

St. Tammany Parish Library
Board of Control Special Meeting
September 18, 2017
South Slidell Branch Library
3901 Pontchartrain Drive
Slidell, LA 70458

MINUTES

The meeting was called to order by Becky Taylor, President. Donald Westmoreland, Director, called the roll and declared that a quorum was present.

Present: Becky Taylor, Dr. Argiro Morgan, John Danjean, Mary Reneau, Ann Shaw, Bill Allin

Absent: Antoinette McClain

1. South Slidell Purchase

A. Presentation by Parish Legal Counsel and Discussion

Mr. Terry Hand, legal counsel for St. Tammany Parish, presented the resolution to the Library Board of Control to approve the purchase of the South Slidell library building. The resolution stated the St. Tammany Parish library wishes to purchase the South Slidell branch building, which is currently rented. He said the library has agreed to a purchase price in the amount of \$1,020,000.00 based on a current appraisal of \$1,040,000.00. The purchase price shall consist of the payment of \$970,000.00 by the Parish in cash and a donation by the vendor of \$50,000.00 to the Parish for the total sale price of \$1,020,000.00. Expenses incidental to and closing costs for the purchase will not exceed \$12,000.00. Mr. Hand said the purchase of the building and expenses will require an amendment to the Parish budget for 2017, which will be reflected in a separate line. He said he was trying to get the amendment put on the Parish's October meeting. Once it has been approved, we could move forward with the final closing. He said this authorization is predicated upon the approval of said budget amendment by the Parish Council and the receipt of an appropriate title opinion. Lastly, a mutual release agreement will be executed and will be authorized relative to the termination of the current lease agreement.

Mr. Hand opened the floor for questions and discussion. Dr. Morgan asked if the Parish is aware of this purchase. Mr. Hand said many of the members of the council know about it but he wasn't certain if the entire council body knew. He said it is being put on the Parish's October agenda. Dr. Morgan expressed she is aware of the Parish's financial cutbacks and asked Mr. Hand if there were any issues with the Parish regarding this purchase. Mr. Hand said there were none relative to any budget matters. D. Westmoreland expressed this was an important project because of the service we have re-established in this area since Katrina.

B. Allin asked if the money would come out of the Capital funds account. D. Westmoreland replied yes. B. Taylor asked if there were any further questions. There being none she opened the floor for public comment.

B. Public Comment

Mr. McHugh of the St. Tammany Farmer asked Mr. Hand to explain how the financial transaction will happen. Mr. Hand explained it will be written into the transaction that the payment remitted to the vendor will be \$970,000.00. But the actual amount of the building is \$1,020,000.00 and then the obligation will be on the vendor to donate the \$50,000.00 as a write-off for tax purposes. Mr. McHugh asked the Administration to confirm the library was paying \$48,000.00 per year in rental. D. Westmoreland confirmed but also said that did not include incidental insurance or taxes but the taxes will no longer be paid as it will be owned by the Parish. D. Westmoreland explained the purchase, in the long run, will save the library a considerable amount of money. Mr. McHugh asked for clarification about the cost of the renovations to the South Slidell branch and the purchase price of \$970,000.00. D. Westmoreland stated the library had invested around \$476,000.00 for furniture, fixtures, renovations, and the purchase of the South Slidell library collection. The Parish put in around \$200,000.00 of that money and the remaining library portion came out of our past year's savings.

Ms. Sandy Crosby of the Slidell friends commented they fully supported the purchase of the South Slidell building.

Dr. Morgan asked Mr. Hand to confirm the appraisal amount of the building. He said it was \$1,040,000.00.

A. Shaw asked for clarification about the \$850,000.00 dedicated funds for buying the South Slidell building. Donald clarified the money was held back by the Parish out of our Capital funds account. We did not use library savings for the purchase. She asked how we would acquire the additional \$120,000.00 in funds. D. Westmoreland said it would come out of non-dedicated Capital funds rather than library savings. There being no further public comment, B. Taylor called for the vote.

C. Vote

Mr. Hand read the resolution to approve the purchase of the South Slidell library branch. A motion was made by J. Danjean for the Board to vote on the resolution as presented and

St. Tammany Parish Library
Board of Control Meeting-Minutes
September 18, 2017
Page 3

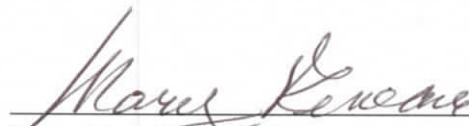
seconded by B. Allin. D. Westmoreland polled the Board. R. Taylor-yea. M. Reneau-yea. A. Shaw-yea. J. Danjean-yea. B. Allin-yea. Dr. A. Morgan-yea. D. Westmoreland declared the vote unanimous. One Absent: A. McClain. Motioned carried to pass the resolution.

2. Public Comment

Tamie Martin, Manager of the South Slidell branch library, thanked the Board for passing the resolution to purchase the library.

3. Adjournment

There being no further business, a motion to adjourn was made by M. Reneau and seconded by J. Danjean. The motion carried.



Mary Reneau, Secretary