

TOWN OF BLOOMFIELD
PROSSER LIBRARY BUILDING COMMITTEE

There was a meeting of the above referenced committee on Monday, March 14, 2016 at 5:30pm in Council Chambers at Town Hall, Bloomfield, CT.

Committee members present were: Mark Weisman, Michael Johnson, Gail Nolan, Vera Smith-Winfrey, Roberta LaMonaca (Ex-Officio Member), and Sharron Howe (representing Philip K. Schenck, Jr., Ex-Officio Member).

Absent: Lois Hager.

Also present: Nancy Haynes, Purchasing & Risk Manager, and Don Poland, of Goman + York.

Guests: Ryszard Szczypek – Tai Soo Kim Partners, LLC, Henry Withers – CR3 Landscape Architects, Friends of the Library and members of the Prosser Library Board of Directors.

The meeting was called to order at 5:31 p.m.

Approval of the Minutes of February 29, 2016

It was moved by Vera Smith-Winfrey, seconded by M. Johnson and voted unanimously to approve the minutes of February 29, 2016 with noted corrections.

Discussion with the Architect

Status of Contract

R. Szczypek made a change to one word.

Program Update

There was a discussion regarding the Option Score Sheet packet. M. Weisman said it was agreed that the Town Hall site would be the preferred location for the library. Option E Floor Plans will be reworked by the architects and sent to the Committee electronically for review.

M. Weisman indicated that the Library Board of Directors is in favor of using the Police Department Training Room as necessary (instead of building a classroom into the program).

Site Assessments/Design Options

H. Withers discussed Schemes A, B, and C at the existing library site and Schemes D and E at the Town Hall site.

There was a discussion regarding Option D: a two-story Town Hall site where parking would be shared by the library and Town Hall. A question was raised if there would be adequate parking

for both facilities. V.S. Winfree asked about handicapped accessible parking areas. Another question was brought up about the possibility for a drive-up window for book drop-offs and/or pick-up for other materials.

In order to connect the parking lots, all businesses would need to be in agreement to allow patrons to park in any of the parking lots (i.e. Rite Aid, library, Town Hall); the liability issues would need to be worked out for snow removal, etc.); R. Szczypek indicated that the Town may need to provide easement agreements to businesses for hold harmless purposes.

M. Weisman mentioned that at the previous Town Council subcommittee meeting, the possibility to have the library on Bloomfield Avenue versus Park Avenue was requested, but it was agreed that Park Avenue is more ideal.

Conceptual Cost Analysis

Planned Capital Expenditures for the existing library need to be included in the cost analysis. R. Szczypek requested D. Poland to provide an estimated value of resale for the existing library property.

Pre-Referendum Schedule

April 12, 2016 at 6:00pm will be the Public Focus Group. R. LaMonaca to inquire if Howard Frydman is able to film for BATV.

April 18, 2016 at 5:45pm a presentation will be given to the Finance Subcommittee.

M. Weisman will check the possibility of Council Subcommittee attending the Library Committee meeting on Wednesday, March 23, 2016 at 5:30pm.

R. Szczypek will not be able to attend the Land Use & Economic Development meeting on Monday, March 21, 2016.

Discussion with Economic Development Consultant

D. Poland provided a summary of the working draft of site alternatives indicating the Town Hall site as the best location for the new library, which would be an anchor to the Town Center.

D. Poland's remarks included in the Draft Library Site Alternatives are as follows:

From Goman + York's perspective – as a development project and as an economic development asset – the Town hall site provides the best location and greatest opportunity for the Town as the new location for a new library, the site (and preliminary designs) are consistent with the vision and recommendations in both Plan of Conservation and Development and Town Center Plan. In addition, the site retains the Library as an anchor to the Center, leverages the Library as a core asset to the Center, creates a focal point for civic institution with the Center, and will create greater vibrancy with the Town Center. Furthermore, the Town Hall site is not burdened by the

complexities of other potential sites. We are confident in our opinion that the Town Hall site and the three-story design for the library are the best options for the community.

D. Poland added the remark that the Wintonbury Mall site would be an option if re-developed (in the way of a complete demolition and re-working); but the cost of re-development may not be recoverable and the site is too complex and cumbersome.

There was a discussion if Town Hall was the site of the new library, what could be done with the existing library site. D. Poland presented an analysis of four private development options:

1. Reuse as-is, no additions to the existing structure
2. Expansion to the property, and addition to the north
3. Demolition and re-build on the existing site
4. Assembling multiple properties to the north for a larger total development

D. Poland to re-work the retail gap analysis. From a commercial retail perspective, there is opportunity for growth and development and the existing library site does have private market opportunities.

Library Board of Directors, Friends of the Library, and Public Comments

A question was asked about the existing building: a previous review determined that no other Town Departments wanted the building. D. Poland recognized that there might be some people who are sentimentally tied to the building, but the fact that there are tax revenue generating possibilities makes it appealing to sell rather than keep.

At 6:57 p.m., it was moved by G. Nolan, seconded by M. Johnson and voted unanimously to adjourn the meeting.