



April 22, 2021

PRESENT: Victor Berger, President
David Zuckerberg, Vice-President
Denis O'Hanlon, Treasurer
Robert Axelrod, Secretary
Lisa Coughlin, Trustee
Phyllis Morena, Trustee
Patricia Ranieri, Trustee
Jeffrey Sasson, Trustee
Patricia Voce, Trustee

STAFF: Marianne Gallagher, Director
Shibu Abraham, Facilities & Finance Manager
Kelly Corrado, Administrative Assistant

GUESTS: Jim Kovach, VMDO Architects (*via mobile*)
Donald MacDonald, Consulting Architect
Ralph Sabatini, Trustee-Emeritus

I. INTRODUCTORY

a. Meeting Called to Order:

The meeting was called to order at 7:04 p.m.

The *Pledge of Allegiance* was recited.

II. REPORTS

a. Building and Grounds Committee (Sasson, Chair):

i. Redesign Project:

Sasson reported that the *Committee* met earlier in the week to discuss the recent re-estimation by *Consigli Construction Company* and *VMDO Architects* of the construction budget of the *Redesign Project* and he expressed his concern that the figure is higher than the initial proposed budget cap for the *Project*. Sasson suggested that *VMDO* and *Consigli* draft a list of possible elements of the *Redesign Project* that can be postponed to a later date in order to meet the proposed budget cap. Sasson suggested that the essence of the schematic should remain unchanged; however, certain adjustments not

affecting the overall design can be made in order to maintain the budget cap. *Jim Kovach of VMDO Architects* assured the Board that *VMDO* and *Consigli* have ideas of where the Library can save in order to meet the budget cap.

Director Gallagher reported that the Library can apply for *New York State Library Construction Grants* through the *Ramapo Catskill Library System (RCLS)*, as well as embark on a fundraising campaign in order to meet the new estimate. Director Gallagher reported that Kovach had offered his expertise and assistance with the Library's fundraising efforts.

Consulting Architect Donald Mac Donald reminded the Board that a healthy contingency had been built into the construction budget as a buffer and he offered suggestions on how the Library can manage the construction budget.

Director Gallagher reported that she had emailed to the *Trustees* two proposed budget estimates—one for the temporary relocation of the Library during the construction and the second one for the entire project.

b. Finance Committee (O'Hanlon, Chair):

i. Redesign Project:

Although O'Hanlon is concerned that the estimate for the construction is higher than originally anticipated, he recommended that the Library proceed with the *Redesign Project* as he expects that the Library will pursue additional funds from grants and fundraising, investigate cost savings, and inquire about a larger construction loan.

Finance Manager Abraham and *Treasurer O'Hanlon* will schedule another meeting with the bank in order to determine if the Library can secure additional financing than what had been originally requested.

President Berger presented to the Board for approval that the Library proceed with the *Design and Development Phase*, which was followed by the subsequent motion by Sasson:

- Upon motion made by Sasson and duly seconded by Axelrod, it was:

RESOLVED, that the Board proceed with the *Design and Development Phase of the Redesign Project* subject to the list of possible costs to be deferred into the

future and with the understanding and confidence that additional funding will become available, if necessary.

The Resolution was passed unanimously. (SM#1-04/2021)

ii. Rockland Country Day School:

Director Gallagher reported that she is awaiting a response from the *Town of Clarkstown* regarding the Library's possible temporary move to the *Rockland Country Day School*.

Gallagher reported that the school needs *ADA Compliant* updates, such as changing the door knobs to levers, bathroom updates, etc. Gallagher stated that it is unknown at this time whether or not the *Town* would cover or share the cost of these updates; however, Gallagher consulted with the Library's legal counsel who agreed that it is both tenant and landlord responsibility. *Consulting Architect Mac Donald* commented that the updates, nonetheless, would increase the value of the building for the *Town*.

III. PUBLIC COMMENT

Public comment was received regarding the necessity of the *Redesign Project*. Director Gallagher responded noting the many reasons for the expansion.

IV. ADJOURNMENT

- Upon motion made by Sasson and duly seconded by Voce, it was:

RESOLVED, *that the Board adjourn the meeting.*

The Resolution was passed unanimously. (SM#2-04/2021)

Meeting was adjourned at approximately 8:05 p.m.

Submitted by Robert Axelrod, Secretary
Board of Trustees
NEW CITY LIBRARY
April 26, 2021

RA/kc