



Legislation Details (With Text)

File #: RES PH 14- 73 **Version:** 1
Type: Resolution-Public Hearing **Status:** Passed
In control: City Council
Final action: 3/19/2014

Title: Awarding the lease and potential sale of the Arlington Hills Branch Library (1105 Greenbrier Avenue) to the East Side Freedom Library.

Sponsors: Dan Bostrom

Indexes:

Code sections:

Attachments: 1. Exhibit A - AHL Lease Agreement.pdf, 2. Exhibit A to Lease Agreement.pdf

Date	Ver.	Action By	Action	Result
3/21/2014	1	Mayor's Office	Signed	
3/19/2014	1	City Council	Adopted	Pass

Awarding the lease and potential sale of the Arlington Hills Branch Library (1105 Greenbrier Avenue) to the East Side Freedom Library.

WHEREAS, on July 10, 2013 the City Council approved Resolution PH 13-109 authorizing the sale of the Arlington Hills Branch Library, located at 1105 Greenbrier Avenue ("Library Property"); and

WHEREAS, in accordance with Sec. 51.01(1) of the Administrative Code, the City obtained an independent real estate appraisal of the Library Property in the amount of \$300,000; and in accordance with Sec. 51.01(5) of the Administrative Code issued a Request for Proposals for the sale and purchase of the Library Property; and

WHEREAS, a committee of city staff and community leaders reviewed the proposals and recommended support of the submission by the East Side Freedom Library ("ESFL"), which proposes to use the property to:

- 1) Preserve and promote knowledge about Saint Paul's East Side -- its history, residents, and institutions -- through educational materials and programs;
- 2) Create and maintain non-circulating research collections and books which focus on labor, immigration, African American, Asian American, and Latino history;
- 3) Organize and present programs which provide participants with a larger historical context through which to understand their own and their neighbors' experiences, and the skills to express and share their stories with each other; and
- 4) Through these materials and programs to build bridges among the many groups who call the East Side home; and

WHEREAS, because ESFL's purchase offer was insufficient to recommend award under Sec. 51.01(5), staff negotiated with ESFL to dispose of the Library Property through a long-term lease agreement, in accordance with Sec. 51.01(9) of the Administrative Code, said agreement provided in Exhibit A attached hereto ("Library Lease"); and

WHEREAS, the Library Lease includes the following key terms and conditions:

- 1) 15-year term, beginning May 1, 2014 and ending April 30, 2029;
- 2) No option for renewal, but option to purchase for \$300,000 within term of lease;
- 3) Rent of \$1.00 per year, ESFL responsible for all costs to improve, maintain, repair and operate the Library Property;
- 4) ESFL may terminate lease within first nine months of lease;
- 5) ESFL must replace roof within first six months of possession;
- 6) ESFL must establish maintenance and operating cost reserves within first two years of lease;
- 7) ESFL must open doors to public and begin programming within first two years of lease; and

WHEREAS, upon the recommendation of the City's Real Estate Manager, and the report and recommendation of the Director of Financial Services that the City Council approve said Library Lease; now, therefore be it

RESOLVED, that the Council of the City of Saint Paul does hereby:

- 1) Authorize the City to enter into the Library Lease with the ESFL, in a form and content substantially as set forth in Exhibit A attached hereto;
- 2) Authorize and direct the proper city officials to take all necessary actions to execute the Library Lease; and
- 3) Reject all other proposals submitted in response to the City's Request for Proposals for the sale and purchase of the Library Property.