



THE NEWARK PUBLIC LIBRARY

5 Washington Street • P.O. Box 630 • Newark, NJ 07101-0630
www.npl.org

Board of Trustees Meeting Agenda
Thursday October 25, 2018 at 5:00 P.M. in the 2nd Floor Board Room

Board members: Tom Alrutz, Tim Crist, Jeremy Johnson, Gerald Fitzhugh II (absent), Shakira Harrington, Anasa Maat, Trish Morris-Yamba (absent), Rosemary Steinbaum (absent), Lauren Wells (absent)
Staff: Ingrid Betancourt, Leslie Colson, Rod Jefferson, Rob Latz, Spencer Scott, Jeffrey Trzeciak, George Williams
Others: John Rice, Francisco Arias, and Charlie Marino (of AKF), Jim McGovern (Genova Burns), Jorge Santos (Newark Community Economic Development Corporation)

- I. Call to Order and Roll Call (T. Crist), called to order at 5:05 pm.
- II. AKF ESCO recommendation – will recommend Honeywell (correct caption: to say “All locations” and Energy Service Company) – 2.5 mil project financed through energy cost savings, 15 yr payment plan, Honeywell selected etc. more details in presentation. Moved by T. Alrutz seconded by A. Maat. *Unanimously carried.*
 - a.

October 25, 2018

RESOLUTION ACCEPT AKF RECOMMENDATION TO SELECT HONEYWELL INTERNATIONAL AS THE ENVIRONMENTAL SERVICE COMPANY {ESCO} FOR THE MAIN LIBRARY PROGRAM

WHEREAS, the Newark Public Library is committed to energy efficiency for each of its facilities; and

WHEREAS, Library did participate in the *New Jersey Direct Install Program* for the Branch Library facilities; and

WHEREAS, the Board of Trustees did authorize the Administration to engage AKF Engineers to complete the requisite Energy Audit for the Main Library in order to participate in New Jersey’s *Energy Savings Improvement Programs*; and

WHEREAS, the Board of Trustees did also authorize AKF to work with the Administration to prepare a *Request for Proposals {RFP}* in accordance with the Board of Public Utilities {BPU} *Guidelines* for the selection of ESCOs; and

WHEREAS, the Administration did receive four Proposals for energy savings improvement at all Library facilities in response to the aforementioned RFP; and

WHEREAS, AKF did review each of the Proposals and interview the Respondents with the Administration; and

Ras J. Baraka
Mayor, City of Newark

Timothy J. Crist, Ph.D.
President, Board of Trustees

Jeffrey G. Trzeciak
Director, The Newark Public Library

WHEREAS, AKF did provide written evaluations and recommendations based upon all of the above; now

THEREFORE, BE IT RESOLVED, that the Board of Trustees authorize the Administration to formally accept AKF's recommendation to select Honeywell International as the ESCO for the Newark Public Library's Energy Saving Improvement Program.

BE IT FURTHER RESOLVED, that the Administration be authorized to engage Honeywell to prepare the requisite *Investment Grade Audit* and enter into a "no-fee" contract for the services.

III. Commerce Street Building – Tim introduced the discussion with a quick recap of the history of the business library branch. Deal is on the agenda for the October 30 municipal council meeting, RDA. Moved by T. Alrutz seconded by A. Maat. *Unanimously carried.*

a.

October 25, 2018

RESOLUTION TO RELEASE CONTROL OF 34 COMMERCE STREET TO THE CITY OF NEWARK

WHEREAS, in order to stimulate the reinvigoration of the City of Newark (the "City"), by Resolution 7Rdo (A.S.) adopted by the Municipal Council on June 15, 2005, the entire City of Newark was designated as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, by Ordinance 6S&Fg dated September 3, 2008, the Municipal Council of the City of Newark (the "Municipal Council") adopted an Ordinance approving the Living Downtown Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan has been amended four times since its initial passage by the Municipal Council including the First Amendment by Ordinance 6PSF-a(S) adopted on June 30, 2010, the Second Amendment by Ordinance 6PSF-a(S) adopted on September 21, 2010, the Third Amendment by Ordinance 6PSF-c adopted on December 16, 2015, and the Fourth Amendment by Ordinance 6PSF-B(S) adopted on April 10, 2018; and

WHEREAS, the Redevelopment Plan is applicable to the development and redevelopment of City-owned properties, including that certain parcel of real property shown on the official tax map of the City of Newark as Block 145, Lot 28 more commonly known as 34 Commerce Street (the "Property"); and

WHEREAS, pursuant to N.J.S.A. 40A: 12A-8(f), the City is authorized to arrange or contract with redevelopers for the planning, replanning, construction or undertaking of any redevelopment project; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8(g), the City may "convey property ... without public bidding and at such prices and upon such terms as it deems reasonable"; and

WHEREAS, the City is the owner of the Property, which is currently being utilized by the Newark Public Library (the “Library”); and

WHEREAS, the Board of Trustees of the Newark Public Library has determined that the Property is no longer needed for Library use and has agreed to release control of the Commerce Street location to the City; and

WHEREAS, the City has agreed to divide proceeds from the sale of the Property with the Library at closing, where the Library would retain fifty percent (50%) of the net proceeds after Reimbursement and the remaining fifty percent (50%) after Reimbursement shall be retained by City; and

WHEREAS, the City has assured the Library that the 50% net proceeds set forth above are in addition to the current Library funding and capital improvement fund already allocated to the Library; and

THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Newark Public Library hereby relinquishes control of the Property to the City of Newark for the purposes of the sale of the building on the Property with the understanding that 50% of the net proceeds after reimbursement from the sale of the Property will return to the Library as new funding for capital improvements.

- IV.** Resolution to accept the 2016 Comprehensive Annual Financial Report (“audit”). Moved by T. Alrutz seconded by A. Maat. *Unanimously carried.*
- a.

October 25, 2018

RESOLUTION TO APPROVE THE 2016 FINANCIAL AUDIT OF THE NEWARK PUBLIC LIBRARY

WHEREAS, BCA Watson Rice LLP has issued a comprehensive annual financial report (“audit”) of the Library’s finances for the year ended December 31, 2016; and

WHEREAS, the Library Director and Comptroller have reviewed the audit and recommend its approval by the board of trustees; now,

THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Newark Public Library accept the 2016 comprehensive annual financial report as presented.

Returned to public session at 5:55pm to vote on the above 3 resolutions

- V.** RFQ for Main Library Development (report only)
- VI.** Adjournment (T. Crist)
- a. Next board meeting is scheduled for Tuesday, November 27, at 5pm in the 2nd floor board room.