of the building should also protect against the winter winds from the north. The rising of the sun in the east and setting in the west illustrates that the southern exposure needs to be protected from heat gain. One of the important programmatic features for the library is the ability to bring light into the facility producing an open feel. Simply using the sun as the source of this illumination is not advisable because of the type of light and the effect of sun on the materials in the facility. The building should respond to the elements of the site, and to the traffic.

In studying the traffic flow, the dominant arrival point will be from Perkins Road and down Glasgow Avenue. A left turn would be made onto Rouzan Square Avenue and into the parking lot. The building codes for the library require that the parking be centralized, and not on the street. The frontages on the streets are the civic building and not the parking lot. Mr. Oubre pointed out a 100-year old live oak tree on the library site that should be protected and preserved, and be a centerpiece of the site. He pointed out a required 40-foot zone of plants that will act as a buffer around the parking lot for those traveling on Glasgow Avenue. A secondary arrival point by car will be from Southdowns on the east. However, there will also be ample ability to walk or use the bike lanes. The third arrival point would be at a signalized traffic light on Perkins Road and Rouzan Avenue.

Mr. Oubre then discussed the departure flow of traffic from the library site. He noted that after their first visit to the library, people will realize that their best and primary departure route is to make a left turn onto Galerie Street, a left turn onto Tupelo Street and a left turn onto Rouzan Avenue to the traffic light on Perkins Road. The secondary departure route by way of Glasgow Avenue to Perkins Road will not be as attractive. The Library will serve as an anchor in that, as

people exit by way of the primary departure route, they will drive by the commercial portion of the development, passing restaurants and coffee shops. This is similar to the mall concept. People will visit the Library and then frequent the retail establishments. Pedestrians coming to the Library would also follow this pattern. To create this type of engagement, will be an advantage for the Library.

Mr. Oubre discussed how the library facility would function within Rouzan. As one turns into the site the frontage of the building is more visible. One of the ways to slow traffic is to use traffic calming methods. He pointed out Albizia Court which originates in the residential portion of the development. Traveling away from the residential area, Albizia Court dead ends at a terminated vista formed by the Library site. This side of the building would be a high design area. The library will have four frontages. There is no “back” of the building. It provides a critical image along Glasgow Avenue, and Tupelo Street. The meeting rooms are larger than what the Library would normally design for a facility of this size. However, he said they hope this meeting room wing could function as their town hall. For example, Councilwoman Freiberg’s district meetings could be held here. It is an important component that the Library offers to the City.

Mr. Oubre then showed a rendering of a possible floor plan based on the Library’s programming information. This floor plan is very preliminary, and provided as an illustration for discussion; subject to change and revision. He pointed out areas for outdoor seating and porches. The porches make it relevant to the architecture in Southdowns. The large meeting room seats 150 people and has a separate entry with an engaged urban façade. The library building could be closed off, but the meeting space could be open to the public after regular library hours. He also pointed out the rest rooms, and the book drop. He also said they attempted to design a building that is progressive, and engaging to the neighborhood, but not extravagant. This building is traditional because civic buildings are important to a traditional neighborhood development. They are allowed to supersede the building code. This library is considered a piece of art for the community. He then pointed out the view of the library from different sides and streets. He mentioned the use of garden walls to create some protection and control for outdoor overflow events.

Mr. Oubre then discussed the building construction materials. They chose molded brick painted white to acknowledge the historical nature of the neighborhood. The glass curtain wall provides daylighting to the facility. Metal is also suggested similar to the metal on the Main Library. The wood shingles are an historic material used in a contemporary way on this building.

Mr. Oubre concluded his presentation by saying all of this is very preliminary, with a long way ahead. However, he said they are excited about the prospect of working with the Library. He commended the Library Board saying that he has worked in places where they would have loved to have civic engagement. It’s very difficult to achieve. It is also almost impossible to find a board and a group that has been as visionary and progressive as the East Baton Rouge Parish Library Board and community has been. He said it is absolutely amazing to see. He congratulated the Library Board.

Mr. Landry then discussed the cost of the proposed lot for the branch library. Needless to say this property is very expensive. They paid a large sum of money for the residential and commercial sites. He said they are offering a very fair and reasonable price at \$25.00 per square foot. It is

proposed to discount the price and treat it as a donation with a cash value of \$20.00 per square foot which would result in a total of \$1.4 million. He added that they are assuming the site plan that was shown is one the Board would want. They can make adjustments based on how the Board would want to configure the property such as making the size a little smaller. They have a desire to protect the lots that they have to the north of the proposed site. Making the site bigger would be somewhat problematic. Mr. Watts told them that 1¾ acres would be ideal with 70 parking spots. This lot is a little smaller, but they tried to be as efficient as possible. The site plan calls for 75 parking spots with additional street parking.

Mr. Landry proposed a closing within three months after the library completes all of the requirements and approval processes of the City-Parish regarding land acquisition. He said all of these requirements could take as long as 4 – 6 months to accomplish. He emphasized that the Library would need to comply with the Covenants, Conditions and Restrictions (CCR)s of the TND. He noted that they have not begun to calculate what their budget will be for maintaining common areas and the commercial portion of the development. They estimate that the fee could be approximately \$20,000 per year. He noted that in the Library's original agreement the fees were \$27,000 per year. Mr. Landry said that they plan to work on figuring out the fee in the next month. They would then be able to present their budget to the Board. There would be no special assessments.

Mr. Landry said they are passionate and believe they have bought the most important piece of property in south Baton Rouge. It is the best 100 acres available, and was purchased at a premium. It is their responsibility to unlock the vast potential of this property to residents, neighbors, and the community. He told the Board if they choose to locate a library there, Engquist-Rouzan must protect the Board's investment. Mr. Landry said they must take the time to do it right and not jeopardize this investment. Although they rushed to make this decision and presentation to the Board, if the Board decides not to purchase the property they will consider other options for the site in relation to the entire complex. He added that he believes this is the best place for a south branch library. The Board has been looking for a site for two decades. They have searched for stand-alone pieces of property. Engquist-Rouzan feels they are offering the Library Board an excellent site. He said he hopes the Board realizes that the value is not just this piece of property for the branch library, but where it is in relation to the patrons who will come here. He noted they are building something special in a special environment. They feel there is a commonality and purpose to building something special for patrons. Mr. Landry said he hoped they could share the vision together with the Library. The Library can join Rouzan and be part of their vision and Engquist-Rouzan would like to be part of the Library's vision.

Mr. Landry thanked the Board for the opportunity to make this presentation. He added that they would answer any questions the Board might have. Mr. Jacob thanked Mr. Landry for his thorough presentation. He asked the Board members for comments or questions. Mr. Luther said he wanted to acknowledge their realtor who is present at this meeting.

Mr. Leger said he appreciated the extremely detailed presentation. This has been a process going on for longer than Mr. Leger or the other current members have been on the Board. He noted that the Board has been very conscientious about their decisions because of the responsibility that has been given to them by the tax payers. They have searched for a site for a south branch within the

budget provided. Finding a location that is conducive to Library operations and is the best location for the citizens of the parish and local area is very important. Mr. Leger agreed with Mr. Landry that their site is a wonderful piece of property and is in a prime location. It was encouraging to hear it described as a site for south Baton Rouge. This is the East Baton Rouge Parish Library and not the Rouzan Library. He added that much of the concern in the past was that it would be a little too much isolated, and too central to Rouzan. The Board will have many questions moving forward, but Mr. Leger said he is impressed with the progress Engquist-Rouzan has made in just 55 days. Certainly the reputation of Mr. Engquist and the members of his team precedes them. It brings much hope to the Library Board, and it feels very positive. Mr. Leger said it's like letting out a sigh of relief, and he is excited to explore this possibility.

Mr. Leger asked Mr. Watts if 1.6 acres will be sufficient for the Library's needs. Mr. Watts said it works out very well. He added that 2½-3 acres would give us room for future growth, and that is more important in certain situations. However, with this site we can actually build more than a 15,000 square foot facility if we want to and need to. It gives us over 75 parking spaces. It fits very well in the community and it will not feel like the branch has been crammed into a small space.

Mr. Leger asked how does 15,000 square feet compare to our other community branches. Mr. Watts replied that it would be roughly the size of the Fairwood Branch Library. He noted that as they get into the design of the building, the total square footage could change a bit. Mr. Landry said Mr. Oubre's conceptual drawings are for a 16,000 square foot building. Mr. Watts replied that this lot accommodates the square footage very well. Mr. Leger commented that the parking looks correct because that is a requirement for the Library.

Mr. Leger asked the Engquist-Rouzan team about the additional parking surrounding the site. He noted that there is street parking and parking in commercial areas, so if we have an event that draws a large number of people, will there be overflow parking available. Mr. Oubre pointed out the parking areas adjacent to the Library site along with on-street parking on both sides in the urban center.

Mr. Leger asked about the purchase price. He said the Library is bound to a price determined by an appraisal of the property. From the Library's budget standpoint, we set aside the funding to construct the branch library. This was established several years ago, and now with inflation and the increased cost of construction, would we have the extra money to build the facility. He also asked if the Library has the funds to purchase the property. Mr. Watts replied affirmatively. The budget is slightly less than the current price because it was established years ago. The important question is this. Is there enough capital fluidity in our capital funds to accommodate this? The answer is yes. Not only in the \$6.1 million we have set aside for this project, but with a modest increase we can move money not completely used on other projects to fund this construction.

Mr. Leger again mentioned that as a public entity, the Library can only buy the property at the appraised value. He said he appreciates that Engquist-Rouzan has made a donation to the Library by reducing the asking price. As we go through the appraisal process, he said he hopes that after the appraisal is made, they can come to an agreement on the price. Mr. Leger added that he is very

interested, and greatly appreciates the information provided. The Board has received emails about this property for a branch library. He thanked them for coming to the meeting.

Mr. Luther said the TND requires the entrances to the building be away from the parking. He wondered if that will be a problem for the Library staff since we would not have a main entry off the parking lot. Mr. Landry said the front faces Glasgow Avenue. Mr. Watts added that the layout is such that one comes in to the side similarly to the Main Library. Sometimes you might have a little wayfinding issue, but signage can help with that issue. Mr. Oubre said Mr. Luther made a good point. The TND ordinance does require the parking to be internalized. In the concept plan we have attempted to provide a linear landscaped walkway so that one walks from the parking lot with canopies to identify entrances. One can also walk to the meeting room facility. The concept is that when one arrives there is a pleasurable walk to the primary entrance and a pleasurable walk to the town hall entry.

Mr. Luther said he was glad to hear them describe the Library as an anchor, and for not putting the Library in the center of Rouzan. In Mr. Spinosa's plan, it seemed like it was his library and not the community's library. This is obviously a community library even though it's a neighborhood in nature. Southdowns has been asking for something like this. It should be a wonderful asset.

Mr. Luther, like Mr. Leger, mentioned being bound by the appraisal to determine the price of the lot. He said we might not be able to make this sale work because of the appraisal. He said he hoped the Engquist-Rouzan would work with the Library to make this happen if the appraisal is lower than the asking price. Mr. Engquist replied that they are aware of the appraisal concern, and they will not ask the Library to pay more than the appraised amount. Mr. Landry said that even with the appraised value, Engquist-Rouzan is still willing to make some type of contribution. Mr. Landry and Mr. Engquist said the Library is important to them. He pointed out they have made a huge contribution already to get to this point, and the reason is not just for the Library. There is a need to know whether this concept works for the Library. This really does work brilliantly and is a win-win. The phones continue to ring even today about this library branch in Rouzan. Mr. Landry said he and Councilwoman Freiberg met today with Mr. Frank Duke, the Director of the City-Parish Planning Commission. He is also getting calls about this library. He said they do understand that the Library has a process it must follow. Engquist-Rouzan is going to allow that process to occur without interference and to adhere to the process. They have done their part and now they will wait for the Library response. Mr. Luther replied that he is glad to hear that because he has a responsibility to spend the public's money wisely. Mr. Engquist said he respects that. Mr. Luther said they want to get the best for the community in order to provide the best service to the patrons. Mr. Luther thanked them for the presentation.

Ms. Johnson said she lives in Zachary and is very familiar with the Americana project there. Mr. Landry asked her if she lives there to which she replied no, that she has lived in Zachary since before Americana. She noted that she has served on the Board of the Zachary Chamber of Commerce. She added that the Americana development has been well built and managed. The landscaping is beautiful, so she understands the vision involved in the Rouzan project. Ms. Johnson asked about the ability for expansion of the library building itself. Mr. Landry said they have not discussed this. However, he said they could possibly sell the Library a little more than ¼ of an acre in order to ensure there would be ample room for expansion. He said the closer one

gets to Perkins Road the more valuable the property becomes, so the price will be high. Mr. Landry added the Library would need to consider how they would situate the parking lot. Mr. Oubre said if the Board wants to consider a larger branch, Engquist-Rouzan would need to be given the programmatic additions to be able to determine how the building would be situated on the property. They would then know which parts of the facility might be increased. It is not difficult to do, but they have not considered that in this conceptual site plan. Ms. Johnson asked about adding a second floor. Mr. Oubre said they could do that, but it is very difficult to manage a neighborhood library vertically. In a large library like the Main Library, it works well. Mr. Landry noted that they did not put Rouzan Square Avenue in the original site plan because they had planned to build some large structures there. When Mr. Oubre was asked to create a conceptual site plan, he suggested that street. If the Library decides to purchase the additional property, then it would own the entire block which would be an enhancement. Mr. Landry said he could send Mr. Watts an email the next day with what that additional property could look like.

Mr. Luther said they do accept donations. Everyone laughed and Mr. Landry admitted the Library already received a big one today.

Ms. Temple asked about the size of the lot. She said since we are comparing this branch to the Fairwood Branch, she wondered how many parking spaces are there at Fairwood. Mr. Watts replied 64. Ms. Temple said it has been mentioned that there is not enough parking at times at the Fairwood Branch. She said she is concerned that 75 parking spaces may not be enough for this new branch. Mr. Watts said most of the time we are 8 – 10 spaces short. Most of the time the parking lot would be sufficient, plus there is on street parking. At Fairwood there is no place to park off site. Ms. Temple understood and added that this will be a neighborhood branch with patrons walking to the facility. Mr. Landry said there are 16 contiguous off-site parking spaces. If people are driving to this proposed branch, then they are failing. This development must have bike and pedestrian traffic as a neighborhood concept and not as a destination by vehicle. Mr. Watts said the staff is happy with this larger size.

Ms. Wascom said the concept of a neighborhood library is very important to this neighborhood. It's not just a Rouzan-centric library. Mr. Landry agreed. She noted that the neighborhood is transitioning, bringing in lots of children. She said she foresees that the Library will attract students from Lee High School, Glasgow, and St. Aloysius. In looking at the size Ms. Wascom noted that more patrons may be coming to this branch than they have anticipated. She wondered what type of demographic research they have for the Rouzan development. She asked how many they expect to come from the neighborhood and how many from Rouzan. She also said that if one attempts to bike on Glasgow Avenue, the drainage ditch is an obstacle. Ms. Wascom said Ms. Freiberg told her she would look into this problem. She noted residents are also still waiting for a bike lane on Hyacinth Avenue. Mr. Landry replied that next to the number of calls received about the library, calls regarding the bike lane on Glasgow was the second largest number. Ms. Wascom said at Councilwoman Freiberg's District meeting, several parents noted that if they attempted to bike over to Rouzan, they would end up in the ditch. She added that the demographics of the subdivisions are changing. Children need to be welcomed. She also wondered about how close the parks will be in Engquist-Rouzan development. She asked if there would be a conflict between the residents of Rouzan and those in the surrounding neighborhood. Ms. Wascom noted that all of these potential issues should be discussed and resolved ahead of time.

Mr. Landry replied by discussing how these concerns have been addressed in Americana. They built many amenities in Americana at the beginning of the construction process. They have a wonderful playground, a wharf, a lake, and a YMCA. As people began to buy houses in Americana, they had many meetings. Children from the summer programs at the YMCA were using the playground in Americana. The residents in Americana were complaining that outsiders were using their playground. The management of Americana made it clear that the amenities were not just for the residents of Americana; they are for the entire community. It's a TND and an open neighborhood. It is not gated. The YMCA is the only amenity that is not open to the public because there is a fee to join. Mr. Landry noted that the residents of Rouzan have been given the same information. Anyone who comes to the neighborhood library in Rouzan will be able to use the parks and the fitness trails. The only amenity that will be restricted is the use of the pool. He assured Ms. Wascom of the openness of the TND to the public. Mr. Landry added that they are building pocket parks throughout the development. This is why their offer is a win-win for the Library; the amenities in Rouzan are the Library's also because the Library is part of the community. Mr. Landry agreed with Ms. Wascom's concerns about the bike lane and the ditch. Current Rouzan residents are asking the same questions. He added that from Tupelo Street and wrapping around to Glasgow Avenue heading south to the school, there is a very narrow sidewalk that was installed before Mr. Engquist bought the property. That is an issue that they need to resolve with Councilwoman Freiberg's assistance.

Mr. Oubre said as a resident of Southdowns traveling to the TND from the south, one will not need to travel to Glasgow to get to the Library. One would be able to take streets internal to the development to get to the Library. Using the site plan, Mr. Oubre pointed out that one could come down Hyacinth Avenue, and down Albizia Court in the TND. Mr. Landry added that Councilwoman Freiberg and the members of the Engquist Rouzan team are all committed to making this complex accessible to all. Ms. Wascom said she wants to be sure all of this is neighborhood integrated and friendly.

Mr. Leger then asked what the four buildings to the north of the proposed library site labelled live-work units would be. Mr. Landry replied that they have not decided yet. He added that Mr. Watts has already expressed his concern about possible occupants of that space, and how the parking would be handled. The Library would not want these other entities to take parking from Library patrons.

Mr. Leger asked if there would only be one signal light at Perkins Road and Rouzan Avenue to which Mr. Landry said yes.

Mr. Leger asked Mr. Watts about the City-Parish process for hiring an architect to design the building. He thought a Request for Proposals (RFP) would need to be issued through City-Parish Architectural Services. He asked when would the architect hired to design the building be able to work with the Engquist-Rouzan team to meet the specifications of the TND. Mr. Watts said from the beginning we would need to know all of their specifications, requirements and covenants. The architect hired by the City-Parish Architectural Selection Board would be charged with this duty. All parties involved would need to work very closely to ensure that the construction is meeting all of the requirements of the TND, all State and Parish requirements and codes and all Library

requirements. The architectural team would need to work seamlessly so that there are no unexpected issues once the construction documents are produced. Having to make changes once the construction documents are completed can be a very costly process.

Mr. Leger asked if the PIA fee required in a TND is similar to the fee the Library pays for the maintenance of the common areas at the park and the Main Library. Mr. Watts said that it is similar. He noted that in a TND there are going to be certain shared costs for the private roads, the sidewalks, and the landscaping. Even in complexes such as a strip mall there are common costs which are determined by the types of amenities that are offered. He added that in the original Rouzan agreement the fees would have cost the Library \$27,000 per year. Inflation must be considered to determine a fee in today's cost. Mr. Landry noted that there are services provided such as trash collection, landscaping and flowers that must be paid for.

Mr. Leger questioned Mr. Landry about his comment regarding the two largest demographics of Engquist-Rouzan being baby boomers and millennials which surprised him. They aren't typically demographics that overlap. Mr. Landry replied that the idea is to be born and die in the same neighborhood to which everyone laughed. Mr. Oubre answered Mr. Leger's question by saying the overlap is interesting. The millennials have a mindset of minimizing the amount of upkeep such as a large house, and a large lot that they must maintain. They love the new urbanism, and the excitement of that lifestyle. On the other hand, the baby boomers are getting older and it is more difficult for them to maintain their homes. They also like to travel, and be more mobile. Those two demographics actually are more similar than one would initially expect. Mr. Leger said as a millennial himself, for years he has heard the baby boomers complain about his generation. It will be very interesting to observe how these two different generations live in the same development. Mr. Oubre added that millennials are starting to have children, and so the way they look at these concerns is evolving. Mr. Leger agreed that much of what they have described as amenities such as bike paths is right on target with his experience.

Mr. Landry then said that they are in the process of having to revise the entire concept plan of Rouzan. Some aspects of the original plan are dated. For example, they cannot build the library in this location under the old concept plan. They are not going to be presumptuous, but they are going to be efficient. They believe this is a good location for a library. If the Library sees that they have submitted their new plan with a library at this location, he hopes the Library will not feel that Engquist-Rouzan has taken the Library for granted. It will take approximately three months to amend the concept plan. Mr. Landry added they would rather get the plan amended showing the new location of the Library, and redo that portion, if the Library decides this offer will not meet their needs. Street layouts need to be changed which can take as much as 30 – 45 days.

Mr. Landry asked what is the appraisal process for the City-Parish. Mr. Watts said as soon as we have a legal description of the lot, we will send it to the two appraisers approved by the City-Parish Attorney's Office. They will provide quotes and time lines. At times the quotes are very close, but the timeline may vary. We can choose the one who can complete the appraisal sooner. Mr. Watts noted that typically in the past it's taken up to six weeks to get an appraisal because they are so busy. The quicker we get the legal description, the quicker we can get a completed appraisal.

Mr. Landry said appraising property in a TND is more complicated than a single lot. It will take them a little more time to appraise this lot in the context of the TND.

Mr. Landry said they will leave the presentation boards for the Library to review. He added that they might be helpful with any internal meetings the Library will have. Mr. Luther asked for a copy of their presentation. Mr. Landry said they would like to limit the distribution of the Engquist-Rouzan documents because they would then become public documents. Mr. Luther said that is why he has asked for a copy. Mr. Landry said if there is something in particular that Mr. Luther would like, he will email that information to him. If there is something that he can give Mr. Luther, he will do it. They must be cautious because they have some litigious individuals involved in Rouzan. This was apparent at their last public meeting to which Mr. Luther replied that he was present. Mr. Landry said he would share any information that would not cause a lawsuit. Mr. Luther said he was referring to the slide that was presented with the figures.

Mr. Landry thanked the Board for the opportunity to make this presentation.

Mr. Luther said he wished to thank the two members of the community who took the time to email the Board about Engquist-Rouzan. They are very much in favor of this proposal. Mr. Luther noted he received a couple of phone calls, and they were also very favorable to this proposal.

Mr. Jacob asked for any additional comments from the Board. There being none, he asked for public comments. He asked that any comments be made at the microphone and that each individual state his/her name and address.

Rabbi Barry Weinstein stated his name and that he is the President of the Jackson Square Neighborhood Condominium Association across Perkins Road and off Congress Boulevard. Rabbi Weinstein turned to Mr. Landry and said after his years of being the President of the Association, he can see that having a sole owner of a complex solves many problems. He said he still feels like he is a rabbi in his role as President. He noted that he is Rabbi Emeritus of Congregation B'nai Israel, and still on staff there. He added that he is rabbi for Temple Sinai in Lake Charles. He travels there 2-3 times per month. He said he is so excited about the Engquist Rouzan TND. He asked Ms. Stein if he could come to this meeting and offer congratulations to the Engquist team who made an overwhelming presentation. He also wanted to remind the Library Board that he was a delegate to the National Library Convention 20 years ago. He said he cannot speak for all of the 63 homeowners in Jackson Square, but he said he felt most of them would be so excited to have the possibility of a library in the TND. Rabbi Weinstein asked if they could bike to Rouzan from Congress Boulevard? Mr. Landry said yes and that there is a signal light at Congress and Perkins Road. Mr. Landry noted that construction will start in six months with a walking path planned. Rabbi Weinstein also said he noticed that two silos are still standing, and he wondered if they were from the Ford farm. Mr. Landry answered affirmatively and agreed with Rabbi Weinstein that that would be where the community garden will be. Rabbi Weinstein said that would be tremendous. He told the Library Board that when the time comes to canvass the neighborhood he would like to volunteer to help. He noted that he helped to get a three-way stop at Congress and Jamestowne Avenue, and the crosswalk by petitioning all of the neighbors. He thanked the Board for the opportunity to speak and to tell them how much he loves the Library

System. He concluded by saying God bless you to the Board for making the community so much better.

Mr. Jacob thanked Rabbi Weinstein for his remarks.

Mr. Bill Scheffy spoke next. He said he resides in Woodchase Subdivision. He said he was the one who called Mr. Landry to suggest that a library in the TND be considered. Mr. Landry's initial response was that they did not plan to have a library in Engquist-Rouzan. Mr. Scheffy noted that he and others continued to persist which has brought us to this point today. He added that he wanted to set the record straight on the actual history of trying to find a site for a branch library in south Baton Rouge. He said that the search began in 1995. He disagreed with the article that stated that the Board has been looking for 5 years. He noted that a company he worked for was one of the sponsors of the Baton Rouge Area Chamber Canvass Workshop in 2004 to Portland. Former Library Director, Ms. Lydia Acosta and Mr. Tommy Spinosa were two of the participants. Mr. Spinosa had just purchased the Ford property. Mr. Scheffy mentioned that he had been on 4 or 5 canvass trips, one of which was to Raleigh-Durham, North Carolina.

He talked about the traffic in Baton Rouge. He said the TND is a great concept because people will be able to access the development by foot or bike from Woodchase and Pollard Estates through the rear of Rouzan. They will not need to get into the traffic on Perkins Road. If they wish to drive they will also be able to use the rear of the TND. For many reasons the offer of building a branch library in Rouzan did not succeed.

Mr. Scheffy said when Mr. Spinosa had to get the Ford property re-zoned, putting the library in the TND was a method to get the support of the neighbors and get the re-zoning request passed. When the library was not built in Rouzan most of the residents in the neighborhood felt like the jilted person at the wedding.

He told the Board that when they look at this offer and feel like it's déjà vu all over again, they should consider it as being lucky, and as a second chance to make this happen. Everyone knew this was the right place for the branch library. All of the developers for Engquist-Rouzan are a great development team with the backing to make this happen. The neighborhoods are very desirous to make this happen. The Board has looked long enough and the price appears to be in the budget range that the Board can afford. He ended by saying, "Let's do it."

Councilwoman Barbara Freiberg spoke next. She thanked all of the Board members for their service. She said she did not appoint any of them to the Library Board, but she appreciates as a member of the Metropolitan Council, how seriously the Board takes their job. She noted that she has tried to attend a meeting of all the commissions, and boards that the Council has anything to do with. She said this is the first Library Board meeting she has attended and it is a great one to attend. She noted that she did meet Mr. Jacob a while ago at a Federation of Greater Baton Rouge Civic Associations meeting.

Councilwoman Freiberg said when she was elected to the School Board, one of her big issues was the Lee High School project. She said she wanted to be sure the school was built correctly. She knew about the library location controversy for a long time. At that time someone in Southdowns

called her to ask if a library branch could be built at Lee High to be used by the students and the community. Unfortunately, the piece of vacant property on the Lee High campus was being held for future expansion of the school. The Library Board tried to purchase the Bennett property across the street from Lee High, but that did not work out. She added that she did not think that was such a good site because of all the traffic on Lee Drive. It would not have been easy for the public to reach. Councilwoman Freiberg kept in contact with Mr. Spinosa trying to make Rouzan an acceptable location for the library. She noted that everyone wanted the same thing, and then Rouzan was sold. The day that Rouzan sold, she texted Mr. Spinosa regarding the library and what would happen next. He never responded to her, but shortly afterward Mr. Landry met with her. Councilwoman Freiberg said this is a tremendous opportunity for all of the residents in Magnolia Woods, Kenilworth, Pollard, Woodchase, all of Southdowns and even her neighborhood of College Town. College Town will be connected by a bike path. She said she hopes it gets built next year because she was told when she was first on the Council, that it would be completed in the spring of 2018. She added that she is going to work very hard to make sure that Glasgow to Rouzan gets a sidewalk. She told the Board that if they adopt this library site, she will make sure that there's connectivity there. Coming from Magnolia Woods to Kenilworth, behind Pennington, there is a bike path already that's walkable or rideable.

This project is great for the whole community. She asked the Board to give this their most serious consideration. She also thanked Mr. Landry and his team. She said they were just tired of all the calls, and decided to take action quickly. Councilwoman Freiberg said she is so excited about this prospect. She spoke with Mr. Watts about announcing this offer. He told her Mr. Landry would decide and make the announcement. He made his presentation at her District meeting. She said whatever she can do to help the Board in this process, she will do. She said she wants to make this happen. She has gotten emails and texts of support for this project. She thanked the Board members for their service.

Mr. Jacob thanked Councilwoman Freiberg. He asked for any other comments. There were none.

Mr. Jacob asked the Board members if they wished to have a short recess before continuing with the rest of the agenda items. At 6:10 p.m. Mr. Leger made a motion to recess for 15 minutes. Mr. Luther seconded the motion which passed unanimously.

Mr. Jacob called the Library Board meeting back to order at 6:27 p.m. Ms. Johnson and Mr. Luther did not return to the meeting.

Mr. Jacob asked for the System Reports.

III Reports by the Director

B. System Reports

Mr. Watts asked Ms. Stein to give the systems report. Ms. Stein noted that it is tax season at the Library. We host AARP and VITA at several of our branches including Main. Both organizations provide trained volunteers who electronically complete patrons' tax returns. The volunteer workers have reported a significant increase in the number of people asking for assistance this year. The organizers with the IRS are particularly pleased with this results at the Library.

Ms. Stein also reminded the Board about a program scheduled for Sunday, March 18th at 3:00 p.m. at the Main Library. She noted that it is not part of the One Book One Community *Hidden Figures*. Author Mary Manhein, a.k.a. The Bone Lady, and co-author Jessica Schexnayder will talk about their new book, *Fragile Ground, Louisiana's Endangered Cemeteries*. The book contains stories and photographs of some of Louisiana's cemeteries along the coast.

Ms. Stein announced that one of the databases, RB Digital in our Digital Library has a new look and new content. It now contains audiobooks, magazines, ebooks and videos all available in one database, making it very convenient to use.

Ms. Stein then gave the *Around the Parish* report.

- The *1,000 Books before Kindergarten* program is in its third year at the Library. About 50 children per year complete reading and documenting 1,000 books in this program.
- Over the three-year period that represents 150,000 books read by children, parents, grandparents and care givers. Children's author, Will Hillenbrand, attends our completion party to speak to the children, and give each of them an autographed copy of his book, *Off We Go*, followed by party cake.
- RFID installation is underway. Pictured in the slide are Mr. Watts and Mr. Tomlin. Also in the photo is the mk Solutions team from Germany, and the U.S. including a local team which will be available for maintenance concerns.
- As part of the One Book program we have scheduled many activities in all of our branches including films, discussions and the LASM Discovery Dome.
- At the Main Library on Saturday, March 24th at 7:00 p.m. we will feature another "hidden story". Author Kate Moore will discuss her book *The Radium Girls The Dark Story of America's Shining Women*.
- Dr. Renee Horton, a Baton Rouge native and an engineer employed at NASA's Michoud Assembly Facility Launch System in New Orleans will speak at Juban's Restaurant on March 16th and again at the Main Library on April 7th at 2:00 p.m. She is the author of the children's book, *Dr. H Explores the Universe*.

- The Library received wonderful media coverage before and during the launch party for our One Book One Community read of *Hidden Figures*. Our Facebook Friday selection was the book juxtaposed with a live person.
- Our local astronaut-in-training, Alyssa Carson was present with Mayor Broome. We featured among other activities a costume contest. Our staff dressed as astronauts with Katherine Johnson, one of the “Hidden Figures”.
- On Sunday, April 22nd at 2:00 p.m. at the Main Library ABC-TV Correspondent Jim Slade will present “100 Years of Flight” and “First Family of Aviation: The Wrights” with a Chautauqua actress portraying Katharine Wright, sister of Wilbur and Orville Wright.

Ms. Stein then asked for questions. There being none, Mr. Jacob thanked Ms. Stein. He asked for public comments. There were none. He then read Item A under Old Business.

VI. Old Business

A. Update on River Center Branch Library Construction – Mr. Spencer Watts

Mr. Watts discussed the River Center Branch project. He said construction work is going well, and the contractor continues to be optimistic that substantial completion of the project will occur by the end of August with the finishing of punch list items before October 1st. Mr. Watts said we feel these dates are a somewhat ambitious projection.

An agreement has been reached today on the plaza grading revision and grade beam cladding proposal. The building should be adequately enclosed by the end of March so that the HVAC system can be turned on. Several items are under review such as millwork verification, and roller shades. Initial requisitions are being produced for furnishings, and audio-visual systems and equipment. These need to be ordered soon to ensure that they will arrive in a timely manner for installation as early as October. The contractor is working on the flashing at the fourth floor and the parapets. The sunscreens are scheduled to arrive at the end of March.

Mr. Luther returned to the meeting at 6:40 p.m.

Mr. Watts noted that tile was being installed on the fourth floor during the staff’s site visit earlier this month. On the outside of the building the ACM panels are visible. They have been installed for a while, but now on the south side of the building the protective covering has been removed. One can get a good idea of how the building will look when completed.

Mr. Watts asked if there were any other questions. There being none, Mr. Jacob read Item B under Old Business.

B. Update on Renovation of Greenwell Springs Road Regional and Jones Creek Regional Branch Libraries - Mr. Spencer Watts and Ms. Patricia Husband

Mr. Watts said that City-Parish Architectural Services has finished their review of the construction documents for the renovation of the Greenwell Springs Road Regional Branch Library. Advertising for bids from contractors interested in the project is scheduled for March 16th, 23rd, and 30th. A pre-bid meeting is scheduled for April 3rd with bids due on April 12th at 2:00 p.m. One of the critical parts of this process is that bids are submitted which fall within the budgeted amount. The pre-bid meeting is also critical since in our renovation, the building will remain open as the work progresses from one area to another. The environment must be safe during their construction. The contractors that bid must take this into consideration.

In regard to the renovation of the Jones Creek Regional Branch, the architects are completing the design development phase. On March 28th the Library staff and City-Parish Architectural Services will review the design development documents with the architects. The review will begin on this date and will continue for several days with input from various Library staff members and Architectural Services. He noted that Ms. Husband is very thorough in her review. Ms. Husband and her staff have selected an area at the Jones Creek Branch for the placement of a brick mock-up to ensure that the brick chosen for the addition in the Children's Department will match the current brick on the building.

Mr. Watts asked if there were any questions about either project.

Ms. Wascom said in reviewing Ms. Husband's maintenance report, there are several branches that have had roof leaks. She wondered if the Scotlandville Branch needs a new roof. Ms. Husband answered that the Scotlandville Branch does not need a new roof at this time. Our Facilities staff with the roofing contractor were able to make the repairs. At the Jones Creek Regional Branch we have received an estimate to replace a leaking drain. At this point none of the facilities need a total roof replacement. She added that since she has been the Assistant Director the roofs have been replaced at the Baker Branch, the Bluebonnet Regional, the Greenwell Springs Road Regional, and the Jones Creek Regional Branches. Some major repairs have also been completed on the Carver Branch Library.

Mr. Watts noted that the Outreach/Recycled Reads facility will need a new roof within a few years. The staff was aware of this when the building was purchased and this consideration was factored into the purchase price. He added that within the next 12 – 24 months that roof will need to be replaced.

He said as we have been working on the renovation plans for the two regional branches we have seen that as our buildings age, certain parts of the buildings and equipment wear out. Even though the buildings have been well maintained, by the time they are 25 - 30 years old the facilities are wearing out.

Mr. Jacob asked if there were any additional comments. Ms. Temple asked when the renovation of the Greenwell Springs Road Regional Branch would begin after the bid is awarded. Mr. Watts

replied that generally it takes 2½ - 3 months after the bid is awarded. A contract must be produced, approved by the Metropolitan Council, and signed by the Mayor. The contractor is then given about a month to prepare for the mobilization date. He added that we are at least two to three months away from the beginning of construction.

Mr. Jacob asked for any additional comments. There being none, he read Item C under Old Business.

C. Review of Search for a Site for a South Branch Library – Mr. Spencer Watts and Ms. Kathryn Juneau – Sperry Van Ness

Mr. Watts said we have a long history with Sperry Van Ness working with us over the last two years to find a site for a south branch library. Because of a Library Board request regarding which sites Sperry Van Ness found for us, Mr. Watts said he shared a binder last month with the Board containing a partial list of the sites. The Board had asked that Ms. Juneau come to our meeting to review the search they conducted in trying to find a site for a south branch library.

Mr. Luther asked why Ms. Juneau was not involved in the presentation of the Engquist-Rouzan site. Mr. Watts replied that it was a presentation by the Engquist-Rouzan team. Mr. Luther thanked Mr. Watts.

Ms. Juneau said that they have worked for almost two years. She noted that the 18 sites she will review does not include sites that have come off the market or sites owned by individuals who were not interested in selling. Out of respect for their privacy, she said she is withholding that information at this public meeting. She added that the properties were located in an area bordered by Burbank Drive at W. Lee Drive, Kenilworth Parkway, Lee Drive and Perkins Road.

The following were the 18 sites that were listed for sale:

- **Bayhi Property – 6897 Perkins Road**

An individual owns this property and was not willing to sell it.

- **Ben Hur – 5959 Burbank Drive**

This property is now sold and being developed for multi-family units.

- **Burbank near W. Lee Drive**

This property is still on the market. It contains low wetlands and is close to L.S.U. There is a raised median making it difficult to access.

- **5800 Burbank Drive**

This is one of the 9 sites on Burbank Drive that they reviewed. These properties were either too low and were in extreme wetlands or the sellers did not want to sell. Much of Burbank Drive is in wetlands and that is why these sites were not seriously considered.

- **CSRS Site – 6743 Perkins Road**

This site was listed as a Build-to-Suit property which the Library is restricted from doing. The owner would not consider an outright sale.

- **Grocery Anchor – W. Lee Drive Site**

This site is a new development with Rouse’s Grocery Store as the anchor. Iron girders are up and concrete has been poured. A fire station was to be built here. They were willing to sell, but the location was an issue because of the median. This site was a “last case scenario” choice.

- **Highland Road at McDonald Avenue**

This was an assembly of properties in which the Library would have had to purchase multiple sites. We felt we would receive much opposition from the neighborhood because it is on the corner of a subdivision. Two neighbors next to the site were extremely opposed.

- **Southdowns School – 2050 Hood Avenue**

This property along with the school property across Perkins Road were not available. The East Baton Rouge Parish School System did not wish to sell. School systems usually do not want to sell property, but hold it for future expansion.

- **LeBlanc Property – Burbank Drive at Ben Hur Road**

Part of this property has been sold and a gas station is being built. This property is on Burbank Drive and was taken off the list of considerations because of the wetlands, and because the owners did not want to sell.

- **Lee Drive at Bennett Drive – 1112 Lee Drive**

This site was considered previously so it was not discussed again.

- **Lutheran Church Site – 5990 Perkins Road**

At first the pastor was interested in selling. Later the church members said they did not wish to sell. Initially they were going to move to a smaller property on Perkins because their congregation was decreasing in size.

- **5274 Moss Side Lane**

This site was considered three times. The concerns were the railroad tracks, the egress and ingress at the site and the wetlands. There is also a canal on the property making site selection challenging.

- **Pennington – Kenilworth Parkway at Irene Boulevard**

They were not interested in selling their property. They were contacted, and their Board declined the request to sell.

- **Perkins Road at Kenilworth Parkway – 7017 Perkins Road**

This site was a viable possibility except that there were concerns that in the future Kenilworth Parkway would be extended to the Medical District. The election for the taxes to pay for this extension failed. However, at some point this road may actually be built and would be adjacent to this property.

- **Perkins Road near Kenilworth Parkway – 6853 Perkins Road**

This property contains a house owned by a couple and is across from Pennington near a law office. They are not interested in selling.

- **Perkins Road (Rouzan Site near Pollard) – 5300 Perkins Road**

This was one of the Rouzan sites. This site has been retained by Mr. Spinosa. This property was considered because Mr. Spinosa would not have as much control over the Library as he would have had in the TND. Because of the uncertainty regarding the Rouzan TND, this site was not considered further.

- **University Baptist Church – 5445 Highland Road**

As you approach Lee Drive this church is on Highland Road on the right. The Church is set back from the street with a large lawn in front of the church. The pastor and congregation were not interested in selling.

- **W. Lee Drive – 601 W. Lee Drive**

This site was near the original site that was considered, and it was part of a Planned Unit Development (PUD).

Ms. Juneau asked if the Board had any questions about anything she may have missed. She said her presentation was a brief recap of what Sperry Van Ness had done in searching for a site for the south branch library.

Mr. Watts said he knows that Ms. Juneau worked very hard on several of those properties. The owners were not interested. There were many that when she first started this search, she contacted, but could not bring them up at a public meeting because these were cold calls. The properties were not being marketed. As a public body, we want to respect the rights of people and not be intrusive of their right to privacy.

Ms. Juneau agreed. In the brokerage world, what they do when a client asks them to do a site selection, is to cold call. All properties that are on the market can be found through a database. However, the majority of their sales are done off market, meaning the broker gets online with the assessor's information about properties. They also research the properties through the Secretary of State's website. It's very time consuming to determine who owns the properties and how to approach them. Once the broker speaks with them on the phone, usually the owner will say they would like to think about it. When the broker calls them back, the owner usually gives a yes or no answer. Some will say that they do not wish to be contacted again, while others may express some interest. Ms. Juneau also said that for the ones who give a hard no response, the broker wants to be respectful of their decision because they have not asked the broker to call them in the first place. She said it is her fiduciary responsibility to look for property, but on a personal level we need to be respectful of their privacy. She added that she and Mr. Watts have discussed this topic in depth.

Mr. Watts asked if the value of their property is surprising to property owners when a broker approaches them about selling. Of course, the Library can only purchase a property at the appraised value. There may be some market forces that enable the owner to sell for more than the appraised value. Ms. Juneau said that this happens frequently; especially in the area in which the Library has been searching for a south branch site. People are vying for property in this part of town. Southdowns is a great central location. South Baton Rouge is the only area that has lots of vacant land for development. Southdowns and south Baton Rouge are areas that usually sell above market value.

Ms. Juneau noted that when Mr. Landry was making his presentation, and discussing the appraisal, he knew he could get a higher price, but that the Library can only pay the appraised value. There is a high demand for property in that area.

Mr. Jacob asked for any comments from the Board. Mr. Leger thanked Ms. Juneau for the recap. He said he definitely understands the difficulty that Ms. Juneau has experienced searching for a library site with the Library's restriction and the area in which the Library is hoping to build. The Library has looked for a very long time without the assistance of a real estate broker, and for two

years through Sperry Van Ness. Mr. Leger said he appreciates all of the work she did. Ms. Juneau thanked Mr. Leger.

Ms. Juneau noted that working for the Library has been a great learning experience for their interns. It has been a surprising experience for them to see what type of work must be done in real estate to find property for clients. Phone calling and research are part of the process, and getting negative responses is also part of the job.

Ms. Juneau said it has been a pleasure working with the Library. She noted that the Main Library is the one she brings her daughter to, and it is also the one that she used as a student. She said she reminded herself that not only do the Board members need to consider what they think as individuals, but they also must consider what the residents of the parish want. It is the public's money, and what is being done now is for future generations. Young people use the Library more than most, and she said she is excited about that.

Ms. Juneau said she has learned a great deal through this process, not only about real estate, but in dealing with a government entity. This is not just another government building, but something that people utilize. It's an asset to a community, and must be in a particular location.

Mr. Leger said the Board feels that it is an asset for the community. Unfortunately, not every neighborhood feels it is an asset. Ms. Juneau agreed.

Mr. Luther asked Ms. Juneau's opinion of Mr. Landry's presentation. She replied that the presentation was great. She added that they talked about Rouzan many times and she has felt that Rouzan is without a doubt the best site for the branch library. Ms. Juneau said she understood why the Library was reluctant to consider Rouzan again. She said that they talked about the Rouzan TND. She noted that when they spoke with Mr. Spinosa, he mentioned that he had a piece of land adjacent to Woodchase on Perkins Road. They asked him about how much control he would have over that property once it is sold. They discussed this site with the Library Board, but no further action was taken. She said now that Rouzan has new owners with a new plan for the TND, she prefers the new TND site. She added that she likes Engquist's approach. It will not be the Rouzan Library which was a big concern for the Library Board. This new plan emphasizes that it will be a community library. The new site is not sitting in the middle of Rouzan. It is in the middle of Southdowns. Ms. Juneau said their firm has said several times that Rouzan is the best location for the branch library. It will be a good asset for the community.

Ms. Juneau said she would love to have a place near her office other than a coffee shop where she can get work done in a quiet atmosphere. She noted that she is looking forward to the proposed library being such a place. She added frankly, that the Library would be foolish not to pursue this offer.

Mr. Luther replied that he appreciates Ms. Juneau's candor on this latest offer. Mr. Leger said he also appreciates the candor. So many material aspects have changed with regard to this site. Now there is genuine hope in this process to find a south branch site. Mr. Leger added that he appreciates all of the work Ms. Juneau has done. He also said exploring this site offer is the right course of action to take.

Mr. Jacob said he did not think the Board has a choice other than to pursue this site at this time. He thanked Ms. Juneau for her efforts, and for the number of hours her company expended on this search. Mr. Jacob said he spoke to Councilwoman Freiberg in the lobby during the recess. He said whenever finding a site for a south branch library came up on the meeting agenda, he would think facetiously that this was his favorite topic. Now he said he sees a light at the end of the tunnel with a possible resolution to this matter.

Ms. Juneau agreed. She said the Library Board needs to be sure the terms of the agreement are favorable to the Library, and protects its interests.

Mr. Luther asked Ms. Juneau if she has ever had business dealings with the Engquist team. She replied that they have done some work with Mr. Todd Waguespack. Mr. Justin Langlois, Mr. Benjamin Graham, and Mr. Steve Legendre at Sperry Van Ness have all worked with them. She said she has never personally worked with Mr. Landry. She noted that Mr. Landry functions as the attorney for the developers. She stated that the developers did good work. Ms. Juneau again said that it is important for the Library to get favorable terms. She noted that her firm will be the Library's biggest advocate in negotiating those terms. Mr. Luther thanked her.

Mr. Jacob asked for any further comments. There were none. Mr. Jacob read Item VII.

VII. Comments by the Library Board of Control

There being no other comments. Mr. Jacob asked for a motion to adjourn the meeting. Mr. Leger made the motion and Mr. Luther seconded it. The meeting was adjourned at 7:12 p.m. by unanimous vote.

Mr. Jason Jacob, President

Mr. Spencer Watts, Library Director