

DAYTON METRO LIBRARY  
MINUTES OF THE BOARD FACILITIES MEETING

Monday, December 11, 2017, 4:00 p.m.

PRESENT: Glenn Bower, Barbara Hayde, Jeanne Holihan,  
Elaine Johnson, Arlinda Vaughn

PRESIDING: Barbara Hayde, President

EXECUTIVE DIRECTOR: Tim Kambitsch

CALL TO ORDER

The President called the meeting to order at 4:00 p.m.

DECLARATION OF CONFLICTS OF INTEREST

Trustees were asked if they had identified any item on the agenda where there was an actual or potential conflict of interest. No conflicts were announced.

APPROVAL OF AGENDA

On a motion by Ms. Holihan, seconded by Mr. Bower, the agenda was approved by the Board.

Ayes: All  
Nays: None

EXCHANGE AGREEMENT WITH WYNDS APARTMENTS

Dayton Metro Library and DEP Wynds Apartments, LLC have successfully concluded negotiations on the exchange of real estate, recorded easements, property improvements, and funds to enable the building of a new branch on the library owned property at the corner of Wilmington Pike and Stroop Ave. The existing 13,000 sq. ft. branch building will be demolished in early 2018 and a new 21,000 sq. ft. building with a larger parking lot will be constructed on the expanded lot. The Dayton Metro Library agrees to pay \$98,000 to Dep Wynds Apartments, LLC as a part of the Exchange Agreement.

On a motion by Mr. Bower, seconded by Ms. Johnson, the Board approved the exchange agreement as well as approving Fiscal Officer, David Hess to execute all necessary document to proceed with closing of the agreement.

Ayes: All  
Nays: None

## PROJECT UPDATE

The Executive Director and Gerry Mitchell, Facilities Construction consultant, gave the Board an update on the current building schedule for completion of projects. The Library is close to closing on the property for the new Trotwood branch. The Southeast branch property is currently being re-platted before a closing can be set.

## EXECUTIVE SESSION

It was recommended that the Board go into Executive Session in accordance with Article VII, Section 3, of the Amended and Restated Constitution and Bylaws of the Board of Trustees of the Dayton Metro Library, and with Section 121.22(G)(2) of the Ohio Revised Code to discuss the property acquisition.

A roll call vote was taken as follows:

Mr. Bower, Aye  
Ms. Hayde, Aye  
Ms. Holihan, Aye  
Ms. Johnson, Aye  
Ms. Vaughn, Aye

Ayes: All  
Nays: None

The Board entered Executive Session at 4:18 p.m. and returned to open session at 5:14 p.m. The President reported that no resolution, rule or formal action was taken by the Board while in Executive Session in accordance with Article VII, Section 3, of the Amended and Restated Constitution and Bylaws of the Board of Trustees of the Dayton Metro Library, and with Section 121.22(G)(2) of the Ohio Revised Code.

## ADJOURNMENT

On a motion by Ms. Holihan, seconded by Ms. Johnson, the Board adjourned at 5:14 p.m.